

Invitation to the Shareholders for Ordinary General Meeting
of Shareholders of the Company No.1/2026

Eastern Star Real Estate Public Company Limited



28 April 2026 at 14.00 hrs.

At

The Office of the Company, No. 898 Ploenchit Tower, 5th Floor,
Ploenchit Road, Lumpini Sub-district, Patumwan District,
Bangkok Metropolis

by meeting via electronic media (E-AGM)

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No. ESTAR/BKK/LEGAL/31/2026

12 March 2026

- Subject : Invitation to attend the Ordinary General Meeting of Shareholders of the Company No. 1/2026
- Attention : Shareholders of Eastern Star Real Estate Public Company Limited.
- Enclosures : 1. Copy of Minutes of Ordinary General Meeting of Shareholders of the Company No. 1/2025
2. Annual Report for the fiscal year 2025, the Statements of Financial Position and the Statements of Comprehensive Income and the Auditor's Report as at 31 December 2025 (in QR Code)
 3. Name list and profiles of the persons nominated to be elected as directors to replace those retiring by rotation
 4. Definition of Independent Director
 5. Remuneration amount paid to the Board of Directors of the Company in the year 2025
 6. Auditor's remuneration and other service fees
 7. Articles of Association related to the Ordinary General Meeting of Shareholders
 8. Profiles of Independent Directors (acting as Proxy of the Shareholders)
 9. Proxy Form A, Form B and Form C
 10. Practice Guideline for the E-AGM and Proxy
 11. Registration Form for the Electronic Annual General Meeting of Shareholders (E-AGM)
 12. Making Enquiry in Advance Form for the Electronic Annual General Meeting of Shareholders (E-AGM)

Pursuant to the resolution passed by the Board of Directors of Eastern Star Real Estate Public Company Limited, the Ordinary General Meeting of Shareholders of the Company No. 1/2026 is hereby called on 28 April 2026, at 14.00 hrs., at the office of the Company, No. 898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini Sub-district, Patumwan District, Bangkok Metropolis, by meeting via electronic media (E-AGM), to consider the matters under the following agenda:

Agenda 1 To adopt the Minutes of Ordinary General Meeting of Shareholders of the Company No. 1/2025

Background Information: The Ordinary General Meeting of Shareholders of the Company No. 1/2025 was held on 28 April 2025, and the minutes of the meeting has been submitted to the Stock Exchange of Thailand and the Ministry of Commerce within the timeframe prescribed by laws, which the details of the Minutes of the Ordinary General Meeting of Shareholders of the Company No. 1/2025 are attached hereto ([Enclosure 1](#)).

Opinion of the Board: The Shareholders meeting is hereby advised to adopt the Minutes of the Ordinary General Meeting of Shareholders of the Company No. 1/2025, which was held on 28 April 2025.

Resolution: This agenda shall be approved by a majority vote of shareholders attending the meeting and casting their votes.

Agenda 2 To acknowledge the performance results of the Board of Directors for the previous year and the Annual Report for the fiscal year 2025

Background Information: The report of the performance results of the Board of Directors of the Company for the previous year 2025 appeared in the Annual Report for the fiscal year 2025 (Enclosure 2).

Opinion of the Board : The Shareholders meeting is hereby advised to acknowledge the performance results of the Board of Directors of the Company for the previous year and the Annual Report for the fiscal year 2025 aforesaid.

Resolution: This agenda is for acknowledgement. Therefore, no votes will be casted.

Agenda 3 To consider and approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2025

Background Information: In compliance with Section 112 of the Public Limited Companies Act B.E. 2535 and Article 41 of the Company's Articles of Association, which stipulate that the Board of Directors shall arrange for preparation of the Statements of Financial Position and the Statements of Comprehensive Income as of the end of the accounting period of the Company, and shall submit the same to the shareholders meeting at the Ordinary General Meeting for consideration and approval. Therefore, the Board of Directors of the Company proposed to the Ordinary General Meeting of Shareholders to consider and approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2025, which have been audited by the Auditor of the Company and have been reviewed by the Audit Committee and the Board of Directors of the Company as shown in the Annual Report for the fiscal year 2025 (Enclosure 2).

Opinion of the Board: The Shareholders meeting is hereby advised to approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2025.

Resolution: This agenda shall be approved by a majority vote of shareholders attending the meeting and casting their votes.

Agenda 4 To consider and approve the appropriation of profits and the payment of dividends for the performance results of the fiscal year 2025

Background Information: Pursuant to Section 116 of the Public Limited Companies Act B.E. 2535, and Article 45 of the Company's Articles of Association, which stipulate that the Company is required to allocate not less than five percent of the annual net profits as legal reserve, less the accumulated losses carried forward (if any), until the legal reserve reaches the amount not less than ten percent of the registered capital.

According to the consolidated financial statements of the Company and the subsidiary companies for the fiscal year ended 31 December 2025, the Company has the net profits from its performance in the amount of 128,843,512.- Baht. And the single financial statements of the Company show the net profit from its performance in the amount of 114,429,307.- Baht.

In addition, the Company has the policy of dividends payment at the rate not lower than 50% of the net profits of the single financial statements after appropriation of legal reserve, whereby the payment of dividends will take various factors to consist of the consideration such as financial

position, liquidity, expansion of businesses and other related factors in relation to the management of the Company.

When the Company has the net profits from its performance, the Company then appropriated a part of profits as a legal reserve in the amount of 6,000,000.- Baht, and the payment of dividends for the performance results of the fiscal year 2025 to the Shareholders of the Company in the amount of 5,022,246,185 shares, at the rate of 0.02 Baht per share, totaling dividends amount of 100,444,924.- Baht, by fixing the names of Shareholders who are entitled to receive dividends on 8 May 2026 (Record Date) and the Company will pay the dividends on or before 26 May 2026.

Information of payment of the dividends for the past three years are as follows:

Operation Period	Record Date	Payment Date	Dividend Type	Dividend Per Share (Baht/Share)	Dividend Pay out Profit (%)	Source of Dividend
1 Jan 2022-31 Dec 2022	-	-	-	-	-	-
1 Jan 2023-31 Dec 2023	-	-	-	-	-	-
1 Jan 2023-31 Dec 2024	8 May 2025	27 May 2025	Cash	0.01	185	Unallocated retained earnings

Remark : Non-payment of dividends for the performance result of 2022-2023 because the Company is necessary to keep the cash flow to support for investment in new projects in the future.

Opinion of the Board: The Shareholders meeting is hereby advised to approve the appropriation of a part of profits as a legal reserve in the amount of 6,000,000.- Baht, and the payment of dividends for the performance results of the fiscal year 2025 to the Shareholders of the Company in the amount of 5,022,246,185 shares, at the rate of 0.02 Baht per share, totaling dividends amount of 100,444,924.- Baht, by fixing the names of Shareholders who are entitled to receive dividends on 8 May 2026 (Record Date) and the Company will pay the dividends on or before 26 May 2026.

Resolution: This agenda shall be approved by a majority vote of shareholders attending the meeting and casting their votes.

Agenda 5 To consider the election of the directors in place of those retiring by rotation

Background Information: In compliance with Section 71 of the Public Limited Companies Act B.E. 2535 and Article 15 of the Company's Articles of Association, which stipulate that One-Third of the Directors are required to retire from office at the Ordinary General Meeting of Shareholders every year, but they are entitled to be re-elected to resume the positions of the Directors of the Company. Therefore, it shall have directors to retire from offices in the number of One-Third of 12 directors being 4 directors in the Ordinary General Meeting of Shareholders for year 2026 as follows:

1. Mr. Pongpinit Tejagupta Former Vice Chairman of the Board and Former Chairman of the Executive Committee (Passed-away in during term)
2. Mr. Jessada Promjart Independent Director, Chairman of the Nomination and Remuneration Committee and Audit Committee
3. Mr. Paiboon Wongjongjaiharn Director and Executive Committee
4. Mr. Titiwut Soukpornchaikul Director and Executive Committee

In addition, pursuant to Section 86 of the Public Limited Companies Act B.E. 2535 and Article 27 of the Company's Articles of Association, which stipulate that "no director shall operate any business which has the same nature as and is in competition with the business of the company or become a partner in an ordinary partnership or become a partner with unlimited liability in a limited partnership or become a director of a private company or any other company operating business which has the same nature as and is in competition with the business of the company, either for his/her own benefit or for the benefit of other persons, unless he/she notifies the shareholders meeting prior to the resolution for his/her appointment".

Therefore, Mr. Titiwut Soukpornchaikul hereby notifies the shareholders that present, Mr. Titiwut Soukpornchaikul is a director of Super Assets Company Limited, which operates a real estate business, whereby the said company operates the same nature as the Company's business.

The Nomination and Remuneration Committee has considered the appropriateness in the types of qualification, knowledge, ability and experience in businesses relating to the Company's operations as well as they will be the persons who have all qualifications required by the Public Limited Companies Act B.E. 2535, and non-prohibited characteristics for election as the Company's director in accordance with the criteria of the Office of Securities and Exchange Commission and other related government agencies. The Nomination and Remuneration Committee then proposed to the Shareholders meeting for consideration and approval as follows;

- (1) Election of Mr. Potitat Piriyavirut as a new Director and Independent Director of the Company in place of Mr. Jessada Promjart, who shall be retired by rotation in this occasion, and has informed his wish to decline the nomination as the director for another period.
- (2) Re-election of Mr. Paiboon Wongjongjaiharn and Mr. Titiwut Soukpornchaikul, who shall be retired by rotation in this occasion, to their offices as Directors of the Company for another period.
- (3) Fixing of the Board of Directors of the Company shall comprise 11 members by not electing any person in place of the position of Mr. Pongpinit Tejagupta who had passed-away in during term.

The Company has invited shareholders of the Company to nominate person(s) to be considered and elected as director(s) for the Annual General Meeting of Shareholders for Year 2026 in accordance with the criteria as specified by the Company on the website of SET and the Company from 5 September 2025 to 31 December 2025, it appears that there were no shareholders nominating the person(s) to be considered and elected as director(s) of the Company.

Opinion of the Board: The Shareholders meeting is hereby advised to consider and approve as follows;

- (1) Election of Mr. Potitat Piriyavirut as a new Director and Independent Director of the Company in place of Mr. Jessada Promjart, who shall be retired by rotation in this occasion, and has informed his wish to decline the nomination as the director for another period.
- (2) Re-election of Mr. Paiboon Wongjongjaiharn and Mr. Titiwut Soukpornchaikul, who shall be retired by rotation in this occasion, to their offices as Directors of the Company for another period.
- 3) Fixing of the Board of Directors of the Company shall comprise 11 members by not electing any person in place of the position of Mr. Pongpinit Tejagupta who had passed-away in during term.

The Board of Director has considered and viewed that the person to be nominated as an independent director having qualifications in accordance with the related law on the criteria of the independent director.

The name list and profiles of the persons nominated to be elected as Directors to replace those retiring by rotation appeared in [Enclosure 3](#).

In addition, the definition of the Independent Director of the Company as prescribed in the same manner as the Notification of Capital Market Supervisory Board appears in [Enclosure 4](#).

Resolution: This agenda shall be approved by a majority vote of shareholders attending the meeting and casting their votes

Agenda 6 **To consider the fixing of the remuneration to the Board of Directors for the year 2026.**

Background Information: In compliance with Section 90 of the Public Limited Companies Act B.E. 2535 and Article 13 of the Company’s Articles of Association, which stipulate that the payment of remuneration to the Board of Directors of the Company is required to approve by the Shareholders meeting.

