

Minutes of the 2026 Annual General Meeting of Shareholders

JAKPAISAN ESTATE PUBLIC COMPANY LIMITED

Date: April 23, 2026. The meeting commenced at 10:00 hrs.

The 2026 Annual General Meeting of Shareholders (the “Meeting”) was held on Thursday, April 23, 2026. *The Meeting was conducted solely as a physical meeting* at the meeting room of JAKPAISAN ESTATE PUBLIC COMPANY LIMITED, located at No. 153/3 Moo 6, Bang Phun Sub-district, Mueang Pathum Thani District, Pathum Thani Province. ADM. Na Arreenich, Chairman of the Board of Directors, presided as the Chairman of the Meeting (the “Chairman”), with directors and the Company’s auditor also in attendance.

Directors Present at the Meeting:

1	ADM. Na Arreenich	Chairman of the Board of Directors / Independent Director / Audit Committee Member
2	Mr. Paiboon Kittisrikangwan	Director / Independent Director / Audit Committee Member
3	Professor Dr. Surapon Nitikraipot	Director / Independent Director / Chairman of the Risk Management Committee
4	Mr. Chavapas Ongmahutmongkol	Director / Independent Director / Chairman of the Audit Committee
5	Mr. Weeraphan Jakpaison	Director / Risk Management Committee Member / Nomination and Remuneration Committee Member / Chairman of the Executive Committee / Managing Director
6	Mr. Metha Angwatanapanich	Director / Chairman of the Nomination and Remuneration Committee / Risk Management Committee Member / Executive Director
7	Mr. Natapong Jakpaison	Director
8	Mr. Thanaprus Chumpolkulawongse	Director
9	Ms. Sunisa Jakpaison	Director / Nomination and Remuneration Committee Member / Executive Director

Therefore, for this 2026 Annual General Meeting of Shareholders, there are 9 directors in total, and all 9 directors are in attendance, representing 100 percent of the Board of Directors. All attending directors are prepared to provide information and clarify any inquiries from shareholders regarding the relevant agendas to ensure that the Meeting receives clear and comprehensive information.

Other Attendees:

1	Ms. Mathurin Dokchumpa	Executive Director / Assistant Managing Director of Accounting and Finance
2	Ms. Porakoch Jongkolsiri	Deloitte Touche Tohmatsu Jaiyos Audit Company Limited
3	Mr. Manachai Seemakhajorn	Deloitte Touche Tohmatsu Jaiyos Audit Company Limited
4	Ms. Kanokkarn Tipbamrung	Company Secretary

The Meeting commenced at 10:00 hrs.

Prior to the commencement of the meeting agendas, Ms. Supavadee Maneewannakul introduced herself and acted as the Master of Ceremonies (“MC”) for this Meeting. The Company provided an opportunity for shareholders to propose matters deemed appropriate for inclusion as agendas in the Annual General Meeting and to submit questions in advance by notifying through the Stock Exchange of Thailand’s website and the Company’s website. Shareholders were invited to propose agendas from February 10, 2026, to February 18, 2026, and to submit advance questions from February 10, 2026, to April 15, 2026, as part of promoting good corporate governance and protecting shareholder rights. It appeared that no shareholders proposed any matters for the meeting agenda or submitted any questions in advance. Therefore, the Company established a total of 8 agendas to be proposed to the shareholders’ meeting for consideration, details of which appeared in the Notice of the Meeting disclosed via the Stock Exchange of Thailand’s website and the Company’s website since March 26, 2026.

The Meeting was conducted in accordance with the Company’s Articles of Association and the criteria related to the annual general meetings of Thai listed companies prescribed by regulatory authorities, namely the Ministry of Commerce, the Stock Exchange of Thailand, and the Securities and Exchange Commission (SEC). Furthermore, to comply with information security standards and the Personal Data Protection Act (PDPA), the Company may record video and audio of the Meeting for use in preparing the minutes and for the purpose of verifying transparency according to relevant laws.

For transparency in the vote-counting process in accordance with good corporate governance principles, the MC invited at least one volunteer from the shareholders or proxies to act as a witness at the vote-counting station. *Ms. Jamjuree Bamrungsee, a shareholder, volunteered to witness the vote counting for this Meeting.* The MC then invited Ms. Jamjuree Bamrungsee to the vote-counting station.

