

## Business Assets and Details on Asset Valuation

### Business Assets

#### Investment properties

As at December 31, 2024 HARN's investment properties which can generate profit from rental or from value appreciation or both. The net book value of HARN's investment properties less accumulated depreciation and allowance for impairment the total shown in the consolidated, details as follows:

Unit: THB million

Investment properties	Net book values as of December 31, 2024	Proprietary nature	Obligation
1. Land	135.29	HARN's owned	None
2. Buildings and structures	16.41	HARN's owned	None
3. Buildings and structures improvements	0.40	HARN's owned	None
4. Tools and equipment	-	HARN's owned	None
5. Right-of-use assets	13.70	Leasehold rights for a portion of the building	None
<b>Total</b>	<b>165.80</b>		

#### Land, Buildings and Equipment

As at December 31, 2024 HARN's total operating fixed assets consist of land, buildings and structures, tools and equipment, furniture and office equipment, vehicle, assets for rent and demonstration, and assets under construction. The net book value of HARN's operating fixed assets less accumulated depreciation and allowance for impairment the total shown in the consolidated, details as follows:

Unit: THB million

Land, Buildings and Equipment	Net book values as of December 31, 2024	Proprietary nature	ภาระผูกพัน
1. Land	37.36	HARN's owned	None
2. Buildings and structures	30.81	HARN's owned	None
3. Tools and equipment	2.05	HARN's owned	None
4. Furniture and office equipment	17.00	HARN's owned	None
5. Vehicle	6.87	HARN's owned	None
6. Assets for rent and demonstration	6.05	HARN's owned	None
7. Assets under construction	0.47	HARN's owned	None
<b>Total</b>	<b>100.61</b>		

## Long-Term Lease Agreement and Right of Use Asset

HARN has entered into a long-term lease agreement, which is categorized into three types: 1. office building space lease, 2. warehouse space lease, and 3. other asset leases, such as office equipment. These leases are intended for establishing the company's headquarters, storing goods, and utilizing other assets. The lease agreements have been made with both related companies and external entities that own assets qualifying as Right of Use Assets (ROU) under financial reporting standards. The details are as follows:

Counterparties	Place			Rental period			Area (sq.m.)	Qualify as Right of Use Assets (ROU)	Book values as of December 31, 2024
	No.	Floor	Road / Sub-District / District / Province	Term of lease	Contract start	Contract end			
<b>Office Building</b> 1. Lessor: Jainnopsiri Co., Ltd. (Related companies) Renter: HARN	559 <sup>1/</sup>	1-6	Soi Soonviai 4, Bangkapi, Huaykwang, Bangkok	3 years <sup>1/</sup>	May 1, 2024	April 30, 2027	4,375.20	Qualify	83.04 <sup>2/</sup>
<b>Warehouse buildings</b> 2. Lessor: Phraboriban Co., Ltd. (Related companies) Renter : HARN	509		Soi Soonviai 4, Bangkapi, Huaykwang, Bangkok	3 years	May 1, 2024	April 30, 2027	307.55	Qualify	3.30
<b>Warehouse buildings</b> 3. Lessor: Phattararit 1997 Co., Ltd. (External companies) Renter: HARN	38/43		Moo 4, Lamlukka Road, Lamlukka, Pathumtani	5 years	March 2, 2020	March 2, 2025	100.00	Unqualified condition is the space service contract	-
<b>Others Asset</b> 4. Lessor: External companies Renter: HARN	-	-		4 years	2021 2022 2024	2025 2026 2027	-	Qualify	0.59
<b>Total Right of Use Asset</b>									<b>86.93</b>

**Note :** 1/ On May 1, 2024, HARN entered into a office building lease agreement with Jainnopsiri Co., Ltd. and the conditions under the contract the commitment of the lessor to lease the office building for another 7 years after the contract expires, and a portion of the office building space, equivalent to 14.16%, has been leased to external companies. The value of this portion is included in investment properties.  
2/ The carrying amount after reclassifying certain items as investment properties.