The Nomination and Remuneration Committee has considered the remuneration for the Board of Directors by benchmarking it against the directors’ remuneration rates of the companies in the real estate business group at a comparable level, as well as the appropriateness in relation to the scope of duties and responsibilities of the directors. The Nomination and Remuneration Committee therefore proposes that the shareholders meeting is hereby advised to approve the fixing of the remuneration to the Board of Directors of the Company for the year 2026 being monthly remuneration as follows:

The Remuneration to the Board of Directors for Year 2025 and Year 2026			
Type of Board	Position	Year 2025 (Baht/Month)	Year 2026 (Baht/Month)
Board of Directors of the Company	Chairman of the Board	120,000.-	120,000.-
	Director	50,000.-	50,000.-
Executive Committee	Chairman of the Executive Committee	20,000.-	20,000.-
	Executive Committee	10,000.-	10,000.-
Audit Committee	Chairman of the Audit Committee	20,000.-	20,000.-
	Audit Committee	10,000.-	10,000.-
Nomination and Remuneration Committee	Chairman of the Nomination and Remuneration Committee	20,000.-	20,000.-
	Nomination and Remuneration Committee	10,000.-	10,000.-

- Remark :** (1) The Director as the Managing Director / the Chief Executive Officer does not receive the said remuneration
 (2) Other Remuneration / Other Benefits : None

In this connection, the Company paid the remuneration to the Board of Directors as per the details in [Enclosure 5](#), and the information of payment of the remuneration to the Board of Directors of the Company for the past years are as follows:

Remuneration for the year	2025	2024	2023
Remuneration actually paid to the Board of Directors (Baht)	8,800,000.-	8,400,000.-	8,400,000.-

Opinion of the Board: The Shareholders meeting is hereby advised to approve the fixing of the remuneration to the Board of Directors of the Company for the year 2026 being monthly remuneration as follows:

(1) Board of Directors of the Company

Chairman of the Board	120,000.- Baht
Director	50,000.- Baht

(2) Executive Committee

Chairman of the Executive Committee	20,000.- Baht
Executive Committee	10,000.- Baht

(3) Audit Committee

Chairman of the Audit Committee	20,000.- Baht
Audit Committee	10,000.- Baht

(4) Nomination and Remuneration Committee

Chairman of the Nomination and Remuneration Committee	20,000.- Baht
Nomination and Remuneration Committee	10,000.- Baht

Except the Director as the Chief Executive Officer does not receive the said remuneration.

Other remuneration : None

Resolution: This agenda shall be approved by the votes not less than two-thirds of the total number of votes of shareholders attending the meeting and having right to vote.

Agenda 7 To consider the appointment of the auditors of the Company for the fiscal year 2026 and fixing of the remuneration.

Background Information: In Compliance with Section 120 of the Public Limited Companies Act B.E. 2535 which provides that every Ordinary General Meeting of Shareholders shall appoint the auditors and fix the auditing fee. Therefore, it is necessary for the Company to appoint the auditors for the fiscal year 2026 and fix their auditing fee.

The Audit Committee has considered to propose to the Shareholders meeting for consideration and appointment of the auditors of EY Office Limited as the Company's auditor for the fiscal year 2026, due to it was considered that they are qualified under the regulations of the Office of Securities and Exchange Commission, having expertise in auditing, and have shown satisfactory performance with the details as follows:

<u>Auditor Names</u>	<u>CPA Registration No.</u>	<u>Number of years auditing for the company</u>
1. Mrs. Ginkarn Atsawarangsalit	4496	4
2. Ms. Pimjai Manitkajohnkit	4521	1
3. Ms. Orawan Techawatanasirikul	4807	0
4. Ms. Sumana Punpongsanon	5872	0

Whereby any one of the above-mentioned auditors is authorized to audit, perform and set his/her signature in its audit report, and to consider the fixing of the remuneration of the Auditors in the amount not exceeding 1,520,000.- Baht. Whereby the information of the payment of remuneration of the Auditors in the previous years are as follows:

Items	Year 2026	Year 2025	Year 2024
Audit Fee (Baht)	1,520,000.-	1,490,000.-	1,490,000.-
Increase (decrease) from the past year (Baht)	30,000.-	-	50,000.-
Equivalent to (%)	2.00	-	3.47

Items	Year 2026	Year 2025	Year 2024
Other Services Charges (VAT included) (Baht)	According to actual service use	283,550.-	283,550.-
Increase (decrease) from the past year (Baht)	-	-	16,050.-
Equivalent to (%)	-	-	6.00

Moreover, EY Office Limited and the auditors proposed to be the auditors of the Company and its subsidiary companies have no relationship or any interest with the Company or its subsidiary companies, Managements or related persons in such a way which may have an impact on performing their task independently. In addition, EY Office Limited is also acting as the auditor of the Company's subsidiaries.

The details of the auditors remuneration and other service fees appears in [Enclosure 6](#).

Opinion of the Board: The Shareholders meeting is hereby advised to consider the appointment of Mrs. Ginkarn Atsawarangsalit, Certified Public Accountant No. 4496, or Ms. Pimjai Manitkajohnkit, Certified Public Accountant No. 4521, or Ms. Orawan Techawatanasirikul, Certified Public Accountant No. 4807, or Ms. Sumana Punpongsanon, Certified Public Accountant No. 5872 of EY Office Limited, as the Auditors of the Company for the fiscal year 2026, and fixing of the remuneration of the Auditors in the amount not exceeding 1,520,000.- Baht.

Resolution: This agenda shall be approved by a majority vote of shareholders attending the meeting and casting their votes.

Pursuant to the invitation of the Company to shareholders to propose any matters as an agenda of the meeting and/or to nominate person(s) to be considered and elected as director(s) for the Annual General Meeting of Shareholders for Year 2026 in accordance with the criteria as specified by the Company on the website of SET and the Company from 5 September 2025 to 31 December 2025, it appears that there were no any matters proposed from the shareholders of the Company. And the Company has notified the said result on the website of SET and the Company completed on 27 February 2026.

The Ordinary General Meeting of Shareholders of the Company No. 1/2026 be in accordance with Articles of Association related to the Ordinary General Meeting of Shareholders details as shown in [Enclosure 7](#).

You are hereby invited to attend the meeting on the date and time specified above. For shareholders who wish to attend the meeting themselves or with proxies who are other person or the independent directors of the Company to be the proxies, whose names and details as shown in [Enclosure 8](#) via electronic media. The Company hereby prepares a Proxy Form A, a general and simple proxy form, and a Proxy Form B which clearly specifies certain items and authority to be delegated to the proxy. In addition, there is Proxy Form C, applicable to foreign shareholders who make an appointment of a custodian in Thailand in [Enclosure 9](#). Shareholders may print the proxy form as set out in [Enclosure 9](#) or download it from the Company's website at www.estarpcl.com under the heading "Investor Relations" and the subheading "Information for Shareholders." or shareholders may request a hard copy of the proxy form by 10 April 2026. And please fill out the box in front of the name of the person you wish to appoint as your proxy to attend the meeting and vote on your behalf, and sign your name in the proxy form. With the Practice Guideline for the E-AGM details as shown in [Enclosure 10](#). Please fill out the box in Registration Form for the Electronic Annual General Meeting of Shareholders (E-AGM) in [Enclosure 11](#). Please send this completely- filled Registration Form for the Electronic Annual General Meeting of Shareholders (E-AGM) and attach identification documents for verification. In case of authorizing a proxy to attend the meeting are required to Proxy Form and supporting documents to the Company by 24 April 2026, at 12:00 hrs.

The Company has fixed the names of Shareholders who are entitled to attend the Ordinary General Meeting of Shareholders of the Company No. 1/2026, on 16 March 2026 (Record Date).

Should the Shareholders have any questions or inquiries concerning the matter in any agenda which the Shareholders wish to request the Board of Directors to explain at the meeting, please submit your questions in advance via electronic media in [Enclosure 12](#) to the Company by 24 April 2026, at 12:00 hrs.

By resolution of the Board of Directors

A handwritten signature in blue ink, reading "Pairoj Watt".

Mr. Pairoj Wattanavarodom

Chief Executive Officer

Remark: The Company has disseminated the Notice of the Meeting of Shareholders, together with all related documents which are the same version as sent to the shareholders, on the Company's website: www.estarpcl.com.

Eastern Star Real Estate Public Company Limited
Minutes to Shareholder Meeting No. 1/2025

Time and Place

The meeting was held on 28 April 2025 at 2:00 pm at the Company's offices at Address No. 898, Ploenchit Tower, 5th Floor, Ploenchit Rd., Lumpini, Pathumwan, Bangkok. The meeting was held via electronic media.

Meeting Convened

Mr. Sakchai Wirunchiwa, the Company's legal consultant and the meeting secretary, welcomed shareholders and explained to the meeting that the board of directors had passed a resolution to host this meeting via electronic media exclusively. OJ International Co., Ltd., an E-Meeting service provider with expertise and accreditation from the agencies involved, managed this meeting's system. The meeting was held via electronic media according to criteria and methods prescribed by law. The Company recorded image and sound data of the meeting as a video.

Next, the meeting secretary informed the meeting that four shareholders are attending the meeting via electronic media personally with a total share count of 62,764,901 shares while 24 shareholders are attending the meeting by proxy with a total share count of 3,209,267,696 shares. In total, 28 shareholders attended the meeting with a total share count of 3,272,032,597 shares out of 5,022,246,185 shares or 65.15 percent of all shares, meaning the meeting has a quorum as required in the Company's regulations.

The meeting secretary introduced the Company directors attending the meeting via electronic media as follows:

Directors in Attendance Via Electronic Media

- | | | |
|----|--------------------------|--|
| 1. | Mr. Virat Phairatphiboon | Chairman and Independent Director |
| 2. | Mr. Pongpinit Tejagupta | Vice Chairman and Chairman of Executive Committee |
| 3. | Mrs. Sunanta Tiasuwan | Independent Director, Chairman of Audit Committee and Nomination and Remuneration Director |

4.	Mrs. Wanna	Thamsirisup	Independent Director, Audit Director, and Nomination and Remuneration Director
5.	Mr. Jessada	Promjart	Independent Director, Chairman of Nomination and Remuneration Committee and Audit Director
6.	Mr. Paiboon	Wongjongjaiharn	Director
7.	Mr. Tinnawat	Mahatharadol	Director and Executive Director
8.	Mr. Titiwut	Soukpornchaikul	Director and Executive Director
9.	Mr. Nuttawit	Boonyawat	Director and Executive Director
10.	Mr. Pairoj	Wattanavarodom	Managing Director

Directors Not in Attendance

1. Dr. Chatchawin Charoen-Rajapark Director

The Company has 11 directors. Of this number, 10 directors are in attendance or 91% of all directors.

The Senior Vice President of the Accounting, Finance, and Information Department, Mr. Supareg Sasipaphanuwat, and the Company's auditor, Mr. Chayapol Suppasertanon, also attended the meeting via electronic media to help the board of directors explain information to shareholders.

The meeting secretary explained to the meeting that instructions for sending questionnaires on each agenda item of today's shareholder meeting will be as follows:

1. Shareholders may send questions on each agenda item by typing your question via Q & A in the Zoom program before pressing "Enter" to send the question to the system.
2. In asking each question, the attendees are asked to please state their first names and last names along with identifying whether they are a shareholder or proxy before asking each question for benefits in making the minutes of the meeting accurate and complete.

The voting procedure in each agenda item of today's shareholder meeting will be as follows:

1. In casting votes, shareholders are asked to switch from the Zoom program back to the Chrome program or a web browser to vote on each agenda item at the E-Voting menu. After pressing to cast votes, the system will have a pop-up once again to confirm votes. Press "Yes" to confirm votes.

2. In cases where shareholders wish to change votes, shareholders may do so by pressing to cast votes again. However, if voting is closed for the agenda item, shareholders will not be able to cast or change votes.

3. After shareholders have cast votes, please return to the E-meeting window of the Zoom program to continue viewing video and audio of the meeting.

4. The system will tally votes by counting total votes from shareholders who cast votes via the E-Voting system and shareholders who cast votes in advance by power of attorney documents.

5. If a shareholder does not cast any votes, the shareholder will be considered to have agreed. If no shareholder disagrees or abstains, the meeting is considered to have passed a resolution in approval or agreement with the board of directors' proposal.

6. Shareholders have the right to cast one vote per share held by the shareholder.

7. When counting votes on each agenda item, votes from shareholders in disapproval and abstention will be deducted from total votes of shareholders in attendance with the right to vote on each agenda item. The remaining votes will be considered as votes in approval. Votes from proxy votes cast in advance will also be counted.

8. The chairman of the meeting will assign the secretary of the meeting to ask for a resolution from the meeting and notify results of votes on resolutions to the meeting.

In attending the meeting via electronic media including inquiries, responses to inquiries, and voting, steps and details have been explained to shareholders according to the E-AGM system manual sent to the email sent by shareholders to notify the Company.

If any shareholder encounters technical issues, the shareholder may call to contact staffers from OJ International Co., Ltd. at 02-079-1811.

The meeting secretary informed the meeting that the Company has invited the Company's shareholders to propose topics for inclusion as agenda items and/or nominate candidates for election as directors in the annual general meeting of 2025 according to criteria specified by the Company via the

websites of the Stock Exchange of Thailand and the Company from 16 October 2024 to 16 January 2025. No proposal was made from the Company's shareholders.

The meeting secretary invited Mr. Virat Phairatphiboon, the Chairman, to chair the meeting and open the meeting.

