

**LTMH Public Company Limited**

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**Attachment 4**

**Assets Used in Business Operations**

## 1. Assets Used in Business Operations

### 1.1. Equipment

The Company and its subsidiaries possess equipment used in their business operations, with a total net book value as of December 31, 2025, amounting to 7.78 million Baht. The details are as follows:

| Asset Type / Description | Net Book Value (Million Baht) | Ownership | Encumbrance |
|--------------------------|-------------------------------|-----------|-------------|
| Furniture and fixtures   | 4.66                          | Owner     | None        |
| Office equipment         | 1.19                          | Owner     | None        |
| Computers                | 1.93                          | Owner     | None        |
| <b>Total</b>             | <b>7.78</b>                   |           |             |

### 1.2. Right-of-Use Assets

The Company possesses right-of-use assets, specifically leased office space for the Group's operations. As of December 31, 2025, the total net book value amounted to 31.52 million Baht. The details of the lease agreements are as follows:

| Location   | Area         | Purpose           | Type of Ownership      | Lessor                   | Lease Term                                       | Conditions for Termination / Renewal   | Encumbrance | Net Book Value (Million Baht) |
|--|--------------|-------------------|------------------------|--------------------------|--|--|-------------|-------------------------------|
| Maneeya Center Building, 7 <sup>th</sup> Floor, No. 518/5 Ploenchit Road, Lumpini, Pathum Wan, Bangkok | 718.60 Sq.m. | Office Operations | Office Lease Agreement | Maneeya Realty Co., Ltd. | 3 Years<br>(Feb 1, 2024 - Jan 31, 2027)          | Provide written notice to the Lessor at least 3 months prior to the expiration date. | None        | 20.97                         |
|  | 354.00 Sq.m. |                   |                        |                          | 2 Years 7 Months<br>(Jul 1, 2024 - Jan 31, 2027) |  |             | 10.55                         |
| <b>Total</b>   |              |                   |                        |                          |  |  |             | <b>31.52</b>                  |

### 1.3. Intangible Assets

The intangible assets used in the business operations of the Company and its subsidiaries had a total net book value as of December 31, 2025, amounting to 90.38 million Baht. The details are as follows:

| Asset Type / Description         | Net Book Value (Million Baht) | Ownership | Encumbrance |
|----------------------------------|-------------------------------|-----------|-------------|
| Copyrights and domain name       | 59.00                         | Owner     | None        |
| Software Development             | 30.04                         | Owner     | None        |
| Software Development in progress | 1.34                          | Owner     | None        |
| <b>Total</b>                     | <b>90.38</b>                  |           |             |