### 1) Property Insurance Policy Contract

HARN has insured 2 policies of property all risk insurance and third-party liability insurance with Dhipaya Insurance Public Company Limited, with a total sum insured of Baht 437.52 million, following details;

Type insurance	Company Insured	Property Insured	Capital (MB.)	Period assured	Assured
<b>insured no.1</b>  Property all risk insurance and third-party liability insurance	Dhipaya Insurance Public Company Limited	<ul style="list-style-type: none"> <li>Property Location, 559 Soi Soonviai 4 Bangkapi, Huaykwang, Bangkok</li> </ul> <p><b>The insured property.</b> All kinds, various raw materials including all packaging, and including all assets belonging to the insured and/or under the care of the Insured as a keeper.</p> <p><b>Protection</b> This insurance policy covers loss or damage to insured property resulting from various events such</p>	53.52	September 18, 2024 to September 18, 2025	HARN

Type insurance	Company Insured	Property Insured	Capital (MB.)	Period assured	Assured
		<p>as fire, lightning, explosions, vehicle impact, smoke, aircraft, water damage, storms, floods, riots, strikes or malicious acts (excluding those committed for political, religious, or ideological purposes), acts of nature such as earthquakes, and other unforeseen or unspecified events that are not specifically excluded in the insurance policy contract (OCI Form).</p> <p><b>Limit of liability</b> For flood disaster, not more than Baht 70 million per time and throughout the insurance period.</p> <p><b>Extending protection</b></p> <ul style="list-style-type: none"> <li>• Insurance for electrical appliances limit not more than: Baht 30 million per time and throughout the insured period</li> <li>• Glass insurance limit not more than: Baht 30 million per time and throughout the insured period</li> <li>• Losses due to theft of property, which show no signs of forced entry (excluding stocks and all types of goods), are not covered under this policy, limit not more than: Baht 30 million per time and throughout the insured period</li> <li>• Machine insurance limit not more than: Baht 30 million per time and throughout the insured period</li> <li>• Protection of electronic equipment, equipment due to unforeseen external factors and theft involving visible signs of forced entry, limit not more than: Baht 20 million accident and throughout the insurance period</li> <li>• Money insurance (Por Ngor.2) limit not more than: Baht 2 million per time and throughout the insured period</li> <li>• Cover damage to real estate located in an open space or a building with one side open, including a fence, gate, from the dangers of scorpions, storms, floods, ice, sand, or dust, limit not more than: Baht 10 million per time and throughout the insured period</li> <li>• The maximum liability for loss or damage to insured property resulting from theft or robbery (Tor Sor. 1.21) is limited to the sum insured.</li> </ul> <p><b>Public Liability</b></p> <p><b>Protection</b></p> <ul style="list-style-type: none"> <li>• Legal liability of the insured for accidents and physical injuries, death, and damage to the property of third parties caused by defects in the insured premises. Or negligence of the insured or employees of the insured within the insured premises and occurring during the insured period.</li> </ul>			