The Chairman greeted shareholders and informed the meeting that enough shareholders have joined the meeting via electronic media in person and by proxy to form the quorum specified in company regulations. Therefore, the Chairman opened Shareholder Meeting No. 1/2025 of Eastern Star Real Estate Public Company Limited and the Chairman assigned Mr. Sakchai Wirunchiwa, the meeting secretary, and the team to moderate the meeting according to the meeting agenda via electronic media.

Agenda Item 1: To Adopt the Minutes of Ordinary General Meeting of Shareholders of the Company No. 1/2024.

The meeting secretary proposed for the meeting to consider the minutes of Shareholder Meeting No. 1/2024 held on 30 April 2024 and the Company has sent copies of the minutes of the aforementioned meeting to shareholders for consideration with meeting invitations.

The meeting secretary asked if any shareholder has any content to revise or add. Since no shareholder had content to revise, the meeting secretary proposed for the meeting to vote.

Resolution: After deliberation, the meeting passed a resolution adopting the minutes of Shareholder Meeting No. 1/2024 as accurate. The meeting voted unanimously, and shareholders had cast votes as follows:

Cast Votes	Shareholders	No. of Votes	Percentage
For	28	3,272,032,597	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,272,032,597	100

Agenda Item 2: To Acknowledge the Performance Results of the Board of Directors for the Previous year and the Annual Report for the Fiscal Year 2024

The meeting secretary invited Mr. Pairoj Wattanavarodom to report the board of directors' performance for the meeting's consideration.

Mr. Pairoj Wattanavarodom, Managing Director, as a representative of the board of directors presented the Company's performance of 2024 and the business plan of 2025 as follows: For performance

in 2024, the Company has a total of 12 projects. Of these projects, 65% are in Bangkok and 35% are in Rayong. The projects in Bangkok are valued at 4,100 million baht and 95% of these projects are low-rise condominium projects priced at 3-5 million baht (almost 70%). The remaining 5% of projects are additional horizontal projects, an old project, namely, the Estara Haven Phatthanakarn 20 Project, and new projects such as the Eston Latkrabang-Suvarnabhumi Project priced at 3-5 million baht, which were added in 2024. The projects in Rayong are valued at 2,200 million baht divided into projects priced at 5-15 million baht (55%) and projects priced at 3-5 million baht (45%). In 2024, projects priced at 5-15 million baht were added to supplement projects priced at 3-5 million baht with performance as follows:

Performance in 2024 was in three dimensions consisting of: (1) Pre-Sale numbers are at almost 1,700 million baht. When 2023 and 2024 are compared, the Company had a gross profit of 7%; (2) Revenue was at 1,851 million baht. When 2023 was compared to 2024, the Company's growth was 40%; and (3) Net profit was at 34 million baht. When 2023 was compared to 2024, the Company's growth was 13%, showing the following image: (1) Of the ownership transfer goal of 1,732 million baht, ownership was transferred for 1,812 million baht or an achievement of 104 percent with three projects sold out, namely, (1) the Estara Haven Phatthanakarn 20 Project with town homes valued at 7-12 million baht; (2) the Quintara Arte Sukhumvit 52 Project; and (3) the Breeze at Eastern Star Foresto in Ban Chang, Rayong. The highlight is the Company's ability to transfer ownership rights to low-rise condominiums valued at 800 million baht. Interestingly, the Company was able to transfer ownership rights to condominiums in the Quintara MHY' Gen Ratchada-Huaikhwang Project at 500 million baht, which will continue in 2025. The Company also launched two new horizontal projects, namely, (1) the Eston Latkrabang Suvarnabhumi Project with town homes priced at 3-5 million baht and (2) the Velana Hyde Utapao-Banchang Project priced at 5-9 million baht, which helps to solve problems with houses priced below five million baht, causing ownership rights transfer figures to reach 1,812 million baht. The Company has condominium backlogs at almost 2,000 million baht and will have ownership rights transfers in condominium projects at 1,000 million baht, of which 163 million baht is horizontal projects brought forward. In 2026, another part of ownership rights transfers will take place in the next year in the amount of 769 million baht.

Business Plan in 2025

The Company had business plans before the earthquake incident in Bangkok and Donald Trump's tariff policy to become the Next Step Growth with a goal set at 2,000 million baht. The image shows the macroeconomics of the Thai economy, construction material trends, and various delays. However, two new factors are now included consisting of: (1) the earthquake incident on 28 March 2025; and (2) Donald Trump's tariff collection policy. On the topic of the earthquake, the Company has

condominium projects valued at almost 1,000 million baht with 600 million baht in low-rise condominium projects that continue to sell normally. However, a high-rise condominium project, the Quintara MHy' Den Pho Nimit Project will have ownership right transfers in Quarter 4 of 2025 and, in 2025, the Company has launched new projects priced at 10-25 million baht. The Company has found many customers concerned about condominiums have increasingly begun seeking homes in safe zones with plans to look for housing projects. Regarding Donald Trump's tariff collection policy, which will increase construction material prices, the Company had entered two-year construction material price agreements. These agreements are now expired. More importantly, today's main factors have changed. (1) the matter of mortgage registrations for houses valued below seven million baht announced on 21 April 2025 will have positive effects on the Company because the Company has many horizontal projects priced below seven million baht and low-rise condominium projects in Bangkok priced at 3-5 million baht. (2) The LTV measure will be announced and come into force on 2 May 2025. Houses priced at ten million baht and up will be expanded with no further use of LTV measures. Therefore, the Company has launched housing projects valued at 10-25 million baht to complement one another and waits to see whether the interest rate will be reduced by 0.25% on 30 April 2025 or not. If the interest rate is reduced, this will make the interest rate 1.75%, making the interest rate even lower. The Company answered questions from many shareholders that the Company has the following plans in 2025: (1) Segment – Build more expensive houses valued at 10-25 million baht and work on more horizontal projects. In 2024, the Company has condominiums at 65% and this will become 50% in 2025; (2) Speed – Launch projects more quickly. Because of the earthquake incident, houses valued at 10-25 million baht are attractive. The Company currently has two horizontal projects and expediting projects can enable projects to launch at least 1-2 months earlier to support wealthier Thais who purchased high-rise 30-40 floor condominiums and are looking for more homes; (3) Quality – Adjust quality for goods and services because the Company makes segments of 10-25 million baht; (4) Connection – Most importantly, every three months, the Company builds relationships with small loan banks with ten banks supporting the Company and five banks allied to the Company. Every three months, the Company will update with banks and discuss the banks' criteria. On 29 April 2025, discussions will be held before the end of Quarter 1 of 2025. In Quarter 2 of 2025, the Company will discuss with small banks. If sales are made and ownership rights cannot be transferred, sales would not be successful. This is an example of why the Company was able to transfer ownership rights valued up to 1,800 million baht in 2024. The Company has allied with small banks and made two-year construction material price agreements in the matter of the supply chain.

In 2025, the goal remains 2,000 million baht. The Company also launched three housing projects. These are: (1) Grand Velana Crown Kanchana- Phutthamonthon Sai 1, with "Crown" meaning the project is a crowned project and a 10-25-million-baht segment with goals to launch in September-

Pho Nimit High-Rise Condominium Project will be affected in terms of finances, because the goal was set at 500 million baht or 25% of 2,000 million baht, the backlog exceeds 1,400 million baht. The Company initially expected a rejection rate of 50%, leaving 700 million baht. The condominium project had a rejection rate of only 30%. The Company made preparations by adding horizontal projects. In May 2025, the Company will begin Or. 5 inspections of the Quintara MHy' Den Pho Nimit Project. The Quintara MHy' Den Pho Nimit project is a 40-storey building with a very strong structure and no damages were found. In June 2025, the Company will hold a Financial Day event by inviting customers to apply for loan pre-approval. The first group of customers will be invited to visit the condominium building and engineers will be invited to show simulations of the building's strength and create confidence by inspecting the building with the Company. The Company will carry out public relations. The Company has also prepared smart earthquake sensors in this building to give customers more confidence in the condominium's safety.

The projects prepared for launch are as follows: the Grand Velana Crown Utapao-Ban Chang in the 10-15-million-baht segment located close to the Grand Velana 1 Project. The project has a goal to launch in June 2025. However, this timetable has moved up to May 2025. In 2024, the Company experimented with launching the Grand Velana Pool Villa project priced at 20 million baht with six houses. Ownership rights were transferred for four houses. Most recently, the bank has approved loans for the customer in the fifth house at the price of 17.9 million baht. Currently, one house remains. One group of customers was found to be interested in a location 30 minutes from Pattaya Tai on the expressway. The customer from Pattaya Tai, Sattahip, came to purchase the Company's house. From inquiries with the customer, the customer was able to travel to work in Pattaya, which currently has many Russians and Chinese people. The Company's housing projects have two international schools close to the project. This segment meets customer needs; (2) the Grand Velana Crown Kanchana- Phutthamonthon Sai 1 Project in the 20-30-million-baht segment was prepared to launch in September 2025 and has moved up to August 2025; and (3) the Velana @Foresto Burapaphat-Sukhumvit Project.

And the Company would like to report that the Company has two plots of land in Ban Chang, Rayong. The first project is around a golf course with a land area of 300 – 400 rais and the other project is on Burapaphat Road at the connection to Map Ta Phut Industrial Estate. This project already has a 7-11 convenience store opened with houses priced at 5-9 million baht in lots of 60-90 square wa. The Company has begun to receive customer inquiries regarding whether there are large lots of land.

Because of the earthquake incident, the Company has made changes Business Plan. The Company has considered for two years and the board of directors advised to set a goal of 2,000 million baht in 2025, 2,500 million baht in 2026, 2,900 million baht in 2027, and 3,000 million baht in 2028 by

gradually reducing condominium inventories to horizontal projects and moving the 5-20-million-baht segment. The Company continues to invest in purchasing land and had just purchased more land according to plans concerning land in Ban Chang. The Company will avoid high-rise condominium projects. Shareholders inquired if the projects are insured. Every condominium project, whether it was an 8-storey low-rise condominium project with ownership rights transferred, is insured. The Company's condominium projects are in two groups. In Group (1), the Company has three low-rise condominium projects, namely, the Quintara MHy' Zen Phrom Phong Project, the Quintara Phume Sukhumvit 39 Project, and the Quintara MHy' Gen Ratchada-Huaikhwang Project, all of which have registered to establish juristic persons and insurance with coverage of earthquakes for every unit. During the earthquake incident on 28 March 2025, there was no damage. If there was minor damage, insurance claims can be made for 100,000 baht per unit. In Group (2), the Quintara MHy' Den Pho Nimit Project under construction is insured and inspections have found no damages.

Furthermore, the Company announced intentions to join the Thailand Private Sector Collective Action Coalition Against Corruption (CAC) on 13 January 2025. The Company is in the process of submitting an application for certification from the CAC. The Company has always adhered to anti-corruption policies in the Company's business operations, monitored to assess corruption risk control measures, and reported to the board of directors annually. In the past year of 2024, the Company had no complaints or reports of corruption.

Miss Pimpisatat Tangtrongjit, a shareholder, asked how the Grand Velana Project was able to launch 1-2 months earlier.

Mr. Pairoj Wattanavarodom, Managing Director, explained Item (1) came from the board of directors and the Company's team because the Company had made plans since 2024 and Item (2) had questions concerning designs and contractors ready. On the matter of supply chains, pre-construction agreements have been made. In addition, with a strong financial system, contractors are able to work to meet goals. Regarding design criteria, the Company understands various existing questions. Therefore, the Company is able to accelerate work because the Company has a strong financial system.

Miss Pimpisapat Tangtrongjit, a shareholder, asked regarding low-rise projects to know estimates of the number of units which have not had ownership rights transferred and the number of unsold units.

Mr. Pairoj Wattanavarodom, Managing Director, explained the Company remains unable to answer some questions because this information is not disclosed in the 56-1 One Report. Wait until the information is in the report when performance in Quarter 1 of 2025 is announced. This information can

be seen in the report. Initially, however, the Company can answer slightly that projects in Bangkok continue to be consistent with goals for Quarter 1 of 2025.

Mr. Potsawat Panitchai, a shareholder, and Miss Pimpisapat Tangtrongjit, a shareholder, sent questions in advance to make inquiries at the meeting. Most of the questions are concerning the Company's performance in 2024. The secretary team has sent the questions to Mr. Pairoj Wattanavarodom, Managing Director, who has reported to shareholders in Agenda Item 2 on Acknowledgement of the Board of Directors' Performance in the Past Year and the Annual Report of 2024 as presented.

Since no shareholders had any further inquiries, the meeting secretary summarized that the meeting acknowledged the board of directors' performance in 2024 and the annual report of 2024.

Agenda Item 3 To consider and approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2024.

