

= Comparable Property

LOCATION

Location:

The subject property is located at house no. 154/7 moo 9 (Radi Medical Systems Co.,Ltd.), Baan Lang Daeng-Ao Po road (กน.4013) km.3.9, Paklok Sub-district,Thalang District, Phuket Province.

Access Route:

The subject property is located on Baan Lang Daeng-Ao Po (กน.4031), 3,900 metres (km.3.9) distance fromThaRua-Mung Mai road (Hwy.no.4027). Details of roads are as follows;

ThaRua-Mung Mai road is 40 metres wide, asphalt public road, but only 7.00 metres of sealed road surface. The road is in average condition.

The fronting road: Baan Lang Daeng-Ao Po road is 12 metres wide, asphalt public road, but only 6.00 metres of sealed road surface. The road is in average condition.

Access Rights:

The access road is public road.

Surroundings:

The site is located on "Paklok Sub-district". Surrounding environment is residential and agricultural.

Landmarks around this area such as Baan Bangrong School, Baan Ao Po School, Baan Para school, Ao Po Mosque etc.

LAND

Rights Document

The copy of land title deed was given from the client and we certified it against the master sheet at the Department of land is Phuket provincial land office, Thalang Branch on September 5, 2022, details are as follow:

Table No.1: details of land right document

Type of Rights Document	Land Title Deed ("Chanot" in thai)		
Situated	Paklok Sub-district	Thalang District	Phuket Province

No.	Land Title Deed no.	Book no.	Page no.	Cadastral Sheet no.	Lot no.	Dealing File no.	Land Area		
							Rai	Ngan	Sq.wah
1	40005	401	5	4625 II 3492	16	6372	57	3	94.9
2	40006	401	6	4625 II 3492	19	6380	13	0	94.4
3	40007	401	7	4625 II 3492	17	6378	6	2	73.0
4	49585	496	85	4625 II 3492	33	7272	23	0	98.5
5	49691	497	91	4625 II 3492	34	7273	0	2	90.0
Total							101	3	50.8
Total (Sq.wah)							40,750.8		
Total (Sq.metres)							163,003.2		

Remark: 1) The subject property group 1: No.1-3 is land title deed no.40005-40007 and 49585, land area 101-0-60.8 rai.

2) The subject property group 2: No.4 is land title deed no.49691, land area 0-2-90.0 rai.

Note:

1 sq.wah	=	4 sq.metres
1 ngan	=	400 sq.metres
1 rai	=	1,600 sq.metres
1 acre	=	4,046.856 sq.metres

Land Owner

Rights is freehold, land owner for land title deed no.4005-4007 is Radi Medical Systems Company Limited.

And land owner for land title deed no.49585 and 49691 is Tonsuk Holdings Company Limited.

Encumbrances:

The rights document is free from any liens and bank mortgaged.

Disclaimer:

Valuer did this valuation for subject properties under the condition that there are no fraud on the rights document (land title deed or land title certificate) and regulation's restriction. Valuer inspected document's right appears on the above details, Valuer found out that they have match on information.

Land Description

The subject property are 2 land group, total land area is 101-3-50.8 rai (40,750.8 sq.wah or 101.877 rai or 163,003.20 sq.metres) details are as follow;

(1) Land group no.1: The site has 3 plot of land with land area of 101-0-60.8 rai (40,460.8 sq.wah or 101.152 rai or 161,843.20 sq.metres), located on the factory building office building pool villa and the other building. The shape is irregular and the frontage of the site to the road is approximately 100 metres and 520 metres depth. The topography of the site is flat, fully filled, above to 0.30 m. of the road level.

The topography of the site is flat and hillside (flat below -2.5 metres of the road level and hillside above to 20-50 metres of the sea level). The site adjacent to sea (cliff and mudflat), land use is physicians & surgeons equipment & supplies factory and office of Radi Medical Systems Co., Ltd. (Stop operating, 3 year ago).

Boundary of the subject property group 1:

Northern: Adjacent to sea (mudflat) and occupied land, 612 metres.

Eastern: Adjacent to public road and public ditch, 608 metres.

Southern: Adjacent to private land, 584 metres.

Western: Adjacent to sea (Cliff), 332 metres.