The MC informed the Meeting of the regulations regarding the meeting and voting procedures, with details as follows:

- **Registration and Ballots:** Shareholders or proxies must register at the registration desk by presenting identification documents and a Power of Attorney (in the case of proxies). Upon completion of registration, shareholders or proxies will receive ballots indicating the shareholder registration number, number of shares, number of votes, and agenda number. Shareholders or proxies must sign every ballot. In cases where the shareholder has already cast their vote in the proxy form, the proxy will not receive a ballot.
- **Voting:** For each agenda, one share shall be equal to one vote. The Meeting will consider matters according to the order of the agendas specified in the Notice of the Meeting. Information for each agenda will be presented, followed by the casting of votes for that respective agenda.
- **Casting a Vote:** For each agenda, if a shareholder or proxy wishes to vote “*Disapprove*” or “*Abstain*,” they must mark the ballot and raise their hand for the staff to collect the ballot for recording.

Comments and Inquiries The Chairman provided an opportunity for shareholders to inquire or express their opinions. However, no shareholders raised any further inquiries or comments. The Chairman, therefore, requested the Meeting to cast their votes. This agenda requires approval by a majority vote of the shareholders attending the Meeting and casting their votes.

Resolution The Meeting considered and resolved to adopt the Minutes of the 2025 Annual General Meeting of Shareholders, held on April 24, 2025, with the voting results for this agenda as follows:

Shareholders	Number of Votes (Votes)	Percentage (%)
Approved	256,918,476	100.0000
Disapproved	-	0.0000
Abstained	-	-
Invalid Ballots	-	0.0000

Agenda 1 concluded at 10:12 hrs.

Agenda 2 commenced at 10:14 hrs.

Agenda 2 **To consider and acknowledge the Company's operating results for the year 2025.**

The Chairman assigned Ms. Mathurin Dokchumpa, Executive Director and Assistant Managing Director of Accounting and Finance, to report the Company's 2025 operating results to the Meeting, with the following details:

The Company's operating results for the fiscal year ended December 31, 2025, showed revenue recognition from various projects, namely Canna Klong Song, Pine Condo, Fern, Canna Rong Po, and Khela. The performance of each project is as follows:

- Canna Klong Song: 42 units transferred, valued at 112.10 million Baht (increased from 17 units in 2024).
- Pine Condo: 42 units transferred, valued at 46.34 million Baht (increased from 36 units in 2024).
- Fern: 20 units transferred, valued at 44.34 million Baht (increased from 5 units in 2024).
- Canna Rong Po: 42 units transferred, valued at 73.57 million Baht (increased from 28 units in 2024).

- Khela: 41 units transferred, valued at 65.11 million Baht (a new project that commenced transfers in 2025).

In addition, the Company realized 120 million Baht from the sale of vacant land in Soi Nuan Chan, Bueng Kum, Bangkok. Consequently, total ownership transfers in 2025 reached 187 units, valued at 461.45 million Baht, up significantly from 104 units in 2024.

Financial Performance Highlights (FY2025 vs. FY2024):

1. Revenue and Gross Profit

- Revenue: For the year 2025, the Company recorded a total revenue of 463.10 million Baht, a significant increase from 263.92 million Baht in the previous year (an increase of approximately 75%).
- Gross Profit: Recorded at 135.93 million Baht, an increase from 105.68 million Baht in the previous year. However, the Gross Profit Margin (GP Margin) decreased from 40.04% to 29.35%.
 - *Additional Note:* The decrease in GP Margin was due to a different sales mix. The GP from normal operations stood at 35.26%, while the GP from the Nuan Chan project (vacant land) was 12.46%.

2. Selling, General and Administrative Expenses (SG&A)

- Selling, General and Administrative Expenses (SG&A): Stood at 74.76 million Baht, a slight increase from 66.85 million Baht in the previous year. This represents a very minimal increase relative to the significant growth in revenue.

3. Operating Profit and Net Profit (EBIT & Net Profit)

- Earnings Before Interest and Taxes (EBIT): Increased to 64.71 million Baht from 41.50 million Baht in the previous year.
- Net Profit: The Company achieved a net profit of 40.70 million Baht, more than doubling the 19.67 million Baht recorded in the same period last year. The Net Profit Margin (NP Margin) increased to 8.79% (from 7.45%).

Operating Results by Project: The Company completed a total of 187 ownership transfer units, generating a total revenue of 459.95 million Baht (including vacant land). The key details for each major project are as follows:

- The project with the highest revenue was Canna Klong Song, with a revenue of 111.93 million Baht, followed by Canna Rong Po, with a revenue of 73.51 million Baht.
- Khela Project, a new project that began recognizing revenue in July 2025, generated 64.64 million Baht in revenue, achieving a high Gross Profit (GP) margin of 39.99%.
- Nuan Chan Project recorded 120 million Baht in revenue from the sale of vacant land. Although its GP margin was 12.46%, it significantly contributed to the Company's total revenue.