The meeting secretary invited Mr. Suparerg Sasipaphanuwat, Senior Vice President of the Accounting, Finance, and Information Department, to explain information for the meeting's consideration.

Mr. Suparerg Sasipaphanuwat, Senior Vice President of the Accounting, Finance, and Information Department, summarized numbers in the consolidated financial statement ended on 31 December 2024 audited and certified by the certified public accountant from EY Office Co., Ltd. as follows:

The Company has income from sales, leases, services, and other income at 1,883 million baht with total expenses at 1,840 million baht, leaving the Company a net profit of 36 million baht while the Company's total assets are at 7,592 million baht. The Company's financial status is excellent. The Company has liabilities from loans taken out from financial institutions at 1,546 million baht and cash at 376 million baht. Other information can be considered by shareholders from the financial statement sent by the Company to shareholders with meeting invitations.

The meeting secretary asked if any shareholder has any content to revise or add. Since no shareholder had content to revise, the meeting secretary proposed for the meeting to vote.

Resolution: After deliberation, the meeting passed a resolution approving the Company's financial statement and profit-loss statement ended on 31 December 2024. The meeting voted unanimously and shareholders in attendance had cast votes as follows:

Cast Votes	Shareholders	No. of Votes	Percentage
For	28	3,272,032,597	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,272,032,597	100

Agenda Item 4 To Consider and Approve the Appropriation of Profits and the Payment of Dividends for the Performance Results of the Fiscal Year 2024

The meeting secretary invited Mr. Suparerg Sasipaphanuwat, Senior Vice President of the Accounting, Finance, and Information Department, to explain information for the meeting's consideration.

The Senior Vice President of the Accounting, Finance, and Information Department explained to the meeting that, in the past year of 2024, the Company had profit from performance according to the separate financial statement in the amount of 27,171,846 baht. Therefore, the board of directors passed a resolution to propose for the shareholder meeting to consider approval to appropriate part of profits as legal reserve in the amount of 1,500,000 baht and approve dividend payouts for performance in 2024 from unallocated profits to the Company's shareholders in the amount of 5,022,246,185 shares at a par value of 0.01 baht or a total dividend payout of 50,222,461.85 baht. The list of shareholders entitled to dividend payouts was specified on 8 May 2025 (Record Date) and the Company will pay dividends by 27 May 2025. I have proposed for the meeting to consider.

The meeting secretary asked if any shareholder has any content to revise or add. Since no shareholder had content to revise, the meeting secretary proposed for the meeting to vote.

Resolution: After deliberation, the meeting passed a resolution approving to appropriate part of profits as legal reserve in the amount of 1,500,000.- baht and to pay out dividends for performance in 2024 from unallocated profits to the Company's shareholders in the amount of 5,022,246,185 shares at a par value of 0.01 baht or a total dividend payout of 50,222,461.85 baht. The list of shareholders entitled to dividend payouts was specified on 8 May 2025 (Record Date) and the Company will pay dividends by 27 May 2025. The meeting voted unanimously and shareholders in attendance had cast votes as follows:

(2) The election of Mr. Tak Bunnag and Miss Supitcha Chaipipat as new directors to replace Mr. Tinnawat Mahatharadol and Dr. Chatchawin Charoen-Rajapark, directors who will vacate the position upon expiration of term, and who have tendered notification of their intention to no longer be nominated as directors again, and Miss Supitcha Chaipipat as another independent director.

(3) The election of Mr. Tanin Subboonrueng as a new director and an independent director for the Company in compliance with Item 13 of the Company's regulations prescribing that the Company's directors consist of 12 people.

The board of directors has already taken the matter under consideration and holds the view that people who are nominated to become independent directors must be qualified in compliance with the laws governing specifications concerning independent directors. As for Mrs. Sunanta Tiasuwan, although she has held the position of independent director for over 9 years, when her business knowledge, ability and experience are considered, including her ability to express opinions, each independent director has given the matter consideration and holds the opinion that she has truly performed her duties independently. Furthermore, she has never had any conflicts of interest or stakes in operating the Company's business in the past.

As for the list of names and backgrounds, including information on having been directors and/or shareholdings in other companies with the same or potentially the same conditions and is in competition and/or potential competition with the Company's businesses on the part of each director nominated for the meeting to consider election as a director, the Company has already sent the aforementioned to the shareholders for consideration along with the invitations to the meeting.

Due to the fact that the passing of a resolution for the election of directors by shareholder is done electronically, the shareholders are already independent, so the director nominees do not need to leave the system.

The meeting secretary asked whether any shareholders had any questions. When none of the shareholders had any questions, the meeting secretary moved for the meeting to consider passing a resolution on the election of individual directors.

Resolution: Once the meeting had taken the matter under consideration, the meeting passed resolutions: (1) to elect Mrs. Sunanta Tiasuwan and Mrs. Wanna Thamsirisup, who are directors required to vacate their positions upon expiration of the current term of office, to return to hold the position of director and new independent directors for the Company for another term; (2) to elect Mr. Tak Bunnag and Miss Supitcha Chaipipat as new directors to replace Mr. Tinnawat Mahatharadol and Dr. Chatchawin

Charoen-Rajapark, who are directors required to leave office upon expiration of the current term and who have tendered notification of their intention to no longer be nominated as directors again, and Miss Supitcha Chaipipat as an independent director for the Company as well and (3) to elect Mr. Tanin Subboonrueng as an additional new director and an independent director for the Company in compliance with Item 13. of the Company's rules specifying that the Company's directors consist of no more than 12 directors. The meeting passed the resolutions with majority and unanimous votes of all shareholders in attendance at the meeting, and the votes were cast as follows:

(1) Mrs. Sunanta Tiasuwan

Votes Cast	No. of Cases	No. of Votes Cast	Percentage
For	27	3,272,032,197	100
Against	1	400	-
Abstain	-	-	-
Total	28	3,272,032,597	100

(2) Mrs. Wanna Thamsirisup

Votes Cast	No. of Cases	No. of Votes Cast	Percentage
For	28	3,272,032,597	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,272,032,597	100

(3) Mr. Tak Bunnag

Votes Cast	No. of Cases	No. of Votes Cast	Percentage
For	28	3,272,032,597	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,272,032,597	100

(4) Miss Supitcha Chaipipat

Votes Cast	No. of Cases	No. of Votes Cast	Percentage
For	28	3,272,032,597	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,272,032,597	100

(5) Mr. Tanin Subboonrueng

Votes Cast	No. of Cases	No. of Votes Cast	Percentage
For	28	3,272,032,597	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,272,032,597	100

Therefore, the Company's board of directors consists of the following 12 people listed below:

1. Mr. Virat Phairatphiboon Chairman and Independent Director
2. Mr. Pongpinit Tejagupta Vice Chairman and Chairman of Executive Committee
3. Mrs. Sunanta Tiasuwan Independent Director and Audit Committee Chairman
4. Mrs. Wanna Thamsirisup Independent Director and Audit Director
5. Mr. Jessada Promjart Independent Director and Audit Director
6. Miss Supitcha Chaipipat Independent Director
7. Mr. Tanin Subboonrueng Independent Director
8. Mr. Paiboon Wongjongjaiharn Director
9. Mr. Tak Bunnag Director
10. Mr. Titiwat Soukpornchaikul Director and Executive Director
11. Mr. Nuttawit Boonyawat Director and Executive Director
12. Mr. Pairoj Watthanavarodom Managing Director

Agenda Item 6: To Consider the Fixing of the Remuneration to the Board of Directors for The Year 2025

The meeting secretary informed the meeting that, according to Article 90 of the Public Limited Companies Act B.E. 2535 (1992) and Company regulations, it has been prescribed that the payment of remuneration to the board of directors also requires the approval of the meeting of shareholders. The general meeting of shareholders during the past year approved the Company's payment of remuneration to the Company's board of directors within a limit of no more than 9,500,000 baht. For the payment of remuneration in 2025, the Company's board of directors proposed that the shareholders consider approving the Company's payment of remuneration to the Company's board of directors on a monthly basis as follows:

(1) Board of Directors	
Chairman	120,000 baht
Director	50,000 baht
(2) Executive Committee	
Chairman, Executive Committee	20,000 baht
Executive Director	10,000 baht
(3) Audit Committee	
Chairman, Audit Committee	20,000 baht
Audit Director	10,000 baht
(4) Nomination and Remuneration Committee	
Chairman, Nomination and Remuneration Committee	20,000 baht
Director, Nomination and Remuneration Committee	10,000 baht

Except for the Managing Director, who does not receive the remuneration.

The details of remuneration for directors for the previous year appears in the invitations to the meeting already sent to the shareholders.

The meeting secretary asked whether any shareholders had any questions. When none of the shareholders had any questions, the meeting secretary moved for the meeting to consider passing a resolution.

Resolution: Once the meeting had taken the matter under consideration, the meeting passed a resolution to set remuneration for the Company’s board of directors in 2025 as monthly remuneration according to the details proposed by the board of directors in every aspect. The meeting passed the resolutions with a unanimous vote of all shareholders in attendance at the meeting with eligibility to vote as follows:

Votes Cast	No. of Cases	No. of Votes Cast	Percentage
For	28	3,272,032,597	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,272,032,597	100

Agenda Item 7: To Consider the Appointment of the Auditors of the Company for the Fiscal Year 2025 and Fixing of the Remuneration

The meeting secretary informed the meeting that this agenda item required consideration to be compliant with the law. The Company’s auditor is required to vacate office due to the expiration of the term of office but could be reappointed. The board of directors took the matter under consideration and deemed it fitting to move for the meeting to consider appointing Mrs. Gingkan Atsawarangsalit or Miss Pimjai Manitkajohnkit or Miss Orawan Techawatanasirikul or Miss Naraya Srisukh as the Company’s auditors from EY Office Co., Ltd. for the 2025 fiscal year and further proposed the setting of remuneration for the auditors within a limit not exceeding 1,490,000 baht.

The meeting secretary asked whether any shareholders had any questions. When none of the shareholders had any questions, the meeting secretary moved for the meeting to consider passing a resolution.

Resolution: Once the meeting had taken the matter under consideration, the meeting passed a resolution to appoint Mrs. Gingkan Atsawarangsalit, Certified Public Accountant, License No. 4496, or Miss Pimjai Manitkajohnkit, Certified Public Accountant, License No. 4521, or Miss Orawan Techawatanasirikul, Certified Public Accountant, License No. 4807, or Miss Naraya Srisukh, Certified Public Accountant, License No. 9188, auditors from EY Office Co., Ltd., as the Company’s auditors for the 2025 fiscal year and to set remuneration for the auditors within a limited not exceeding 1,490,000 baht. The meeting passed the resolutions with a unanimous vote of all shareholders in attendance at the meeting with eligibility to vote as follows:

Votes Cast	No. of Cases	No. of Votes Cast	Percentage
For	28	3,272,032,597	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,272,032,597	100

The meeting secretary informed the meeting that the board of directors had no more agenda items to propose for the meeting to consider and asked whether any of the directors had questions.

Mr. Potsawat Panitchai, shareholder, asked how much was currently remaining from the Company's loans with banks for use in real estate construction of the Company's projects.

Mr. Suparerg Sasipaphanuwat, Senior Vice President of the Accounting, Finance, and Information Department, explained that, according to the information disclosed in One Report 2024, the Company has a total of 1,928 million baht remaining in long-term loans with financial institutions.

Mr. Potsawat Panitchai, shareholder, recommended that, under conditions in which many developers have problems involving financial circumstances and circumstances occurring as a result of the earthquake in which consumers need confidence in buying real estate, he would like to have the management team take this opportunity to create marketing for consumers to become familiar with and build confidence in the Eastern Star brand and to increase opportunities for the Company.