(2) Land group no.2: The site has 1 plot (Landlocked) adjacent to sea (mudflat), land area is 0-2-90 rai (290.0 sq.wah or 0.725 rai or 1,160.00 sq.metres.) The shape is similar to rectangular frontage of the site to the road is approx. 40 metres and 29 metres depth and vacant land no use.

Boundary of the subject property group 2:

Northern: Adjacent to sea (mudflat) and occupied land, 40 metres.

Eastern: Adjacent to and occupied land, 29 metres.

Southern: Adjacent to and occupied land, 40 metres.

Western: Adjacent and occupied land, 29 metres.

Service and Facilities:

There is electricity supply, pond (on the land), street lighting and telecommunications to the subject property

Public Utilities:

Public Utilities around this area such as Baan Bangrong School, Baan Ao Po School, Baan Para school, Ao Po Mosque etc.

BUILDING

Building and Improvement

The building and improvements under valuation include

Table 3: Building details;

House no.	No.	Items of building	Building area (Sq.metres)	Located on Land title deed no.
154/7 หมู่ที่ 9	1	The Factory Building	1,398.00	40005
	2	The Office Building (2-stories)	1,419.00	
	3	The Pool Villa 1	576.00	
	4	The Pool Villa 2	570.50	
	5	Guardhouse	5.00	
	6	Garage 1 (Covered area)	248.00	
	7	Garage 2 (Covered area)	252.00	
	8	Electrical Control Building	72.00	
	9	Pump Building	24.00	
	10	Fire Pump Building	38.00	
	11	Storage Building	128.00	
	12	The Other Improvements	Details see at appendix III.	

Building Inspection

Building Permit:

Building Permit 3 copies details are as follow;

- (1)The building permit no.048/2547issued date is 25May 2547;Owner building is Radi Medical Systems Co.,Ltd. etc.
- (2)The building permit no.176/2548issued date is 9 December2548;Owner building is Radi Medical Systems Co.,Ltd. etc.
- (3)The building permit no.146/2551issued date is 4 November 2551;Owner building is Radi Medical Systems Co.,Ltd. etc.

Lay-out Plan:

The lay-out plan was sketched and estimated by the valuer and the lay-out plan from owner.

Building Construction: 100% completed.

BuildingSurvey:

We could survey inside of the building by the house keeper

Building Details: The main building's construction is as follows:

Building no.1 : The Factory Building

Details

Type of building : 1-storey building
Size : 20.50x 62.50metres
Total usable area : 1,398Sq.metres
Building comprised : Office room, Product room, Storage, Rertroom, etc.
Building design : Good
Material grade : Good
Age : 15Years old
Building condition : moderate
Maintenance : moderate

Building and

MaterialConstruction

Structure : Reinforced concrete
Roof and structure : Steel truss structure covered with concrete tiles
(Diamond shape)
Ceiling : Gypsum board
Floor : Reinforced concrete covered with marble, ceramic
tilesand laminate sheet
Walls : Painted and plastered brick wall
Doors : Hardwood doors, glass sliding doors with hardwood
frame
Windows : Raised glass panes windows with aluminium frame
Sanitary ware : Available

Building System

Electrical system : Available
Water supply : Available
Sanitary system : Available
Air-conditioning : Available
Fire Protectionssystem : Available

Currently use : No Use

Building no.2 : Office building

Details

Type of building : 2-storeies building
Size : 20x 42metres
Total usable area : 1,419Sq.metres
Building comprised : Canteen, Working area, Gym, Meeting room, etc.
Building design : Good
Material grade : Good
Age : 12Years old
Building condition : moderate
Maintenance : moderate

**Building and
MaterialConstruction**

Structure : Reinforced concrete
Roof and structure : Steel truss structure covered with concrete tiles
(Diamond shape)
Ceiling : Gypsum board,timber wood
Floor : Reinforced concrete covered with granite, ceramic
tiles
Walls : Painted and plastered brick wall
Doors : Hardwood doors, glass sliding doors with hardwood
frame
Windows : Raised glass panes windows with aluminium frame
Sanitary ware : Available

Building System

Electrical system : Available
Water supply : Available
Sanitary system : Available
Air-conditioning : Available
Fire Protectionsystem : Available