Overall, considering only normal operations (excluding vacant land), the average Gross Profit margin per project stood at 35.09%.

Operating Expenses: The Company demonstrated effective cost control compared to 2024:

- Selling and Administrative Expenses increased slightly in alignment with the higher volume of ownership transfers, with administrative expenses standing at 45.82 million Baht.
- Financial Costs decreased to 13.71 million Baht (down from 16.62 million Baht in the previous year).

Actual Performance vs. Forecast: The Company's actual performance exceeded the targets set across all categories:

- Total Revenue: Achieved 463.10 million Baht (140.64 million Baht or 43.61% above target).
- Net Profit: Achieved 40.70 million Baht (17.71 million Baht or 129.81% above target), with a Net Profit Margin of 8.72%.

Statement of Financial Position as of December 31, 2025: The Company's financial position details are as follows:

- Total Assets: Stood at 772.51 million Baht (a 7.81% decrease from the previous year).
- Total Liabilities: Decreased significantly to 257.04 million Baht (a reduction of 98.12 million Baht or 27.63%).

- Shareholders' Equity: Increased to 515.47 million Baht (up 6.77%), resulting from an operating profit of 40.70 million Baht, offset by dividend payments totaling 8 million Baht.

Cash Flow: The Company reported a strong positive net cash flow from operating activities of 175.70 million Baht. The Company utilized this cash from operations to repay debts and loans (financing activities) amounting to 129.64 million Baht. Consequently, the Company held cash and cash equivalents of 54.53 million Baht at the end of 2025, a significant increase from 9.73 million Baht at the beginning of the year.

Key Financial Ratios: In summary, the Debt-to-Equity Ratio (D/E Ratio) continued to decline from 0.74 times (in Q4/2024) to 0.50 times at the end of 2025. This remains well below the Debt Covenant requirement of not exceeding 2:1.

Comments and Inquiries

Mr. Chatchai Ngamvipas, a proxy from the Thai Investors Association, inquired as follows:

1. What is the current value of the backlog (houses awaiting ownership transfer) as of December 31, 2025?

Ms. Mathurin Dokchumpa (Executive Director / Assistant Managing Director of Accounting and Finance) responded that the value of houses awaiting ownership transfer as of December 31, 2025, to be recognized in Q1/2026, is 73.73 million Baht.

2. What is the outlook for projects in 2026? Specifically, seeing that the Company's ROA and ROE improved to approximately 8% in 2025, is there an opportunity or a strategic plan to further enhance operating performance, perhaps regarding Equity in the coming year?

Ms. Mathurin Dokchumpa explained that in 2026, there are 5 existing projects capable of recognizing revenue. Additionally, the Company plans to launch 1 new project named "SEQUOIA," located on Pradit Manutham Road, Nuan Chan, Bueng Kum, Bangkok. This project features luxury houses with a selling price of approximately 20 million Baht per unit. Furthermore, the Company will launch Building B of the Pine Condo project (out of a total of 10 buildings). These initiatives are aimed at ensuring that ownership transfers in 2026 continue to grow from the 2025 figures.

The Chairman provided an opportunity for shareholders to raise further inquiries or express additional opinions. As no other shareholders had further questions or comments, the Chairman requested the Meeting to acknowledge the Company's 2025 operating results as presented.

Resolution

As this agenda was for acknowledgment, no voting was required.

Agenda 2 concluded at 10:26 hrs.

Agenda 3 commenced at 10:27 hrs.

Agenda 3

To consider and approve the Company's Financial Statements for the fiscal year ended December 31, 2025.

The Chairman assigned Mr. Chavapas Ongmahutmongkol, Chairman of the Audit Committee, to report on this agenda. Mr. Chavapas Ongmahutmongkol reported to the Meeting as follows:

In compliance with the Public Limited Companies Act B.E. 2535 (including its amendments), the Company is required to prepare an annual balance sheet and a profit and loss statement at the end of the fiscal year. These financial statements have been audited by a certified public accountant and were reviewed and approved by the Audit Committee and the Board of Directors on February 19, 2026. The financial statements accurately present the Company's financial position, operating results, and cash flows for the year in all material respects, in accordance with Thai Financial Reporting Standards (TFRS).