Mr. Pairoj Wattanavarodom, Managing Director stated in the meeting that he would like to thank the shareholders very much, adding that this was already part of the whole plan and that operations had already been underway since 1 April 2025. The operations have been divided into 2 groups: Group (1) 8-storey condominium project marketed as a Low Rise, Safe Life condominium. The Quintara MHy' Gen Ratchada -Huai Khwang project has had 17 customers visiting and reserving 13 units, and the Quintara Phume Sukhumvit 39 project has had 10 customers visiting and reserving 3 units, even though the month of April 2025 is a time when customers are unlikely to come and reserve units. As for high-rise condominiums, the technique of establishing a working group and holding Q&As throughout April 2025 will need to be used. The Quintara MHy' Gen Ratchada-Huai Khwang project has had existing 388 customers, approximately 100 of whom have come to inquire. A Q&A team has been set up to answer all customers. The primary questions are: Is the contractor Chinese? Is the steel made in China? What are the steel test results? It has already been clarified that the contractor is Thai, SMC Co., Ltd which is

getting ready to be listed on the Stock Exchange of Thailand. The Company uses steel made in Thailand. There are test results from King Mongkut's University of Technology Thonburi to see. Furthermore, in terms of confidence, a professional engineering report has been prepared. And in May 2025, the design company, A49 Architects Co., Ltd. invited engineers and architects to take video clips of how the high-rise condominium system for The Quintara MHy' Den Pho Nimit project differs from other companies. In June 2025, customers were invited to come and have a look at the video clips and visit the site. Importantly, we had engineers perform the task of explaining with a 3D system to watch and take the attendees to visit the site. Furthermore, in August – September 2025, there will be campaigns to build confidence about safety for customers. Lastly, please be advised that the Company has the Company has brought in Smart Building Monitoring Wireless Sensors used in Japan, the United States and Italy, where there are earthquakes, to be installed and used to study at various points in building. The installation for the The Quintara MHy' Den Pho Nimit is a step forward in building confidence about safety in this area.

Mr. Kasem Akanaysuwan, shareholder, asked how the Company plans to utilize more than 600 rai of vacant land in Rayong Province.

Mr. Pairoj Wattanavarodom, Managing Director, clarified that the Company has conducted a study. The board of directors has made recommendations for several plots of land, not just this 600-rai plot of land. While the land remains unsellable, a Solar Farm study has been conducted by inviting investors who are interested in the Solar Farm to invest and develop the area. The investors come from Germany and another country. We are currently studying this area in terms of what will happen if the Solar Farm is built. The area is beginning to have automobile assembly plants and other factories. The management of other entrepreneurs to invest, is the next step is the Solar Farm.

Miss Pimpisapat Tangtrongjit, shareholder, asked when the land appraisal price in the annual report of 2024 would be updated.

Mr Suparerg Sasipaphanuwat, Senior Vice President of Accounting, Finance, and Information Department, clarified that the Company's latest land valuation data was assessed at the end of 2023.

Then, when none of the shareholders had any other questions, the meeting secretary invited the chairman of the meeting to give a closing speech.

The Chairman, on behalf of the board of directors thanked all shareholders who had attended the meeting and always supported the Company's business, then declared the meeting adjourned at 3:32 pm.

Signed _____-Signature-_____ Chairman of the Meeting

(Mr. Virat Phairatphiboon)

Signed _____-Signature-_____ Recorder of the Minutes

(Ms. Chonticha Pansmai)

QR Code

The Annual Report for the fiscal year 2025



Or

<https://www.estarpcl.com/uploads/document/8468279a6ac7bcf471cb9956f59543516.pdf>

Eastern Star Real Estate Public Co., Ltd.**Name list and profiles of the persons nominated to be elected as directors to
replace those retiring by rotation.****1. Mr. Potitat Piriyaivirut**

Type of Directorship : Director and Independent Director

Age : 54 years

Nationality : Thai

Education : Bachelor of Accountancy and Finance,
University of the Thai Chamber of Commerce
Master of Banking and Finance,
New Hampshire College, USA

Training :

- Training Program on "Bankruptcy Law, Business Reorganization Law, and Bankruptcy Procedure Law," Class 2, by the Central Bankruptcy Court
- "Financial Advisor" Training Course No. 2/2001, by the ASCO Training Institute
- Certificate in "New Generation Leaders in Democracy," Class 1 (PNP 1), King Prajadhipok's Institute (March–September 2011)
- Advance Certificate Course in "Politics and Governance in Democratic System for Executives," Class 18 (PPE 18), King Prajadhipok's Institute (June 2014–February 2015)
- Difference: How to Harness Business Creativity Course, Class 4 (ABC 4), Academy of Business Creativity, Sripatum University (November 2015–March 2016)
- Top Executive Program in Commerce and Trade (TEPCoT), Class 11, University of the Thai Chamber of Commerce in collaboration with the Ministry of Commerce, Ministry of Industry, Ministry of Finance, Ministry of Interior, and the Thai Chamber of Commerce (March – September 2018)
- Top Executive Course, Capital Market Academy (CMA), Class 29 (August – December 2019)
- Director Accreditation Program, Class 181/2021, by the Thai Institute of Directors
- Executive Relationship Development Training Course, Royal Thai Navy, Class 21 of 2024
- Senior Executive Program in Justice Administration, Class 29, by the College of Justice, Judicial Training Institute (September 2024 – July 2025)
- National Defence Course (NDC), Class 68, by the National Defence College, National Defence Studies Institute, for 2025-2026

Other : An operator in the financial advisory field who has passed the proficiency test from the ASCO Training Institute.



Current Positions in the Company : -
Number of Years as Director : -

Meeting Attendance in 2025 : -

Shareholding in the Company : None
As of 31 December 2025

Current Positions in Other Businesses

- Listed Companies : 2018–Present Independent Director, and Chairman of the Audit Committee, Warrix Sport Public Co., Ltd.

- Non-listed Companies : 2011–Present Deputy Managing Director, Tep Kinsho Foods Co., Ltd.
2011–Present Lay Judge, Central Intellectual Property and International Trade Court

- Other Businesses Posing Potential Conflicts of Interest for the Company : None

Shareholding in other companies with the same or potentially the same business as the Company which may be a competitor or potential competitor of the Company:

- Listed Companies : None

- Non-listed Companies : None

Supporting Information for the Election of Directors and Independent Directors

- Family relationship with management or major shareholders of the Company or its subsidiaries:
- None-

- Relationship with the Company/subsidiaries/associated companies or legal entities that may currently have conflicts:
- None-

- Significant business relationships that may result in an inability to perform duties independently:
- None-

Eastern Star Real Estate Public Co., Ltd.**Name list and profiles of the persons nominated to be elected as directors to
replace those retiring by rotation.****2. Mr.Paiboon Wongjongjaiharn**

Type of Directorship	: Director
Age	: 61 years
Nationality	: Thai
Education	: Bachelor of Engineering in Industrial Electrical Technology (Honors), King Mongkut's Institute of Technology North Bangkok Degree in Electrical Engineering, The Engineering Institute of Thailand under H.M. the King's Patronage Professional Engineering in Electrical Power, Council of Engineers Professional Engineering in Electrical Communication, Council of Engineers
Training	: - Director Accreditation Program (DAP), Class 66/2007, Thai Institute of Directors - Building Energy Conservation (The Department of Alternative Energy Development and Efficiency under The Ministry of Energy), Class 18/1996 - Building Electrical Design and Installation Standard Code for Energy Conservation (The Department of Alternative Energy Development and Efficiency under the Ministry of Energy), Class 1/1997 - Person Responsible for Energy in Building (The Department of Alternative Energy Development and Efficiency under the Ministry of Energy), Class 1/2003
Current Positions in the Company	: Director and Executive Director
Number of Years as Director	: 9 years (2017–Present)
Meeting Attendance in 2025	: Attended seven out of seven Board of Directors meetings.
Shareholding in the Company As of 31 December 2025	: None

Current Positions in Other Businesses

- Listed Companies : None
- Non-listed Companies : 2007 – Present Director,
Eastern Star-Lai Sun-New World Co., Ltd.
2003 – Present Executive Director,
Eastern Star Resort Co., Ltd.
2018 – Present Executive Director,
BBTV Equity Co., Ltd.

- Other Businesses Posing Potential Conflicts of Interest for the Company : None

Shareholding in other companies with the same or potentially the same business as the Company which may be a competitor or potential competitor of the Company:

- Listed Companies : None
- Non-listed Companies : None

Eastern Star Real Estate Public Co., Ltd.**Name list and profiles of the persons nominated to be elected as directors to replace those retiring by rotation.****3. Mr. Titiwut Soukpornchaikul**

Type of Directorship	: Director
Age	: 63 years
Nationality	: Thai
Education	: Master of Business Administration, Chulalongkorn University Bachelor of Economics, Thammasat University Bachelor of Accounting, Sukhothai Thammathirat University
Training	: - Director Accreditation Program, Class 72/2008, Thai Institute of Directors - Company Secretary Program (CSP), Class 36/2010, Thai Institute of Directors - Advanced Audit Committee Program (AACP), Class 23/2016, Thai Institute of Directors - Corporate Governance for Capital Market Intermediaries, Class 15/2016, Thai Institute of Directors - Effective Minutes Taking (EMT) Program, Class 14/2009, Thai Institute of Directors - Anti-Corruption the Practical Guide (ACPG), Class 53/2020, Thai Institute of Directors - Director Certification Program, Class 298/2020, Thai Institute of Directors - Corruption Risk & Control: Technical Update (CRC), Class 7/2020, Thai Institute of Directors - Risk Management Program for Corporate Leaders (RCL), Class 21/2020, Thai Institute of Directors - Certified Investment and Securities Analyst Program, Level 3 (“CISA”), Stock Exchange of Thailand - Executive Development Program (EDP), Class 6, Stock Exchange of Thailand
Current Positions in the Company	: Director and Executive Director
Number of Years as Director	: 20 years (2006–Present)
Meeting Attendance in 2025	: Attended seven out of seven Board of Directors meetings.
Shareholding in the Company As of 31 December 2025	: None

Current Positions in Other Businesses

- Listed Companies : None

- Non-listed Companies : 2007–Present Director,
Eastern Star-Lai Sun-New World Co., Ltd.
2006–Present Executive Director,
Eastern Star Resort Co., Ltd.
2006–Present Director,
Super Assets Co., Ltd.
2003–Present Chief Financial & Accounting Officer,
BBTV Equity Co., Ltd. and Group Companies
2011–Present Audit Director,
Allianz Ayudhya Assurance Public Co., Ltd.

- Other Businesses Posing : Director
Potential Conflicts of Interest Super Assets Co., Ltd.,
for the Company business engaged in the real estate

Shareholding in other companies with the same or potentially the same business as the Company which may be a competitor or potential competitor of the Company:

- Listed Companies : None

- Non-listed Companies : None

Definition of Independent Directors

(Definition of Independent Directors of the Company is equal to the minimal requirements of the Office of the Securities and Exchange Commission and the Stock Exchange of Thailand.)

1. Holding not more than 1 percent of the total number of shares with the voting rights of the Company, parent company, subsidiaries, associated companies, major shareholders, or controlling persons of the Company. In this case, for the purpose of calculation, the number of shares held by the related person of each member of the Audit Committee shall also be included.
2. Neither being a director who takes part or used to take part in management, nor being or used to be an employee, staff, an advisor who receives regular salary, nor the controlling person of the Company, parent company, subsidiaries, associated companies, major shareholders or the controlling person of the Company, unless such director has resigned from such position for at least two years.
3. Not being a blood-related person nor legally related as father, mother, spouse, brother, sister and children, including being the spouse of the children of other directors, executives, major shareholders, controlling persons or the persons who will be nominated as the director, executive or controlling person of the Company or subsidiaries.
4. Neither having, nor used to have any business relationship with the Company, parent company, subsidiaries, associated companies, major shareholders, or controlling persons of the Company in the manner that may obstruct the exercise of independent judgment as a member of the Audit Committee. Moreover, a member of the Audit Committee must neither being, nor used to be a key shareholder or controlling person of the entities having business relationship with the Company, parent company, subsidiaries, associated companies, major shareholders, or the controlling persons of the Company, unless such director has resigned from such position for at least two years.
5. Neither being, nor used to be the auditor of the Company, parent company, subsidiaries, associated companies, major shareholders, controlling persons of the Company, nor being a key shareholder, controlling person or partner of the audit office having the auditor providing auditing service to the Company, parent company, subsidiaries, associated companies, major shareholders, or the controlling persons of the Company, as a member, unless such director has resigned from such position for at least two years.
6. Neither being, nor used to be a provider of any professional services including the legal advisory or financial advisory services that received fees in the amount of more than Baht 2 million per year from the Company, parent company, subsidiaries, associated companies, major shareholders, or controlling persons of the Company, nor being shareholder, the controlling person, or partner of such professional services provider, unless such director has resigned from such position for at least two years.
7. Not being a director who has been appointed as a representative of the Company, major shareholders or shareholders relating to major shareholders.
8. Neither operating the business having the same nature which significantly competes with the business of Company or its subsidiaries, nor being a significant partner or a director who involves in the management, nor being an employee, staff, a member, and a consultant who receives regular salary, or holds more than 1 percent of the total number of shares with the voting rights of a company that operates the business having the same nature and significantly competes with the businesses of the Company or its subsidiaries.
9. Having no other conditions that may obstruct the independent expression of comment on the Company's operation.