Currently use : No Use

Building no.3 : Pool villa 1

Details

Type of building : 1-storey building
Size : 31x23.50metres
Total usable area : 576Sq.metres
Building comprised : Main bedrooms, 2 pool side bedrooms, Pavilion and Garage
Building design : Good
Material grade : Good
Age : 16Years old
Building condition : moderate
Maintenance : moderate

Building and Material Construction

Structure : Reinforced concrete
Roof and structure : Steel truss structure covered with concrete tiles (Diamond shape)
Ceiling : Timber wood
Floor : Reinforced concrete covered with granite, ceramic tiles, Timber strip
Walls : Painted and plastered brick wall and glass
Doors : Hardwood doors, glass sliding doors with hardwood frame
Windows : -
Sanitary ware : Available

Building System

Electrical system : Available
Water supply : Available
Sanitary system : Available

Currently use : No Use

Building no.4 : Pool villa 2

Details

Type of building : 1-storey building
Size : 31 x 23.50metres
Total usable area : 570.50Sq.metres
Building comprised : Main bedrooms, 2 pool side bedrooms, Pavilion and Garage
Building design : Good
Material grade : Good
Age : 16Years old
Building condition : moderate
Maintenance : moderate

Building and Material

Construction

Structure : Reinforced concrete
Roof and structure : Steel truss structure covered with concrete tiles (Diamond shape)
Ceiling : Timber wood
Floor : Reinforced concrete covered with granite, ceramic tiles, Timber strip
Walls : Painted and plastered brick walland glass
Doors : Hardwood doors, glass sliding doors with hardwood frame
Windows : -
Sanitary ware : Available

Building System

Electrical system : Available
Water supply : Available
Sanitary system : Available

Currently use : No Use



SEA

SEA



No Scale

GEN06/016/61

GEN 09/005/65(R)



Company nameplate.



Building 1 - The Factory Building.



Building 1 - The Factory Building.



Building 1 - The Factory Building.



Building 1 - The Factory Building.



Building 1 - The Factory Building.



Building 1 - The Factory Building.



Building 1 - The Factory Building.



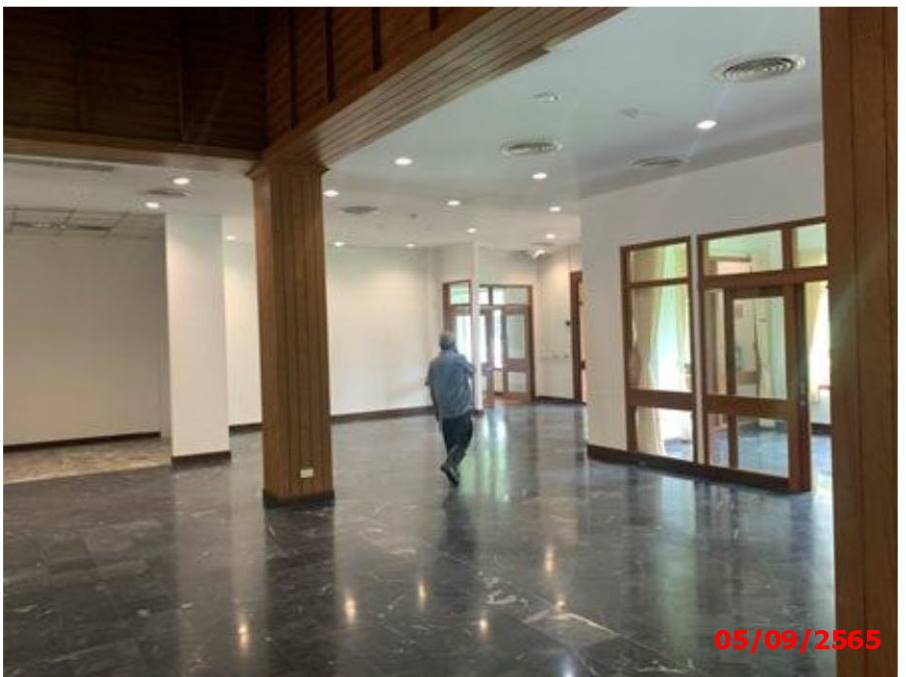
Building 1 - The Factory Building.



Building 1 - The Factory Building.