Type insurance	Company Insured	Property Insured	Capital (MB.)	Period assured	Assured
		<ul style="list-style-type: none"> <li>Costs, fees for compensation claiming which the insured must compensate the claimant with written consent from the Company.</li> </ul> <p><b>Special conditions</b></p> <ul style="list-style-type: none"> <li>Liability from elevators, escalators, cranes and hoists PL/002-1.</li> <li>Liability from providing first aid by the insured, limit not more than Baht 0.01 million per person and not more than Baht 0.50 million per time throughout the insured period.</li> <li>Liability from parking lot, limit not more than Baht 0.50 million per person and not more than Baht 5 baht per time throughout the insured period.</li> <li>Liability from neon signs and advertising signs Form Ror. Bor. 102, limit not more than Baht 1 million per time throughout the insured period.</li> <li>Legal liability from fire and explosion for property not owned by the insured Form Ror. Bor. 007.</li> <li>Expand coverage for medical expenses for injuries occurring within the operation premises Form Ror. Bor. 008 form, maximum liability not more than Baht 0.01 million per person and not more than Baht 0.50 million per time throughout the insured period.</li> <li>MECHANICALLY PROPELLED VEHICLES : limit not more than Baht 1 million per time throughout the insured period.</li> </ul>			
<b>insured no.2</b>					
Property all risk insurance and third-party liability insurance	Dhipaya Insurance Public Company Limited	<ul style="list-style-type: none"> <li>According to location of branch offices namely; <b>2.1) Office and Warehouse,</b> 888/14-16 (branch no. 11)</li> </ul> <p><b>The insured property,</b> includes: buildings, furniture, fixtures, affixed and stock</p> <ul style="list-style-type: none"> <li>Building No. 888/14 - 16 Moo 21, Bang Phli Yai Sub-District, Bang Phli District, Samut Prakan (excluding foundation), including renovations, additions, fences, gates, utilities such as air-conditioning systems, water systems, electrical systems and other systems.</li> <li>Decorations, renovations, additions, furniture, fixtures, office equipment, computer systems, computers, tools, appliances, demonstrations, all kinds of related machinery and equipment, forklifts, and all kinds of assets belonging to the insured and/or under the care of the insured as a keeper and all kinds of products various raw materials.</li> </ul>	384.00	September 18, 2024 to September 18, 2025	HARN








Type insurance	Company Insured	Property Insured	Capital (MB.)	Period assured	Assured
		<ul style="list-style-type: none"> <li>All kinds' products, raw materials, including all packaging and including all property belonging to the insured and/or under the care of the Insured as a keeper.</li> </ul> <p><b>2.2) 100 Years Building,</b> 1<sup>st</sup> Floor Faculty of Engineering Chulalongkorn University (branch no. 10)</p> <p><b>The insured property,</b> includes: furniture, fixtures and products stock.</p> <p><b>2.3) Warehouse,</b> 38/43 Moo 4, Lam Luk Ka Road, Lam Luk Ka Sub-district, Lam Luk Ka District, Pathum Thani.</p> <p><b>The insured property,</b> includes: products stock</p> <p><b>2.4) Warehouse,</b> 509 Soi Soonvijai (branch no.8)</p> <p><b>The insured property,</b> includes: furniture, fixtures and products stock.</p> <p><b>Protection</b> This insurance policy covers loss or damage to insured property resulting from various events such as fire, lightning, explosions, vehicle impact, smoke, aircraft, water damage, storms, floods, riots, strikes or malicious acts (excluding those committed for political, religious, or ideological purposes), acts of nature such as earthquakes, and other unforeseen or unspecified events that are not specifically excluded in the insurance policy contract (OCI Form)</p> <p><b>Limit of liability</b> For flood disaster, not more than Baht 70 million per time and throughout the insurance period.</p> <p><b>Extending protection</b></p> <ul style="list-style-type: none"> <li>Insurance for electrical appliances limit not more than: Baht 30 million per time and throughout the insured period</li> <li>Glass insurance limit not more than: Baht 30 million per time and throughout the insured period</li> <li>Losses due to theft of property, which show no signs of forced entry (excluding stocks and all types of goods), are not covered under this policy, limit not more than: Baht 30 million per time and throughout the insured period</li> <li>Machine insurance limit not more than: Baht 30 million per time and throughout the insured period</li> <li>Protection of electronic equipment, equipment due to unforeseen external factors and theft involving visible signs of forced entry, limit not more than: Baht 20 million accident and throughout the insurance period</li> </ul>			