Remuneration amount paid to the Board of Directors of the Company in the year 2025.
Remuneration Amount paid to the Board of Directors of the Company
in comparison with year 2024 and 2025

Names		Position	Remuneration (Baht)	
			2024	2025
1	Mr. Virat Phairatphiboon	Chairman of the Board	1,440,000.-	1,440,000.-
2	Mr. Pongpinit Tejagupta* ¹	Vice Chairman of the Board and Chairman of the Executive Committee	840,000.-	840,000.-
3	Mrs. Sunanta Tiasuwan	Chairman of Audit Committee and member of Nomination and Remuneration Committee	960,000.-	960,000.-
4	Mrs. Wanna Thamsirisup	Audit Committee and Nomination and Remuneration Committee	840,000.-	840,000.-
5	Mr. Jessada Promjart	Chairman of Nomination and Remuneration Committee and Audit Committee	960,000.-	960,000.-
6	Miss Supitcha Chaipipat* ²	Director	-	400,000.-
7	Mr. Tanin Subboonrueng* ³	Director	-	400,000.-
8	Mr. Tak Bunnag* ⁴	Director	-	400,000.-
9	Mr. Nuttawit Boonyawat	Executive Director	720,000.-	720,000.-
10	Mr. Paiboon Wongjongjaiharn* ⁵	Executive Director	600,000.-	680,000.-
11	Mr. Titiwut Soukpornchaikul	Executive Director	720,000.-	720,000.-
12	Mr. Pairoj Wattanavarodom	Managing Director	-	-
13	Mr. Chatchawin Charoen-Rajapark* ⁶	Director	600,000.-	200,000.-
14	Mr. Tinnawat Mahatharadol* ⁷	Executive Director	720,000.-	240,000.-
Total			8,400,000.-	8,800,000.-

Remarks: *¹ Mr. Pongpinit Tejagupta in the position of Vice Chairman of the Board and Chairman of the Executive Committee until 14 December 2025.

*² Miss Supitcha Chaipipat was appointed Director effective as of 28 April 2025.

*³ Mr. Tanin Subboonrueng was appointed Director effective as of 28 April 2025.

*⁴ Mr. Tak Bunnag was appointed Director effective as of 28 April 2025.

*⁵ Mr. Paiboon Wongjongjaiharn was appointed Executive Director effective as of 28 April 2025.

*⁶ Mr. Chatchawin Charoen-Rajapark remained in the position of Director until 28 April 2025.

*⁷ Mr. Tinnawat Mahatharadol remained in the position of Director and Executive Director until 28 April 2025.

Details of Monetary Remunerations for the Board of Directors in 2025

Name	Board of Directors (Baht)	Audit Committee (Baht)	Executive Committee (Baht)	Nomination and Remuneration Committee (Baht)	Total Remuneration (Baht)
1. Mr. Virat Phairatphiboon	1,440,000.-	-	-	-	1,440,000.-
2. Mr. Pongpinit* ¹ Tejagupta	600,000.-	-	240,000.-	-	840,000.-
3. Mrs. Sunanta Tiasuwan	600,000.-	240,000.-	-	120,000.-	960,000.-
4. Mrs. Wanna Thamsirisup	600,000.-	120,000.-	-	120,000.-	840,000.-
5. Mr. Jessada Promjart	600,000.-	120,000.-	-	240,000.-	960,000.-
6. Miss Supitcha* ² Chaipipat	400,000.-	-	-	-	400,000.-
7. Mr. Tanin * ³ Subboonrueng	400,000.-	-	-	-	400,000.-
8. Mr. Tak Bunnag* ⁴	400,000.-	-	-	-	400,000.-
9. Mr. Nuttawit Boonyawat	600,000.-	-	120,000.-	-	720,000.-
10. Mr. Paiboon* ⁵ Wongjongjaiharn	600,000.-	-	80,000.-	-	680,000.-
11. Mr. Titiwut Soukpornchaikul	600,000.-	-	120,000.-	-	720,000.-
12. Mr. Pairoj Wattanavarodom	-	-	-	-	-
13. Mr. Chatchawin* ⁶ Charoen-ajapark	200,000.-	-	-	-	200,000.-
14. Mr. Tinnawat* ⁷ Mahatharadol	200,000.-	-	40,000.-	-	240,000.-
Total					8,800,000.-

Remarks: *¹ Mr. Pongpinit Tejagupta in the position of Vice Chairman of the Board and Chairman of the Executive Committee until 14 December 2025.

*² Miss Supitcha Chaipipat was appointed Director effective as of 28 April 2025.

*³ Mr. Tanin Subboonrueng was appointed Director effective as of 28 April 2025.

*⁴ Mr. Tak Bunnag was appointed Director effective as of 28 April 2025.

*⁵ Mr. Paiboon Wongjongjaiharn was appointed Executive Director effective as of 28 April 2025.

*⁶ Mr. Chatchawin Charoen-Rajapark remained in the position of Director until 28 April 2025.

*⁷ Mr. Tinnawat Mahatharadol remained in the position of Director and Executive Director until 28 April 2025.

Other Director Remuneration : None.

Monetary Remunerations for Executives : 13 people for 35,927,624.- Baht Total,

Other Remunerations for Executives : 935,699.- Baht Total in provident fund deposits

Remark Other Director Remuneration of year 2025 and year 2026 : None.

Auditor's remuneration and other service fees

The Company and its subsidiaries paid audit service fees and other service fees in Fiscal Year 2025 as follows:

- EY Office Co., Ltd.

Company	Audit Service Fees	Other Service Fees (Including Value Added Tax)
Eastern Star Real Estate Public Co., Ltd.	1,490,000.- baht	283,550.- baht
Eastern Star Resort Co., Ltd.	220,000.- baht	- None -
Eastern Star-Lai Sun-New World Co., Ltd.	40,000.- baht	- None -
The Haus Management Co., Ltd.	155,000.- baht	- None -
Eastern Star Property Co., Ltd.	12,000.- baht	- None -
Total	1,917,000.- baht	283,550.- baht

Remark: All subsidiaries use the same auditing firm as the Company.

- Dharmniti Auditing Co., Ltd.

Company	Audit Service Fees	Other Service Fees (Including Value Added ax)
Eastern Star Real Estate Public Co., Ltd.	- None -	67,115.- baht
Total	- None -	67,115.- baht

Articles of Association related to the Ordinary General Meeting of Shareholders.

Chapter 4 Board of Directors

Clause 13 The Board of Directors of the Company shall consist of not more than 12 directors, and not less than half of the number of directors shall have residence in the Kingdom.

The director is entitled to receive the remuneration from the Company in the forms of money reward, meeting allowance, pension, bonus, or other forms of benefits in accordance with the Articles of Association or the consideration of the shareholders' meeting which the remuneration may be either determined as a fixed sum or laid down as a criterion, and shall be determined from time to time or continuously effective until further change. In addition, the directors have the rights to receive allowance, and other welfare benefits in accordance with the Company's regulations.

The foregoing paragraph shall not prejudice the rights of the Company's officers or employees elected to become directors to entitle them to receive the remuneration and benefits as the officers or employees of the Company.

Clause 14 The Board of Directors shall be elected by the Shareholders' Meeting subject to the following rules and procedures:

14.1 Each shareholder shall have one vote for each share held by him.

14.2 In the election of directors, the shareholders may cast votes for individual director on a one-by-one basis or on several-directors-as-a-team basis or by any other means deemed appropriate by the shareholders. In each voting, the shareholders must cast all the votes he has under sub-clause 14.1 above, the votes shall not be split for any one or any team more or less.

14.3 The voting for election of directors shall be decided by a majority vote. In the case of a tie, the chairman of the meeting shall be entitled to a casting vote.

Clause 15 At any Annual Shareholders' Meeting, one-third of the directors, or, if the number is not a multiple of three, then the number nearest to one-third, must retire from offices. A retiring director under this clause is eligible for re-election.

The directors to retire in the first and second years following the registration of transformation into public company shall be determined by drawing lots. In subsequent years, the directors who hold office the longest term shall retire.

Clause 16 Apart from retiring from the office by rotation, the directors shall be relieved from office upon:-

- (1) death;
- (2) resignation;
- (3) disqualification or being prohibited under the laws on public company;
- (4) resolution of the Shareholders' Meeting to remove under Clause 19; and
- (5) By the Court's order.

Clause 20 A director may or may not be a shareholder of the Company.

Clause 27 The directors are prohibited from engaging in businesses, become partnerships or shareholders of other juristic persons which carry on the same type of businesses and are competing with the businesses of the Company, unless they have first informed of such matter to the shareholders' meeting before being elected as directors.

Chapter 5 Shareholders' Meeting

Clause 32 The Board of Directors shall hold the Shareholders' Meeting as an Annual General Meeting within four months from the end of the accounting year of the Company.

Other Shareholders' Meetings than as mentioned above shall be called "Extraordinary Meetings". The Board of Directors may call Extraordinary Meetings whenever it thinks fit. Or the shareholders holding aggregate shares amounting to not less than 20% of the total issued shares, or the shareholders of not less than 25 persons holding aggregate shares amounting to not less than 10% of the total issued shares, may at any time sign up in a written request to the Board of Directors to summon a Shareholders' Meeting as an Extraordinary Meeting; provided that the reason for calling the meeting must be clearly specified in such a request. The Board of Directors shall hold the Shareholders' Meeting within one month from the date of having received the shareholders' request.

Clause 33 The Chairman of the Board or the director designated by him shall specify date, time, and place for a Shareholders' Meeting, which place of the meeting may be located in other area than the location where the head office of the Company is situated or the nearby provinces.

Clause 34 In calling a Shareholders' Meeting, the Board of Directors shall prepare a notice of the meeting stating place, date, time, agenda and matters to be proposed to the meeting, together with the details as appropriate whereby it must be clearly stated whether they are the matters proposed for acknowledgment, for approval or for consideration as the case may be, and the opinions of the Board of Directors in such matters must also be provided. The notice shall be sent to the shareholders and the Registrar for information, not less than seven days before the date of the meeting, and shall be published in the newspapers for a period of three consecutive days and not less than three days before the date of the meeting.

Clause 35 At the Shareholders' Meeting, the quorum shall consist of the shareholders and the proxies (if any) attending the meeting not less than 25 persons or not less than a half of the total number of the shareholders and whose aggregate shares amounting to not less than one-third of the total issued shares.

In case it appears that at any Shareholders' Meeting, when the appointed time passes for one hour, the number of shareholders attending the meeting cannot form the quorum as provided, the meeting, if summoned upon the request of the shareholders, shall be cancelled. If the Shareholders' Meeting has not been summoned upon the request of the shareholders, another meeting shall be summoned and the notice of such meeting shall be sent to the shareholders not less than seven days before the date of the meeting. And at such subsequent meeting, no quorum shall be required.

Clause 36 At the Shareholders' Meeting, a shareholder may appoint another person as his/her proxy to attend and vote on his/her behalf. The instrument appointing a proxy shall be dated and signed by the appointing shareholder and be pursuant to the form as prescribed by the Registrar.

The instrument appointing a proxy must be deposited with the Chairman of the Board or the director designated by him at the place of the meeting before the proxy attends the meeting.

Clause 37 The Chairman of the Board shall act as the chairman of the Shareholders' Meeting. In the case of the Chairman of the Board being absent or unable to perform his duty, if there is a Vice Chairman, the Vice Chairman shall then act as the chairman of the meeting; and if there is no Vice Chairman or he could not perform his duty, the shareholders attending thereat shall elect one shareholder among themselves as the chairman of the meeting.

Clause 38 The resolutions of the shareholders' meeting shall be the following votes:-

- (1) In normal cases, the votes of the majority of the shareholders who attend the meeting and cast their votes shall prevail. In the case of a tie, the chairman of the meeting shall have an additional vote as a casting vote:
- (2) In the following cases, the votes of not less than 75% of the total number of votes of the shareholders who attend the meeting and cast their votes shall prevail:
 - (a) The sale or transfer of the essential part of the business of the Company to other person, either in whole or in part;
 - (b) The purchase or taking transfer of the business of other company or private company;
 - (c) The performance, amendment or termination of agreement relating to the granting of lease of the essential part of the business of the Company, either in whole or in part;
 - (d) The entrustment of other person to manage the business of the Company;
 - (e) The merger of the business with other person for the purpose of sharing profit and loss;
 - (f) The addition to or amendment of the Memorandum of Association or the Articles of Association;
 - (g) The increase or the reduction of the Company's capital, or the issue of debentures;
 - (h) The amalgamation and dissolution of the Company;

Clause 39 At the Annual General Meeting, the following matters shall be carried out:-

- (1) To consider the report of the Board of Directors as proposed to the meeting showing the result of the Company's performance during the previous fiscal year.
- (2) To consider and approve the Balance Sheet and the Profit and Loss Accounts.
- (3) To consider the apportionment of the profits.
- (4) To consider the election of directors in place of those who must retire at the expiry of their terms.
- (5) To appoint auditor(s) and fixing the remuneration.
- (6) Other businesses.