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Building 1 - The Factory Building.



Building 1 - The Factory Building.



Building 1 - The Factory Building.



Building 1 - The Factory Building.



Building 2 - The Office Building (2-stories). (1st floor)



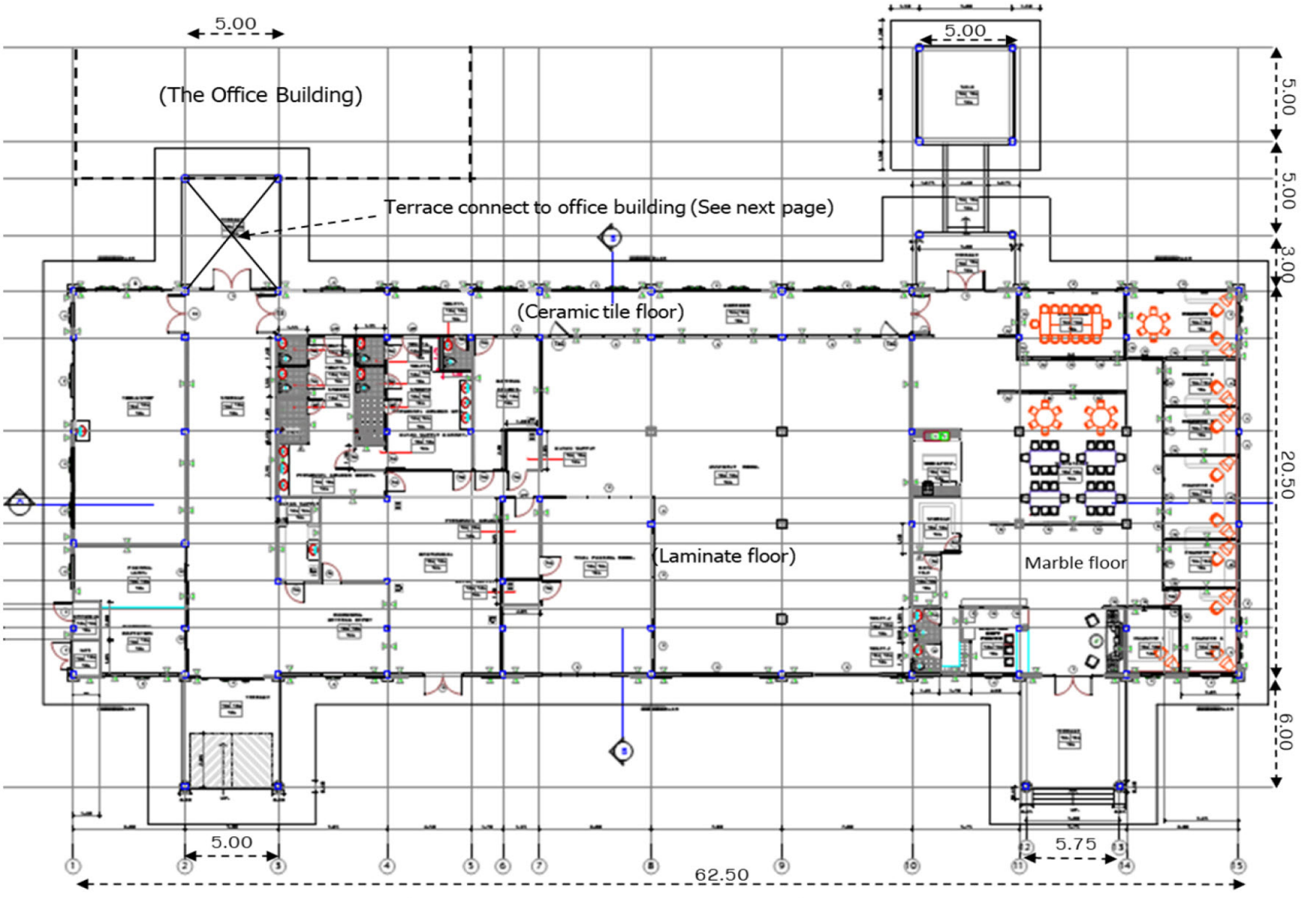
Building 2 - The Office Building (2-stories). (1st floor)



Building 2 - The Office Building (2-stories). (1st floor)