Type insurance	Company Insured	Property Insured	Capital (MB.)	Period assured	Assured
		<ul style="list-style-type: none"> <li>• Money insurance (Por Ngor.2) limit not more than: Baht 2 million per time and throughout the insured period</li> <li>• Cover damage to real estate located in an open space or a building with one side open, including a fence, gate, from the dangers of scorpions, storms, floods, ice, sand, or dust, limit not more than: Baht 10 million per time and throughout the insured period</li> <li>• The maximum liability for loss or damage to insured property resulting from theft or robbery (Tor Sor. 1.21) is limited to the sum insured.</li> </ul> <p><b>Public Liability</b></p> <p><b><u>Protection</u></b></p> <ul style="list-style-type: none"> <li>• The insurer is legally liable for bodily injury, loss of life, and property damage to third parties caused by defects on the insured premises or the negligent actions of the insurer or their employees within the insured premises during the policy period.</li> <li>• The expenses and fees for claiming indemnity, which the insured shall pay to the claimant, with the insured's written consent to the company.</li> </ul> <p><b><u>Limit of liability</u></b></p> <ul style="list-style-type: none"> <li>• Limit no more than Baht 40 million per accident and throughout the insured period</li> </ul> <p><b><u>Special conditions</u></b></p> <ul style="list-style-type: none"> <li>• The liability for providing first aid by the insurance policyholder limit not more than: the maximum responsibility shall not exceed Baht 0.01 million per person and no more than Baht 1 million each time, and throughout the insured period</li> <li>• The liability arising from parking premises limit not more than: Baht 0.5 million per time and limit not more than: Baht 5 million throughout the insured period</li> <li>• The liability arising from NIA and advertising signs, Form Ror Bor.102 limit not more than: Baht 1 million per time and throughout the insured period</li> <li>• The legal liability for fire and explosion hazards for properties not owned by the insurance policyholder, Form Ror Bor. 007.</li> <li>• Expanding coverage for medical expenses for injuries occurring within the business premises, Form Ror Bor. 008: Maximum liability of up to Baht 0.01 million per person and limit not more than: Baht 1 million per time and throughout the insured period</li> <li>• MECHANICALLY PROPELLED VEHICLES limit not more than: Baht 1 million per time and throughout the insured period</li> </ul>			

## 2) Intangible Asset

HARN's intangible assets include computer software, goodwill, customer relationships, and trademarks. The details as of December 31, 2024 are as follows:

1. Computer software which has a net book value of Baht 7.69 million, with amortization by the straight-line method over the asset's useful life of 5-10 years
2. Goodwill total value is Baht 315.97 million, a decrease of Baht 18.70 million from the previous year. This reduction is due to an impairment loss on the goodwill of the refrigeration system business unit, as a result of an impairment test conducted in accordance with Accounting Standard No. 36 on Asset Impairment.
3. Trademarks/service marks which have developed their own brand of 7 brands, namely HARN, VALTEC, Spark, GuardiaN, BLUEICE, KOPPAR, YUKI. Details are as follows:

No.	trademark	Owner	Registration	For Products / Services	Period
1.		HARN	201120438	For the administration of sales, design, installation and service of firefighting system equipment, air-conditioning system and sanitary, administration of sales and the assemble of industrial cooling system equipment, administration of sales, installation and service of machines, equipment, spare parts, consumables of digital printing system on the package, packet, labels including workpiece creation from digital file.	March 28, 2018 to March 27, 2028
2. <sup>/1</sup>		HARN	Kor162287	For the metal water pipe valve products	October 18, 2021 to October 17, 2031
3. <sup>/1</sup>		HARN	Kor381341	For the fire hose set, fire hose, fire hose connector products	October 30, 2022 to October 29, 2032
4. <sup>/1</sup>		HARN	Kor62121	For the fire extinguisher products	June 20, 2016 to June 19, 2026
5. <sup>/1</sup>		HARN	171127993 171127974	For the compressor lubricant products For the - oil separators as part of the compressor - pressure regulators as part of the compressor - an emergency device of the compressor to stop the operation of the compressor when the lubricant is lower than the limit - Anti-vibration devices of the compressor	April 4, 2016 to April 3, 2026
6. <sup>/1</sup>		HARN	171127981 171127990	For the copper pipes, copper joints, copper welding wires For the insulations	April 4, 2016 to April 3, 2026
7. <sup>/1</sup>		HARN	181101901	For the refrigerant products	April 4, 2016 to April 3, 2026

**Note:** <sup>/1</sup> Products under the trademark of HARN (No. 2 - 7) are contracted products with domestic or foreign manufacturers.