Chapter 6 Accounting, Finance, Auditing

- Clause 40** The accounting year of the Company shall commence and end on the 1st of January and 31st of December respectively.
- Clause 41** The Company shall arrange for the preparation and maintenance of the accounts, including the auditing of the accounts under the relevant laws. The Company shall also prepare the Balance Sheet and the Profit and Loss Accounts at least once in twelve-month period, which is the accounting year of the Company.
- Clause 42** The Board of Directors shall arrange for the preparation of the Balance Sheet and the Profit and Loss Accounts at the end of the accounting year of the Company to be submitted to the Shareholders at the Annual General Meeting for approval. In this regard, the Board of Directors must arrange for the auditors to complete the audit of such Balance Sheet and the Profit and Loss Accounts before submission to the Shareholders' Meeting.
- Clause 43** The Board of Directors shall send the following documents to the shareholders together with the notice of the Annual General Meeting:-
- (1) Copy of the Balance Sheet and the Profit and Loss Accounts already audited by the auditor(s), together with the Audit Report of the auditor(s),
 - (2) Annual Report of the Board of Directors.
- Clause 44** No dividend shall be made out of other money than from the profits. In case the Company has an accumulated loss, no dividend shall be distributed.
- The dividends shall be distributed in accordance with the number of shares, in equal amount for each share.
- The Board of Directors may distribute interim dividends to the shareholders periodically when it considers that the Company has sufficient profits to do as such, and it shall report the same to the subsequent Shareholders' Meeting.
- The payment of dividends shall be made within one month from the date the Shareholders' Meeting or the Board of Directors has resolved, as the case may be. In this regard, it is required to send a written notice to the shareholders and publish the notice of the payment of dividends in the newspaper.
- Clause 45** The Company must allocate a portion of the annual net profit as reserve fund in the amount of not less than 5% of the annual net profit less the accumulated loss carried forwards (if any), until this reserve fund shall reach the amount of not less than 10% of the registered capital.
- Clause 46** The auditor must not be director, officer, employee, or person holding any position in the Company.
- Clause 47** The auditor shall be empowered to audit the accounts, documents and other evidences relating to the income and expense, including the assets and liabilities of the Company during the Company working hours. In this regard, he/she shall have the authority to inquire the directors, officers, employees, persons holding any position in the Company, and representatives of the Company, including to request said persons to give an explanation or send documents relating to the business operations of the Company.

Clause 48 The auditor shall have the duty to attend at every Shareholders' Meeting which is held to consider the Balance Sheet, Profit and Loss Accounts, and problems relating to the accounting of the Company, in order to explain the auditing of the accounts to the shareholders. The Company is required to also send to the auditor(s) the report and documents of the Company which the shareholders should receive in such Shareholders' Meeting.

Profiles of Independent Directors (acting as Proxy of the Shareholders).

1. Mrs. Sunanta Tiasuwan

**Independent Director Chairman of Audit Committee and
Nomination and Remuneration Committee**



Age	: 75 years
Nationality	: Thai
Address	: 28 Soi Bangna-Trad 28, Bangna-Trad Road, Kwaeng Bangna, Khet Bangna, Bangkok Metropolis 10260
Education	: Ordinary National Diploma in Business Studies and Administration University of Westminster (U.K.)
Training Program	: - Director Certification Program (DCP) (Class 22/2002) - Capital Market Academy Leader Program (Class of 11)
Current Position in the Company	: Independent Director Chairman of Audit Committee Nomination and Remuneration Committee
Current Position in Other Organizations And Work Experience (in the past 5 years)	: 2004 - 2025 Director Bridge View Co., Ltd. 1993 – Present Director Pranda Jewelry Public Company Limited 1991 – Present Director Forward Freeland Company Limited 2012 –2024 Independent Director and Audit Committee Asian Sea Corporation Public Company Limited
Having interested agenda	: Agenda 6 To consider the fixing of the remuneration to the Board of Directors for the year 2026.
*Special Interest in any agenda	: -None-

Profiles of Independent Directors (acting as Proxy of the Shareholders).

2. Mrs. Wanna Thamsirisup

**Independent Director Audit Committee and
Nomination and Remuneration Committee**



- Age : 69 years
- Nationality : Thai
- Address : 148/24 Soi Sukhumvit 22, Kwaeng Klongtoey,
Khet Klongtoey, Bangkok Metropolis
- Education : - Bachelor of Accountancy, Thammasat University
- Diploma in Auditing, Thammasat University
- Certified Public Accountant, Federation of Accounting Professions under the Royal Patronage of His Majesty the King
- Training Program
- Top Executive Training Program by the Association of Finance Companies, Thammasat University
 - Director Accreditation Program (DAP), Class 71/2008
 - Director Certification Program (DCP), Class 102/2008
 - Role of the Chairman Program (RCP), Class 24/2010
 - Financial Institutions Governance Program (FGP), Class 3/2011
 - Risk Management Committee Program (RMP), Class 1/2013
 - Corporate Governance for Capital Market Intermediaries (CGI), Class 8/2015
 - Driving Company Success with IT Governance (ITG), Class 2/2016
 - Advance Audit Committee Program (AACP), Class 28/2018
 - Boards that Make a Difference (BMD), Class 9/2019
 - Ethical Leadership Program, 2021
 - SGP -Subsidiary Governance Program, 3/2022
 - Refreshment Training Program by IOD, 2023
 - Director Guide to Legal DLD, 1/2024
 - Maximizing Board effectiveness and the role of independent director by IOD 2024
 - Climate Action for Boards, SET/IOD 2024
 - Empowering Boards Enhancing governance and Standard, SET/IOD 2024
 - Prevention and Suppression of Misconduct by Limited Companies, SET/SEC / IOD 2024
 - Managing AI Risks 2025 -SET/IOD
 - How ID Navigate Family Partnership Conflication – IOD 2025
 - Technology Risk Management – IOD 2025
 - ESG Risk Mitigation – SET/IOD 2025
 - Navigating Risks and Opportunities in the Warming World/IOD 2025
 - Governance for Sustainable Value Creation – IOD 2025
 - Audit Committee Seminar-Get Ready for the Year End by SET & SEC, Class 11/2015

- BOD Meeting by SEC-Promote Culture & Governance, Class 10/2019
- Personal Data Protection Act-PDPA by PWC, Deloitte 2019-2021
- TFR 9 by Thammasart University, 2019
- Forensic Accounting ,2021
- CIC Insurance , 2022
- Good Practice in Reporting and Disclosure for Directors-REP 9/2023
- Deferred Taxation by Thailand Federation of Accounting Professions, 2023
- Leading the Change Driving Sustainability Aspiration into Action SEC 2024
- Key Concerns of Audit Committee in the Age of Great Transformation by EY 2024
- The Pillar Two Paradigm Shift: Navigating the global Minimum Tax for Thai Multinational companies, TFAC. 2024
- TFRS, All Issues for 2024 1/67 (Sub-Course 302), TFAC. 2024
- Staying Ahead of Lease Accounting under NPAs, TFAC. 2024
- Accounting for Intangible Assets and Value Enhancement in Financial Statements, TFAC. 2024
- Seminar on Key Financial Reporting Standards and Tax Issues for 2024, Deloitte
- Sustainability Reporting and ESG, PWC 2024
- AUP Audit Guidelines for Auditing Financial Statements During
- TFRS 17 Parallel Runs for Life Insurance Companies, OIC, 2024
- 5th AZ Thailand Board Briefing Session, the Annual Seminar for All Directors of Allianz Thailand
- IT Audit for Non-IT -TFAC 2025
- Block Chain Risk & Control – TFAC 2025
- Cyber Defense with AI and Innovation Strategies – SET/SEC
- Dive into Laws for Juristic Persons with Connections in Thailand and Abroad– Dharmniti 2025
- TFRS 17 Implemetation – Allianz Finance 2025
- Updating Accounting Standard – Deloitte 2025
- How to Capture Value for M&A – PWC 2025

Current Position
in the Company

: Director, Independent Director, Audit Committee
Nomination and Remuneration Committee

Current Position in
Other Organizations
And Work Experience
(in the past 5 years)

: Apr 2024–Present Director, Independent Director, and
Audit Director

13 Jun 2019–Feb 2021 Director and Governance Director,
Allianz Ayudhya Capital Public Co., Ltd.

1 Jan 2022 – Present Director, Independent Director, and
Chairman of the Audit Committee

Feb 2018 – Dec 2021 Director, Independent Director, and Audit
Director,
Allianz Ayudhya Assurance Public Co., Ltd.

Apr 2022–Feb 2023	Director, Independent Director, and Chairman of the Audit Committee, Aetna Health Insurance (THAILAND) Public Co., Ltd.
2017–Present	Director, Independent Director, and Chairman of the Audit Committee, Krungsri Asset Management Co., Ltd.
3 Mar. 2023–May 2024	Director, Independent Director, and Chairman
6 May 2011–Mar. 2023	Director, Independent Director, and Chairman of the Audit Committee, Krungsri Securities Public Co., Ltd.
2018–May 2023	Audit Director (Independent), National ITMX Co., Ltd.

Position of Director / Management in other organizations that may cause any conflict of interests to the Company : -None-

Having interested agenda : Agenda 6 To consider the fixing of the remuneration to the Board of Directors for the year 2026.

*Special Interest in any agenda : -None-

Profiles of Independent Directors (acting as Proxy of the Shareholders).

3. Mr. Jessada Promjart

**Independent Director and Audit Committee and
Chairman of Nomination and Remuneration Committee**



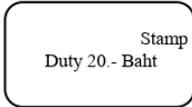
Age	: 64 years
Nationality	: Thai
Address	: 10 Soi Tiwanon 14 Yeak 1 Talat Khwan Subdistrict Mueang Nonthaburi District Nonthaburi Province 11000
Education	: Bachelor of Accountancy ,Thammasat University Master of Accountancy, Thammasat University
Training	: <ul style="list-style-type: none"> - Advance Audit Committee Program (AACP), Class 25/2017 - Company Secretary Program (CSP), Class 7/2004 - Director Certification Program (DCP), Class 45/2002 - Ethical Leadership Program (ELP), Class 5/2000 - Cyber Resilience Leadership Workshop of the Bank of Thailand (8 Jul 2019) - IIA International Conference in California 2019, The Institute of Internal Auditor - IIA International Conference in Dubai 2018, The Institute of Internal Auditor - IIA International Conference in Sydney 2017, The Institute of Internal Auditor - IIA International Conference in New York 2016, The Institute of Internal Auditor - Advance Audit Committee Program (AACP), Class 25/2017 - Governance for Top Executives and Public Organizations (PDI) Program, Class 14, King Prajadhipok's Institute - Strategic Management in Corruption Prevention and Suppression Program for Chief Executive Officers, Class 1, Office of the National Anti-Corruption Commission - TCLA Executive Development Program (EDP), Class 9, Thai Listed Companies Association - Telecommunication Management, Chulalongkorn University
Current Position in the Company	: Independent Director Audit Committee and Chairman of Nomination and Remuneration Committee

Current Position in Other Organizations And Work Experience (in the past 5 years)	: 2018–Present	Director and Executive Director, Y.S.S. (Thailand) Public Co., Ltd.
	2019–Present	Director and Chairman of the Audit Committee, AMR Asia Public Co., Ltd.
	2020–2021	Director and Nomination Director, Dhipaya Insurance Public Co., Ltd.
	2021–2024	Consultant, Bangkok Broadcasting & Television Co., Ltd.
	2023–Present	Director and Audit Director, Krungsri Securities Public Co., Ltd.
	2023–Present	Director, Phloen Chit Human Resource Solution Co., Ltd.
	2017–Present	Audit Director, Chulabhorn Royal Academy
	2020–2024	Subcommittee on Audit and Evaluation of Work Systems on Suppression and Asset Auditing, Office of the National Anti- Corruption Commission (ONACC)
	2015–2022	Director and Audit Director, Government Savings Bank
	2016–2020	Director and Audit Director, Expressway Authority of Thailand
2019–2023	Member of the Subcommittee on Capital Market Competitiveness Development, Office of the Securities and Exchange Commission	

Position of Director /
Management in other
organizations that may
cause any conflict of
interests to the Company : -None-

Having interested agenda : Agenda 6 To consider the fixing of the remuneration to
the Board of Directors for the year 2026.