Building 2 - The Office Building (2-stories). (1st floor)



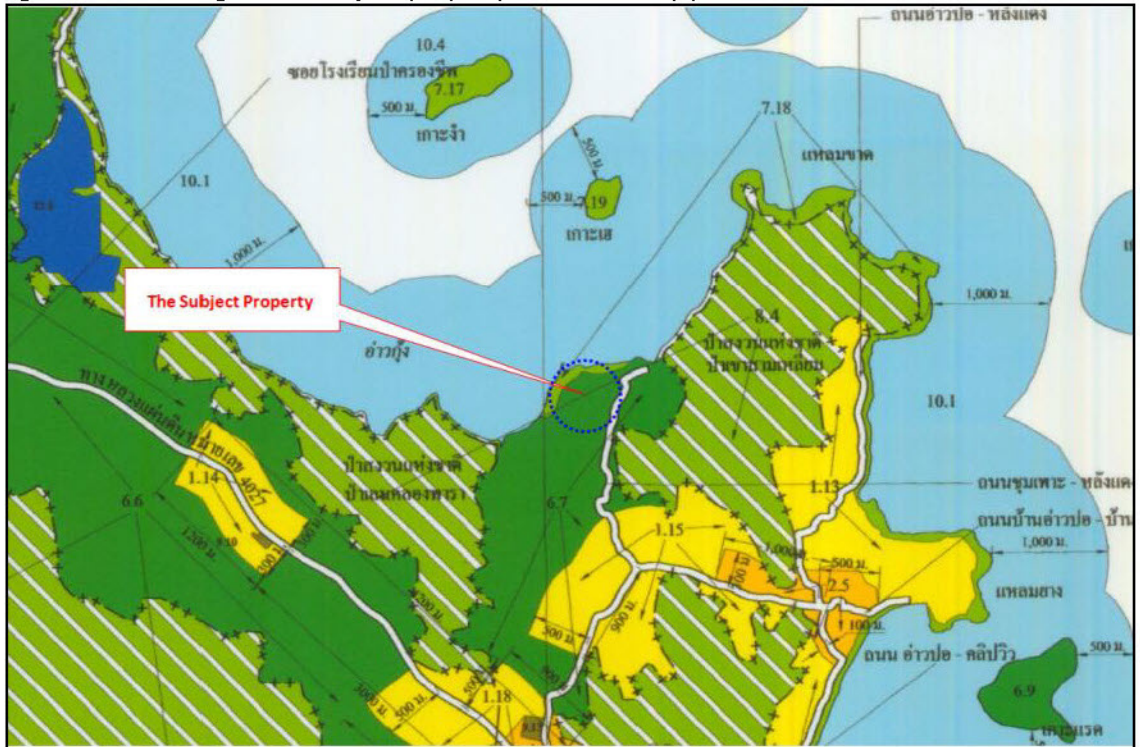
The Factory Building

REGULATIONS

Zoning:

The records of land use from the Department of Town and Country Planning, Ministry of Interior and Phuket zoning map (B.E.2554 or A.D.2011 and volume no. 4, B.E.2558 or A.D.2015) have found that the site is located on Agricultural and Rural Zone (Green Zone), area no.6.7

Figure no.2: Zoning of the subject property within the city plan



Source: www.dpt.go.th

Agricultural and Rural Zone (Green Zone): This land is privately owned or lawfully occupied. The land in this zone allow to be used as agriculture or agriculture related activities, residence, tourism, government offices and public utilities. The use of land for other purposes must not exceed 30 percent of receive permit. The summary of this zoning as follow:

- The land must not be used for any type of factory.
- The land must not be used for industrial allocation.
- The land must not be used for commercial, but can be 10% of those detach housing project.
- The land must not be used for large scale buildings. Ect

Building Regulations:

According to the Paklok municipality office, tel.+66(0) 7652 9500 There is no specific site restriction related to the building code of the area. However, any construction must receive a prior building permit

Environmental Law:

Notification of the ministry of natural resources and environment, B.E.2563 (A.D.2020).