The key summaries of the 2025 financial statements for the fiscal year ended December 31, 2025, which have been reviewed by the Audit Committee and audited by the certified public accountant from Deloitte Touche Tohmatsu Jaiyos, are as follows:

The material substance of the Company's financial statements for the year ended December 31, 2025, can be summarized as follows:

1. Summary of Operating Results for 2025:

- Total Revenue: Achieved 466.63 million Baht, representing a growth of 75.04% compared to the previous year (266.58 million Baht).
- Gross Profit: Recorded at 135.93 million Baht, equivalent to a Gross Profit Margin of 29.35%.

- Net Profit: Reported a net profit of 40.70 million Baht, a significant increase of 142.41% compared to the normalized profit of the previous year, with a Net Profit Margin of 8.72%.
- Performance vs. Forecast: Total revenue exceeded the target by 43.61%, and net profit outperformed the target by 129.81%.

2. Financial Position:

- Total Assets: 772.51 million Baht, a slight decrease of 7.81%.
- Total Liabilities: Decreased by 27.63% to 257.04 million Baht (a reduction of 98.12 million Baht).
- Shareholders' Equity: Increased by 6.77% to 515.47 million Baht.
- Profitability Ratios: Return on Equity (ROE) improved to 8.15%, and Return on Assets (ROA) stood at 5.30%.

3. Cash Flow and Financial Ratios: Cash Flow: The Company reported a strong positive net cash flow from operating activities of 175.70 million Baht. From this, 129.64 million Baht was used to repay loans and liabilities, resulting in an increase in year-end cash balance to 54.53 million Baht (from 9.73 million Baht at the beginning of the year).

- Debt-to-Equity (D/E) Ratio: Continued to decrease from 0.74 times to 0.50 times, which is significantly lower than the Debt Covenant limit of 2.00 times.

Key Matters Reported to the Meeting:

1. Auditor's Opinion (Qualified Opinion): This year, the auditor issued a qualified opinion regarding two sections, both stemming from the investment in an associate, M.T.S Asset Development Company Limited (MTS):

- Part 1: Fair Value of Investment: Due to ongoing legal disputes with MTS, the Company experienced limitations in accessing necessary financial information. As of December 31, 2025, sufficient appropriate audit evidence could not be obtained to express an opinion on the fair value of the investment, amounting to 120.5 million Baht.
- Part 2: Share of Loss and Reclassification of Investment: Following the previous year's reclassification of the investment from an "Investment in Associate" to "Other Non-Current Financial Assets" since October 21, 2024 (as the Company no longer held significant influence), the auditor was unable to review the working papers of MTS's auditor. This impacted the verification

of the share of loss and Deferred Tax in the consolidated financial statements under the equity method.

2. Retrospective Adjustments and Legal Disputes:

- In 2025, the Company obtained sufficient information and completed the retrospective adjustments to the 2024 financial statements to reflect the correct fair value (as detailed in Note 5 to the Financial Statements).
- Regarding the lawsuit against MTS Asset Development Co., Ltd. concerning mismanagement and delayed submission of financial statements, the Court of First Instance scheduled the verdict for March 10, 2026. The Company believes that the outcome of this case will not have a material impact on its financial position. *(Note: The Court subsequently dismissed the case).*

The Audit Committee has considered and is of the opinion that the 2025 Financial Statements present the financial position and operating results fairly, in all material respects, in accordance with Thai Financial Reporting Standards. The relevant details are provided in the 2025 Annual Report and the documents delivered to shareholders along with the invitation notice. Accordingly, it is proposed that the Meeting of Shareholders consider and approve these financial statements.

Comments and Inquiries

Mr. Chatchai Ngamvipas, a proxy from the Thai Investors Association, inquired as follows:

1. What is the Company's joint venture policy, particularly regarding the evaluation of investment worthiness as seen in the case of M.T.S. Asset Development Co., Ltd.? Additionally, regarding the Audit Committee Chairman's report that the court dismissed the case on March 10, 2026—what are the next steps, how long is the dispute expected to take to reach a final resolution, and what measures can be taken to resolve the issues so that auditors can access the essential details of this investment?

Mr. Chavapas Ongmahutmongkol (Director / Independent Director / Chairman of the Audit Committee) responded as follows: The joint venture with M.T.S. Asset Development Co., Ltd. was established prior to the Company's listing on the Stock Exchange. Our operating results clearly demonstrate that the Company does not rely on this associate, as our revenue is generated through our own independent operations. Moving forward, it is expected that there will be no further joint ventures of this nature; instead, the Company will focus on self-managed projects.

Regarding the legal proceedings, the Board of Directors has been monitoring the situation continuously. The Board includes directors with legal expertise who have closely supervised and provided guidance on these matters. The Company intends to resolve all outstanding issues related to the aforementioned entity within 2026.

