

Assets used in operation

As at 31 December 2025, the primary fixed assets used in the business operations of Osotspa and its subsidiaries had net book value, after deducting accumulated depreciation and provision for impairment, in the consolidated financial statements of the Company as detailed below.

No.	Type	Net book value (million Baht)			Obligation
		Owned assets	Right of use under lease	Total	
1.	Land and land improvements	1,322.68	195.73	1,518.41	None and contractual lease payment
2.	Building and building improvements	3,968.83	20.50	3,989.33	
3.	Machinery and factory equipment	4,944.73	100.94	5,045.67	
4.	Vehicles	4.52	117.49	122.01	
5.	Furniture, fixtures and office equipment	227.54	8.57	236.11	
6.	Assets under construction and installation	559.77	-	559.77	None
Total		11,028.07	443.23	11,471.30	

As at 31 December 2025, the Company and its subsidiaries had primary operating fixed assets for business in the consolidated financial statements of the Company as detailed below.

1) Land and land improvements

Location	Purpose of use	Net book value (million Baht)		Obligation
		Owned assets	Right of use under lease	
Huamak, Bangkok	Office, factory and warehouse	256.69	-	None
Minburi, Bangkok	Beverage factory	7.30	-	None
Ayutthaya (Khlongsuanphlu and Bankrot)	Beverage factory and glass bottle factory	343.66	-	None
Ayutthaya (Rojana)	Glass bottle factory	508.65	-	None
Samutprakan	Glass bottle factory	61.87	-	None
Saraburi	Cullet treatment factory and recycle center	93.73	-	None
Latkrabang, Bangkok	Personal care factory	40.97	-	None
Thilawa Special Economic Zone, Myanmar	Beverage factory	9.81	195.73	None and contractual lease payment

2) Building and building improvements

Location	Purpose of use	Net book value (million Baht)		Obligation
		Owned assets	Right of use under lease	
Huamak, Bangkok	Head office	575.11	-	None
	Beverage factory	49.95	-	None
Ayutthaya (Khlongsuanphlu and Bankrot)	Office	506.10	-	None
	Beverage factory	1,062.18	-	None
	Glass bottle factory ⁽¹⁾	181.50	-	None
Minburi, Bangkok	Beverage factory	5.67	-	None
Ayutthaya (Rojana)	Glass Bottle factory	835.88	-	None
	Warehouse	112.22	-	None
	Office	18.41	-	None
Latkrabang, Bangkok	Personal Care factory	180.49	-	None
Saraburi	Cullet treatment factory and recycle center	21.06	-	None
Thilawa Special Economic Zone, Myanmar	Beverage factory	399.83	-	None

Note ⁽¹⁾ The Company engaged Siam Glass Industry Co., Ltd. to manage the operation of the glass bottle factory.

3) Machinery and factory equipment

Location	Purpose of use	Net book value (million Baht)		Obligation
		Owned assets	Right of use under lease	
Huamak, Bangkok	Beverage production	82.56	-	None
Ayutthaya (Khlongsuanphlu and Bankrot)	Beverage production	1,680.71	61.07	None and contractual lease payment
	Production of glass bottles	1,016.37	-	None
Samut Prakan	Production of glass bottles	40.00	-	None
Ayutthaya (Rojana)	Production of glass bottles	1,662.09	23.95	None and contractual lease payment
Latkrabang, Bangkok	Production of personal care products	182.79	12.14	None and contractual lease payment
Saraburi	For cullet treatment and recycle center	55.34	-	None and contractual lease payment
Thilawa Special Economic Zone, Myanmar	Beverage production	149.48	3.78	None and contractual lease payment