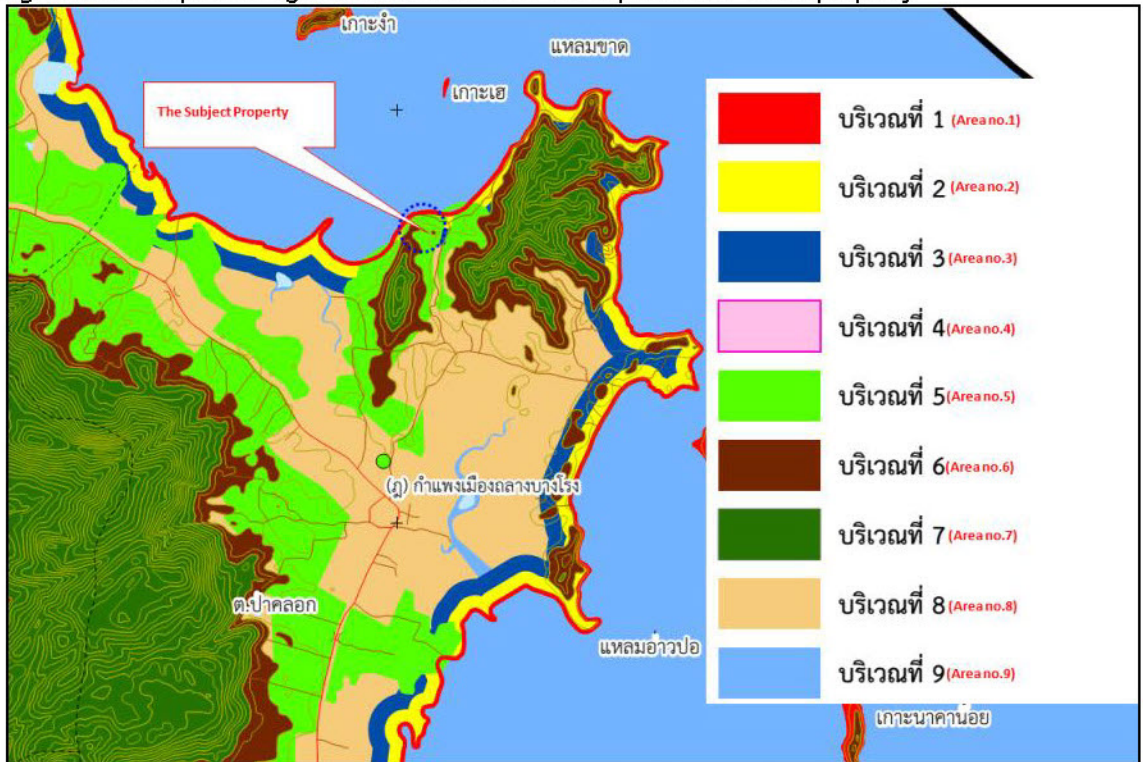
The summary of this regulation related to the subject property (Zone no.1, 5, 6 and 8) as follow:

- Zone no.1: Means the precinct having a length of 50metres measured from surrounding shore line to the land in Phuket island and dependent islands. This zone is allowed erect the building not exceeding 6metres in height and having a distance from the shore

line not less than 20 metres in length and must contain uncovered space not less than 75% of such applied parcel.

- Zone no.5: Means agricultural and rural zone (Green zone) of the city planning. This zone is allowed erect the building not exceeding 6 metres in height and must contain uncovered space not less than 30% for residential building or office building and 10% for commercial is shophouse type or townhouse type of such applied parcel.
- Zone no.6: Means the precinct that is higher than the medium sea level from 40 to 80 metres. This zone is allowed erect the building not exceeding 8 metres in height and must contain uncovered space not less than 30% for residential building or office building and 10% for commercial is shophouse type or townhouse type of such applied parcel.
- Zone no.8: Means the other area on Phuket province except zone 1-7. This zone is allowed erect the building not exceeding 23 metres in height and must contain uncovered space not less than 30% for residential building or office building and 10% for commercial is shophouse type or townhouse type of such applied parcel.
- The precinct that have average gradient more than 35% is not allowed to build or modify any building