The Chairman provided an opportunity for shareholders to raise further inquiries or express additional opinions. As no other shareholders had further questions or comments, the Chairman requested the Meeting to cast their votes. This agenda requires approval by a majority vote of the shareholders who are present and casting their votes.

Resolution

The Meeting considered the matter and resolved, by a majority vote of the shareholders present and casting their votes, to approve the Financial Statements for the fiscal year ended December 31, 2025. The voting results for this agenda are as follows:

Shareholders	Number of Votes (Votes)	Percentage (%)
Approved	256,918,376	99.99996
Disapproved	100	0.00004
Abstained	-	-
Invalid Ballots	-	0.0000

Agenda 3 concluded at 10:37 hrs.

Agenda 4 commenced at 10:39 hrs.

Agenda 4

To consider and approve the appropriation of the 2025 net profit as a legal reserve and the dividend payment from the operating results for the fiscal year ended December 31, 2025.

The Chairman assigned Mr. Weeraphan Jakpaisan (Director / Risk Management Committee Member / Nomination and Remuneration Committee Member / Chairman of the Executive Committee / Managing Director) to report on this agenda. Mr. Weeraphan Jakpaisan reported to the Meeting as follows:

In accordance with Sections 115 and 116 of the Public Limited Companies Act B.E. 2535 (including its amendments) and Article 63 of the Company's Articles of Association, the Company is required to allocate at least 5% of its annual net profit, less accumulated losses brought forward (if any), to a reserve fund until such fund reaches no less than 10% of the registered capital. Regarding the Dividend Payment Policy, the Company maintains a policy to pay dividends to shareholders at a rate of not less than 40% of the net profit from

the Separate Financial Statements after deducting corporate income tax and all types of reserves as required by law and the Company's Articles of Association. However, the dividend payment must not exceed the retained earnings of the Separate Financial Statements.

The Board of Directors has considered and deemed it appropriate to propose that the 2026 Annual General Meeting of Shareholders approve the appropriation of the 2025 net profit as a legal reserve and the dividend payment from the unappropriated retained earnings of the Separate Financial Statements as of December 31, 2025, as follows:

- Appropriation of Legal Reserve: To allocate the 2025 net profit to the legal reserve in the amount of 2,035,040 Baht, representing 5% of the 2025 net profit, which is the full amount required by law. Consequently, the Company's total legal reserve will amount to 8,975,929 Baht, equivalent to 2.80% of the registered capital.
- Dividend Payment: To pay a dividend from the 2025 operating results at the rate of 0.055 Baht per share, totaling 17,600,000 Baht. All dividends will be subject to withholding tax at the rate prescribed by law.

The Company has set the Record Date to determine the list of shareholders entitled to receive the dividend on March 31, 2026, and the dividend payment is scheduled for May 14, 2026.

Comments and Inquiries

The Chairman provided an opportunity for shareholders to raise inquiries or express additional opinions. As no shareholders had further questions or comments, the Chairman requested the Meeting to cast their votes. This agenda requires approval by a majority vote of the shareholders who are present and casting their votes.

Resolution

The Meeting considered the matter and resolved, by a unanimous vote of the shareholders present and casting their votes, to approve the appropriation of the 2025 net profit as a legal reserve and the dividend payment from the net profit for the fiscal year ended December 31, 2025. The voting results for this agenda are as follows:

Shareholders	Number of Votes (Votes)	Percentage (%)
Approved	256,918,476	100.0000
Disapproved	-	0.0000
Abstained	-	-
Invalid Ballots	-	0.0000

Agenda 4 concluded at 10:45 hrs.

Agenda 5 commenced at 10:47 hrs.

Agenda 5

To consider and approve the remuneration of the Board of Directors and Sub-committees for the year 2026.

The Chairman assigned Mr. Metha Angwatanapanich (Director / Chairman of the Nomination and Remuneration Committee / Risk Management Committee Member / Executive Director) to report on this agenda. Mr. Metha Angwatanapanich reported to the Meeting as follows:

According to Article 38 of the Company's Articles of Association, it is stated that: "The Company is prohibited from paying money or any other assets to directors, except for remuneration according to their rights and other benefits normally provided to directors, such as meeting allowances, gratuities, bonuses, per diems, insurance premiums, pensions, rewards, medical expenses, transportation expenses, or other types of benefits. This shall exclude any remuneration and benefits received by directors in their capacity as staff or employees of the Company." Accordingly, the Nomination and Remuneration Committee has established policies and criteria for determining the remuneration of the Board of Directors and Sub-committees, including the allocation of director rewards, to ensure they are at appropriate levels and consistent with the duties and responsibilities required to meet the expectations of various stakeholders, as well as in compliance with relevant laws and regulations. These criteria are subject to annual review.

