

Assets for Business Undertaking and Details of Asset Appraisal

- **Assets used in business**

Main assets used by the Company and its subsidiaries to operate the business

1. Fixed assets

Details of the company's fixed assets used in important business operations can be summarized as follows:

Unit: Million Baht

Type/Nature of Assets	Net book value as of		Nature of ownership	Obligation
	December 31 2025	December 31 2024		
Land	140.00	140.00	Owner	Yes
Office equipment	8.10	10.00	Owner	No
Service equipment	-	0.30	Owner	No
Tool and equipments	1.82	3.08	Owner	No
Computer	0.55	0.48	Owner	No
Vehicle	1.45	1.68	Owner	No
Total	151.92	155.54		

As at December 31, 2025 and 2024, the Group had building and equipment, which were fully depreciated but they are still in use with gross carrying amounts of Baht 3.71 million and Baht 766.17 million, respectively.

Land is pledged as collateral of long-term loans from other company.

Fixed Asset Valuation

Assets	Book Value/ Appraised Value	Nature of ownership	Obligation	Details
Land (Investment property)	140.00 Million Baht	Owner	Land is pledged as collateral of long- term loans from other company	Land title deed No. 132617, total area 975.9 square wah, located at No. 74, Moo 7, Khlong Nueng

Assets	Book Value/ Appraised Value	Nature of ownership	Obligation	Details
				Subdistrict, Khlong Luang District, Pathum Thani Province, Thailand. Land amounting to Baht 140 million, the Company has not yet determined a clear purpose for future use of such land. The fair value calculated by using the market approach method by an independent appraiser, is valued at Baht 153.26 million.

2. Intangible assets

The details of the Intangible assets used by the company to carry out important business are summarized as follows:

Unit: Million Baht

Type/Nature of Assets	Net book value as of		Nature of ownership	Obligation
	December 31 2025	December 31 2024		
Trademark	46.10	46.10	Owner	No
Customer base	2.14	2.54	Owner	No
Computer soft ware	3.13	5.30	Owner	No
Licence	66.14	185.56	Owner	No
Total	117.51	239.50		

As at December 31, 2025 and 2024, the Company and the subsidiary had intangible assets which were fully amortized but they are still in use with gross carrying amounts of Baht 2.34 million and Baht 2.22 million, respectively.

Intangible assets Valuation

Type/Nature of Assets	Type	Book Value/ Appraised Value	Details
Trademark	Trademark	46,095,137.00	The 'HAPPY PRODUCT' trademark is used for HPS's business operations and is related to revenue generated from product sales.
Customer base	Others : Customer base	2,767,610.00	The customer base of 'HAPPY PRODUCT' consists exclusively of repeat customers who regularly place orders and are not related parties to the Company.
Licence	Customer base	185,560,770.00	Nestify Co., Ltd. ("NTF") engages in the operation of a peer-to-peer (P2P) lending platform under the name 'StockLend by NestiFly,' being the first provider licensed by the Bank of Thailand and the Ministry of Finance

3. Important Contracts

As of December 31, 2025, the Company has a building lease agreement. The details are as follows:

No.	Location	Counterparties	Contract Period	Contract Expiration Date
1.	Samyan Mitrtown	Kasemsubbhakdi company limited	3 Years	31 Oct 2028