Figure no.3: Map showing the area of environmental protection of the property

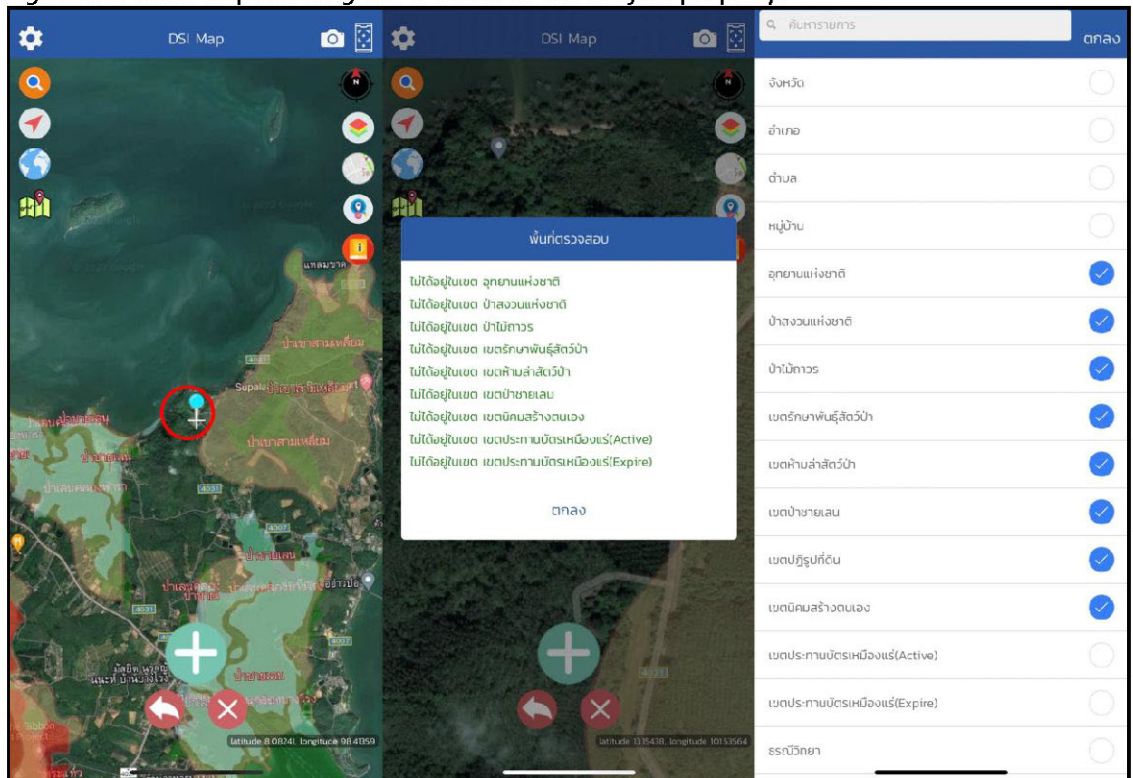


Source: Notification of the ministry of natural resources and environment

Forest Conservation Acts: The valuer checked the location of the subject property on conserved forest/national park/agricultural land reform area (Sor Por Kor area).

1. Checking from Web site dsi-map.go.th Department of Forestry
 Office of Land Reformation
 The subject property is not located in any conserved forest/national park/agricultural land reform area (Sor Por Kor area).
 The subject property is located in the conserved forest/national park/ agricultural land reform area (Sor Por Kor area) according to the regulation-.....
2. The valuer checked the document shown the acquisition of the document of title from the land office.
 The document is found. The document is not found.

Figure no.4:DSI-Map showing the location of the subject property.



Source: <http://map.dsi.go.th/>

Land Expropriation:

We have check with Local government office and have confirmed that there is no eminent domain in this area which affects the site.

Interfere Rights:

None.

THE SITE ANALYSIS

Strength and Weakness Factors of the Subject Property

The valuer has surveyed the subject property characteristics and other surrounding factors which may affect the value of the subject property and presenting in form of strength/weakness point showing in the following table:

Table No.4: Strength and Weakness of the subject property

Details	Strength	Weakness
Location	Front road is sub-road	-
Land Physical condition	Hillside Sea view and adjacent to sea	-
Transportation and Access	Conveniently	-
Public Utility	Electrical supply, pond, telecom	-
Environment and Surrounding	Potential is average	-

Highest and Best Use:

Considering the environment and the physical potential of the subject property, the highest and best use of the property is for resort residential project.