The Nomination and Remuneration Committee and the Board of Directors have considered and approved the proposal to be presented to the Shareholders' Meeting to approve the remuneration for the Board of Directors and Sub-committees for the year 2026 in an amount not exceeding 2.5 million Baht. This remuneration includes meeting allowances, gratuities, bonuses, per diems, insurance premiums, pensions, rewards, medical expenses, transportation expenses, or other benefits. This excludes any remuneration and benefits received by directors in their capacity as staff or employees of the Company. Furthermore, director bonuses will be considered only when a dividend is paid to shareholders. Directors who receive monthly remuneration as executives will not be entitled to meeting allowances or director bonuses. The details are as follows:

The Chairman of the Board and the Chairman of the Audit Committee shall receive a meeting allowance of 20,000 Baht per meeting. The Chairman of the Nomination and Remuneration Committee and the Chairman of the Risk Management Committee shall receive a meeting allowance of 15,000 Baht per meeting.

For the members of the Board of Directors and the Audit Committee, the meeting allowance is set at 15,000 Baht per meeting. Meanwhile, members of the Nomination and Remuneration Committee and the Risk Management Committee shall receive a meeting allowance of 10,000 Baht per meeting.

In addition, regarding the Director Bonus (if any), the Meeting shall authorize the Nomination and Remuneration Committee to consider and allocate such bonuses as deemed appropriate on each occasion. These bonuses will be allocated exclusively to directors who do not receive remuneration as executives of the Company, which will then be proposed to the Board of Directors for further action.

Furthermore, to ensure the highest standards of Good Corporate Governance and transparency in this Meeting, any directors with a conflict of interest in this matter will abstain from voting on the sub-agenda relating to their own remuneration.

Comments and Inquiries

The Chairman provided an opportunity for shareholders to raise inquiries or express additional opinions. As no shareholders had further questions or comments, the Chairman requested the Meeting to cast their votes. This agenda requires an affirmative vote of not less than two-thirds (2/3) of the total number of votes of the shareholders present and entitled to vote, excluding those with a conflict of interest.

Resolution

The Meeting considered the matter and resolved to approve the remuneration of the Board of Directors and Sub-committees for the year 2026. The voting results for this agenda are as follows:

Shareholders	Number of Votes (Votes)	Percentage (%)
Approved	207,988,576	80.9551
Disapproved	-	0.0000
Abstained	48,929,900	19.0449
Invalid Ballots	-	0.0000

Agenda 5 concluded at 10:53 hrs.

Agenda 6 commenced at 10:54 hrs.

Agenda 6

To consider and approve the appointment of the auditors and the determination of the audit fee for the year 2026.

The Chairman assigned Mr. Chavapas Ongmahutmongkol (Director / Independent Director / Chairman of the Audit Committee) to report on this agenda. Mr. Chavapas Ongmahutmongkol reported to the Meeting as follows:

In compliance with Section 120 of the Public Limited Companies Act B.E. 2535 (including its amendments) and Article 56 of the Company's Articles of Association, the appointment of auditors and the determination of the audit fee must be approved by the Annual General Meeting of Shareholders. The Audit Committee has considered and selected three auditing firms as follows:

- Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. proposed an audit fee of 1.45 million Baht.
- EY Office Limited proposed an audit fee of 1.41 million Baht.
- Dharmniti Auditing Co., Ltd. proposed an audit fee of 1.0 million Baht.

The Audit Committee has considered and selected the auditor for the fiscal year ending December 31, 2026, by taking into account the credibility of the auditing firm to ensure investor confidence.

The Board of Directors has been proposed to recommend that the Shareholders' Meeting appoint the auditors from EY Office Limited, whereby any of the following auditors shall be authorized to conduct the audit and express an opinion on the Company's financial statements:

1. Ms. Sumana Punpongsanon, Certified Public Accountant Registration No. 5872; or
2. Ms. Rosaporn Decharkom, Certified Public Accountant Registration No. 5659; or
3. Ms. Pimjai Manikajohnkit, Certified Public Accountant Registration No. 4521; or
4. Ms. Vilaiporn Chaowiwatkul, Certified Public Accountant Registration No. 9309.

The audit fee for the year 2026, including the quarterly review of the financial statements, is set at a total of 1.41 million Baht. This amount excludes non-audit fees, which the Company will pay based on actual costs incurred. The profiles and work experience of each auditor are *detailed in Enclosure No. 3*, which has been distributed to all shareholders along with the Notice of the Meeting.

The Company would like to provide a breakdown of the audit fees over the past three years to demonstrate that the management of such fees remains appropriate and stable. In 2023 and 2024, the audit fee was fixed at 1.52 million Baht per year. For the previous year, 2025, the Company successfully reduced the audit fee to 1.45 million Baht.

Comments and Inquiries

The Chairman provided an opportunity for shareholders to raise inquiries or express additional opinions. As no shareholders had further questions or comments, the Chairman requested the Meeting to cast their votes. This agenda requires approval by a majority vote of the shareholders who are present and casting their votes.

Resolution

The Meeting considered the matter and resolved, by a unanimous vote of the shareholders present and casting their votes, to approve the appointment of the auditors from EY Office Limited and the determination of the audit fee for the year 2026. Any of the following auditors shall be authorized to conduct the audit and express an opinion on the Company's financial statements:

1. Ms. Sumana Punpongsanon, Certified Public Accountant Registration No. 5872; or
2. Ms. Rosaporn Decharkom, Certified Public Accountant Registration No. 5659; or
3. Ms. Pimjai Manikajohnkit, Certified Public Accountant Registration No. 4521; or
4. Ms. Vilaiporn Chaowiwatkul, Certified Public Accountant Registration No. 9309.

The audit fee for the year 2026, including the quarterly review of the financial statements, is set at a total of 1.41 million Baht, excluding non-audit fees which the Company will pay based on actual costs incurred. The voting results for this agenda are as follows:

Shareholders	Number of Votes (Votes)	Percentage (%)
Approved	256,918,476	100.0000
Disapproved	-	0.0000
Abstained	-	-
Invalid Ballots	-	0.0000

Agenda 6 concluded at 11:00 hrs.

Agenda 7 commenced at 11:01 hrs.

Agenda 7

To consider and approve the election of directors to replace those who are retired by rotation.

The Chairman assigned Mr. Metha Angwatanapanich (Director / Chairman of the Nomination and Remuneration Committee / Risk Management Committee Member / Executive Director) to report on this agenda. Mr. Metha Angwatanapanich reported to the Meeting as follows:

Pursuant to Section 71 of the Public Limited Companies Act B.E. 2535 (including its amendments) and Article 25 of the Company's Articles of Association, which states: "At every Annual General Meeting, one-third of the total number of directors shall retire from office. A retiring director is eligible for re-election." To ensure the highest standards of Good Corporate Governance and transparency, directors with a conflict of interest in this agenda will abstain from voting. *(In this regard, Admiral Na Areenich, Mr. Thanaprus Chumpolkulawongse, and Ms. Sunisa Jakpaisan, as interested directors, temporarily left the meeting room).* For this year, there are 3 directors who are due to retire by rotation, namely:

1. Admiral Na Areenich: Director / Independent Director / Audit Committee Member
2. Mr. Thanaprus Chumpolkulawongse: Director
3. Ms. Sunisa Jakpaisan: Director / Nomination and Remuneration Committee Member / Executive Director

The Company Secretary had previously announced through the Stock Exchange of Thailand (SET) and the Company's websites, providing an opportunity for shareholders to nominate qualified candidates for election as directors from February 10, 2026, to February 18, 2026. However, no shareholders nominated any candidates. The Nomination and Remuneration Committee has therefore proposed that all three retiring directors be re-elected to serve as directors for another term. The details of each director are provided in *Enclosure No. 4 of the Notice of the Meeting*. The Committee has considered and concluded that all three candidates possess the appropriate qualifications, knowledge, abilities, and experience that will be beneficial to the Company's operations. Furthermore, they possess the full qualifications and do not have any prohibited characteristics under the Public Limited Companies Act, nor do they have any characteristics indicating a lack of appropriateness to be trusted in managing a publicly owned business under the Securities and Exchange Act. In particular, the first director (Admiral Na Areenich) meets all the requirements of an Independent Director according to the Company's definition. All three candidates also satisfy the criteria of the Capital Market Supervisory Board, have no legal disputes, have

never been dismissed or terminated for misconduct, and have never served a prison sentence for any offense involving dishonest acquisition of property.

Comments and Inquiries

The Chairman provided an opportunity for shareholders to raise inquiries or express additional opinions. As no shareholders had further questions or comments, the Chairman requested the Meeting to cast their votes. This agenda requires approval by a majority vote of the shareholders who are present and casting their votes.

To ensure compliance with the principles of Good Corporate Governance and transparency in accordance with the AGM Checklist, the Company will collect all voting ballots—including "Approve," "Disapprove," and "Abstain"—to record the voting results for each individual director.

Resolution

The Meeting considered the matter and resolved to approve the re-election of the directors who retired by rotation to serve as the Company's directors for another term, with the details as follows:

1. Admiral Na Areenich: Chairman of the Board of Directors / Independent Director / Audit Committee Member

The Meeting resolved, by a unanimous vote of the shareholders present and casting their votes, as follows:

Shareholders	Number of Votes (Votes)	Percentage (%)
Approved	256,918,476	100.0000
Disapproved	-	0.0000
Abstained	-	-
Invalid Ballots	-	-

2. Mr. Thanaprus Chumpolkulawongse: Director

The Meeting considered the matter and resolved to approve the appointment by a majority vote of the shareholders present and casting their votes, as follows:

Shareholders	Number of Votes (Votes)	Percentage (%)
Approved	256,418,476	100.0000
Disapproved	-	0.0000
Abstained	500,000	-
Invalid Ballots	-	-

3. Ms. Sunisa Jakpaisan: Director / Nomination and Remuneration Committee Member / Executive Director

The Meeting considered the matter and resolved to approve the appointment by a majority vote of the shareholders present and casting their votes, as follows:

Shareholders	Number of Votes (Votes)	Percentage (%)
Approved	232,838,376	100.0000
Disapproved	-	0.0000
Abstained	24,080,100	-
Invalid Ballots	-	-

Agenda 7 concluded at 11:13 hrs. (The interested directors, namely Admiral Na Areenich, Mr. Thanaprus Chumpolkulawongse, and Ms. Sunisa Jakpaisan, re-entered the meeting room.)

Agenda 8 commenced at 11:16 hrs.

Agenda 8

To consider other business (if any).

The Chairman informed the Meeting that, pursuant to Section 105, paragraph 2 of the Public Limited Companies Act B.E. 2535 (as amended in B.E. 2544), shareholders holding shares amounting to not less than one-third of the total number of shares sold may request the Meeting to consider matters other than those specified in the Notice of the Meeting. The Company has included this agenda to provide an opportunity for shareholders who wish to propose matters other than those set by the Board of Directors for this Meeting. Furthermore, this agenda serves as a session for the Company to address inquiries and consider various suggestions on general matters.

Comments and Inquiries

Mr. Chatchai Ngamvipas, a proxy from the Thai Investors Association, inquired as follows:

1. The Company to clarify the action plan for participating in the "JUMP+" project.

Ms. Sunisa Jakpaisan (Director / Nomination and Remuneration Committee Member / Executive Director) addressed the inquiry, stating that the project's action plan is divided into three parts:

Project Expansion and Branding: The Company will execute plans to expand projects and build brand awareness. This year, the Company has launched two projects: SEQUOIA and Pine Condo (Building B).

Climate Action: The Company aims to reduce greenhouse gas emissions and energy expenses by installing solar cells.

Enhanced Residential Design: Developing home designs that better meet residential needs to ensure customers receive Value for Money, while aligning with the business plan (for growth and increasing company value) and the corporate governance plan.

Mr. Weeraphan Jakpaisan (Director / Risk Management Committee Member / Nomination and Remuneration Committee Member / Chairman of the Executive Committee / Managing Director) provided additional information regarding the JUMP+ project:

This project is supported by the Stock Exchange of Thailand (SET). Listed companies are eligible to receive financial support of up to 5 million Baht per company. The condition for receiving this support is that the Company must first incur the operating expenses, and the SET will then provide matching funds equal to the amount paid by the Company, up to a limit of 5 million Baht. The project must be beneficial to the Company and the action plan must be approved by the Board of Directors. Currently, the Company has already implemented some parts of the plan.

The Chairman provided an opportunity for the shareholders to raise further inquiries or express additional opinions. As no shareholders had any further questions or comments, the Chairman proceeded with the next steps.

MC announced that the time was appropriate and the Company had addressed all shareholder inquiries as time permitted. The MC then invited the Chairman to formally close the meeting.

The Chairman addressed the Meeting, stating: "On behalf of the Board of Directors, I would like to express my sincere gratitude to all shareholders for taking the time to attend this meeting and for providing valuable comments and inquiries that are beneficial to the Company. I now declare the 2026 Annual General Meeting of Shareholders closed."

The Meeting was adjourned at 11:26 hrs.



(ADM. Na Arreenich)

Chairman



(Miss Kanokkarn Tipbamrung)

Company Secretary