*Special Interest in any agenda : -None-



PROXY FORM

Enclosure 9 Form A

Made at _____

Date _____

(1) I/We _____ Nationality _____
Residing at No. _____ Road _____ Sub-district _____
District _____ Province _____ Postal Code _____

(2) As a shareholder of Eastern Star Real Estate Public Company Limited,
holding a total number of _____ shares, and entitled to vote in the number of _____ votes as follows:
Ordinary shares of _____ shares, entitled to vote in the number of _____ votes
Preference shares of _____ shares, entitled to vote in the number of _____ votes

(3) Hereby grant

- (1) _____ age _____ years
Residing at No. _____ Road _____ Sub-district _____
District _____ Province _____ Postal Code _____ or
(2) _____ age _____ years
Residing at No. _____ Road _____ Sub-district _____
District _____ Province _____ Postal Code _____ or
(3) _____ age _____ years
Residing at No. _____ Road _____ Sub-district _____
District _____ Province _____ Postal Code _____

only anyone person as my/our proxy to attend and vote on my/our behalf at the Ordinary General Meeting of Shareholders No. 1/2026, to be held on 28 April 2026, at 14.00 hrs., at the office of the Company, No. 898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini Sub-district, Patumwan District, Bangkok Metropolis, by meeting via electronic media (E-AGM), or at any adjournment thereof to any other date, time and venue.

Any act(s) undertaken by the proxy at such meeting shall be deemed as my(our) own act(s) in every respect.

Signed _____ Grantor
()

Signed _____ Proxy
()

Signed _____ Proxy
()

Signed _____ Proxy
()

Remarks
A shareholder shall grant only one proxy to attend and vote on his/her behalf at the meeting, and cannot divide his/her shares for several proxies to vote separately.

Duty Stamp 20.- Baht

Proxy Form

Written at _____

Date _____ Month _____ Year _____

(1) I/We _____ Nationality _____

Residing at No. _____ Road _____ Sub-district _____

District _____ Province _____ Postal Code _____

(2) as a shareholder of **Eastern Star Real Estate Public Company Limited**,holding a total number of _____ shares and having voting rights equivalent to _____ vote(s),
as follows: Ordinary share _____ share(s) having voting rights equivalent to _____ vote(s) Preferred share _____ share(s) having voting rights equivalent to _____ vote(s)

(3) hereby authorize either one of the following persons

 (1) _____ Age _____ Years

Residing at No. _____ Road _____ Subdistrict _____

District _____ Province _____ Postal code _____ **or** (2) Mrs. Sunanta Tiasuwan, Independent Director and Chairman of the Audit Committee, age 75 yearsResiding at No. 28 Soi Bangna-Trad 28, Bangna-Trad Road, Kwaeng Bangna, Khet Bangna,
Bangkok Metropolis **or** (3) Mrs. Wanna Thamsirisup, Independent Director and Audit Committee Member, age 69 yearsResiding at No. 148/24 Soi Sukhumvit 22, Kwaeng Klongtoey, Khet Klongtoey, Bangkok Metropolis. **or** (4) Mr. Jessada Promjart, Independent Director and Audit Committee Member, age 64 years

Residing at No. 10 Soi Tiwanon 14 Yaek 1, Tambol Taladkwan, Amphur Muangnonthaburi, Nonthaburi Province.

only anyone person as my/our proxy to attend and vote in the Annual General Meeting of Shareholders No. 1/2026 to be held on 28 April 2026, at 14.00 hrs., at the office of the Company, No. 898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini Sub-district, Patumwan District, Bangkok Metropolis, by meeting via electronic media (E-AGM), or at any adjournment thereof to any other date, time and venue.

(4) I/ We hereby authorize the proxy to vote on my/our behalf at this meeting as follows:

Agenda 1 To adopt the Minutes of Ordinary General Meeting of Shareholders of the Company No.1/2025 (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate. (b) The proxy holder shall vote in accordance with my/our intention as follows: Approve Disapprove Abstain**Agenda 2 To acknowledge the performance results of the Board of Directors for the previous year and the Annual Report for the year 2025**

Agenda 3 To consider and approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2025

- (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.
- (b) The proxy holder shall vote in accordance with my/our intention as follows:
 - Approve Disapprove Abstain

Agenda 4 To consider and approve the appropriation of profits and the payment of dividends for the performance results of the fiscal year 2025

- (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.
- (b) The proxy holder shall vote in accordance with my/our intention as follows:
 - Approve Disapprove Abstain

Agenda 5 To consider the election of the directors in place of those retiring by rotation

- (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.
- (b) The proxy holder shall vote in accordance with my/our intention as follows:
 - Election of all directors.
 - Approve Disapprove Abstain
 - Election of each director.
 - (1) Director's Name : Mr. Potitat Piriyaivirut
 - Approve Disapprove Abstain
 - (2) Director's Name : Mr. Paiboon Wongjongjaiharn
 - Approve Disapprove Abstain
 - (3) Director's Name : Mr. Titiwut Soukpornchaikul
 - Approve Disapprove Abstain
 - The Board of Directors of the Company shall comprise 11 members
 - Approve Disapprove Abstain

Agenda 6 To consider the fixing of the remuneration to the Board of Directors for the year 2026

- (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.
- (b) The proxy holder shall vote in accordance with my/our intention as follows:
 - Approve Disapprove Abstain

Agenda 7 To consider the appointment of the auditors of the Company for the fiscal year 2026 and fixing of the remuneration

- (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.
- (b) The proxy holder shall vote in accordance with my/our intention as follows:
 - Approve Disapprove Abstain

(5) Voting of the proxy holder in any agenda that is not specified in this proxy form shall be considered as invalid and not my/our voting as a shareholder.

(6) In the case that I/we have not declared a voting intention in any agenda or my/our determination is not clearly specified or that the meeting considers or ratifies resolutions in any matters apart from the agendas specified above, in addition to any amendment, modification or addition of any facts, the proxy holder shall have the right to consider and vote on behalf of myself as he/she sees appropriate.

Any act(s) undertaken by the proxy holder at such meeting except the proxy holder does not vote as I/we specify in the proxy form shall be deemed as my/our own act(s) in every respects.

Signed _____ Grantor
(_____)

Signed _____ Proxy
(_____)

Signed _____ Proxy
(_____)

Signed _____ Proxy
(_____)

Note:

1. A Shareholder shall appoint only one proxy to attend and vote at the meeting. A shareholder may not split shares for any more than one proxy in order to split votes.
2. In agenda for election of director(s) can vote to elect all directors or each director.
3. In the case that there is any other agenda(s) to consider other than the specified agendas mentioned above, the proxy may use the Annex to the Proxy Form B.

Annex to the Proxy Form B.

Grant of proxy as a shareholder of Eastern Star Real Estate Public Company Limited

At the Ordinary General Meeting of Shareholders of the Company No. 1/2026 to be held on 28 April 2026, at 14.00 hrs., at the office of the Company, No. 898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini Sub-district, Patumwan District, Bangkok Metropolis, by meeting via electronic media (E-AGM), or at any adjournment thereof to any other date, time and venue.

Agenda _____ Subject _____

(a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.

(b) The proxy holder shall vote in accordance with my intention as follows:

Approve Disapprove Abstain

Agenda _____ Subject _____

(a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.

(b) The proxy holder shall vote in accordance with my intention as follows:

Approve Disapprove Abstain

Agenda _____ Subject _____

(a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.

(b) The proxy holder shall vote in accordance with my intention as follows:

Approve Disapprove Abstain

Agenda _____ Subject _____

(a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.

(b) The proxy holder shall vote in accordance with my intention as follows:

Approve Disapprove Abstain

Agenda _____ Subject _____

(a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.

(b) The proxy holder shall vote in accordance with my intention as follows:

Approve Disapprove Abstain

Agenda _____ Subject Election of directors (continue)

Director's Name: _____
 Approve Disapprove Abstain

สำหรับกรณีผู้ถือหุ้นเป็นผู้ลงทุนต่างประเทศและแต่งตั้งให้คัสโตเดียนในประเทศไทยเป็นผู้รับฝากและดูแลหุ้น
For foreign shareholders who have custodians in Thailand only.

สิ่งที่ส่งมาด้วย 9
Enclosure 9
แบบ ค. (Form C)

อากรแสตมป์ 20.- บาท
Stamp Duty 20.- Baht

หนังสือมอบฉันทะ
(PROXY FORM)

เขียนที่ _____
Made at

วันที่ _____
Date

(1) ข้าพเจ้า _____ สัญชาติ _____
I (We), Nationality

สำนักงานตั้งอยู่เลขที่ _____
having the registered address at No.

ในฐานะผู้ประกอบธุรกิจเป็นผู้รับฝากและดูแลหุ้น (Custodian) ให้กับ _____
as being the custodian of

ซึ่งเป็นผู้ถือหุ้นของบริษัท อีสเทอร์น สตาร์ เรียล เอสเตท จำกัด (มหาชน)
being a shareholder of Eastern Star Real Estate Public Company Limited,

โดยถือหุ้นจำนวนทั้งสิ้นรวม _____ หุ้น และออกเสียงลงคะแนนได้เท่ากับ _____ เสียง ดังนี้
holding a total number of _____ shares, and entitled to vote in the number of _____ votes as follows:

หุ้นสามัญ _____ หุ้น ออกเสียงลงคะแนนได้เท่ากับ _____ เสียง
Ordinary shares of _____ shares, entitled to vote in the number of _____ votes

หุ้นบุริมสิทธิ _____ หุ้น ออกเสียงลงคะแนนได้เท่ากับ _____ เสียง
Preference shares of _____ shares, entitled to vote in the number of _____ votes

(2) ขอมอบฉันทะให้

Hereby grant

_____ อายุ _____ ปี
age years

อยู่บ้านเลขที่ _____ ถนน _____ ตำบล/แขวง _____
Residing at No. Road Sub-district

อำเภอ/เขต _____ จังหวัด _____ รหัสไปรษณีย์ _____
District Province Postal Code

หรือ นางสุนันทา เตียสุวรรณ กรรมการอิสระและประธานคณะกรรมการตรวจสอบ อายุ 75 ปี
or Mrs. Sunanta Tiasuwan, Independent Director and Chairman of the Audit Committee, age 75 years

อยู่บ้านเลขที่ 28 ซอยบางนา-ตราด 28 ถนนบางนา-ตราด แขวงบางนา เขตบางนา กรุงเทพมหานคร
Residing at No. 28 Soi Bangna-Trad 28, Bangna-Trad Road, Kwaeng Bangna, Khet Bangna, Bangkok Metropolis.

หรือ นางวรรณมา ธรรมศิริทรัพย์ กรรมการอิสระและกรรมการตรวจสอบ อายุ 69 ปี
or Mrs. Wanna Thamsirisup, Independent Director and Audit Committee, age 69 years

อยู่บ้านเลขที่ 148/24 ซอยสุขุมวิท 22 แขวงคลองเตย เขตคลองเตย กรุงเทพมหานคร
Residing at No. 148/24 Soi Sukhumvit 22, Kwaeng Klongtoey, Khet Klongtoey, Bangkok Metropolis.

หรือ นายเจษฎา พรหมจาด กรรมการอิสระและกรรมการตรวจสอบ อายุ 64 ปี
or Mr. Jessada Promjart, Independent Director and Audit Committee, age 64 years

อยู่บ้านเลขที่ 10 ซอยติวานนท์ 14 แยก 1 ตำบลตลาดขวัญ อำเภอเมืองนนทบุรี จังหวัดนนทบุรี
Residing at No. 10 Soi Tiwanon 14 Yaek 1, Tambol Taladkwan, Amphur Muangnonthaburi, Nonthaburi Province.

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าร่วมประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมสามัญผู้ถือหุ้น ครั้งที่ 1/2569 ในวันที่ 28 เมษายน 2569 เวลา 14.00 น. ณ สำนักงานของบริษัท เลขที่ 898 อาคารเพลินจิตทาวเวอร์ ชั้นที่ 5 ถนนเพลินจิต แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร โดยเป็นการประชุมผ่านสื่ออิเล็กทรอนิกส์ (E-AGM) หรือที่จะพึงเลื่อนไปใน วัน เวลา และสถานที่อื่นด้วย

only anyone person as my (our) proxy to attend and vote on my (our) behalf at the Ordinary General Meeting of Shareholders No. 1/2026, to be held on 28 April 2026, at 14.00 hrs., at the office of the Company, No. 898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini Sub-district, Patumwan District, Bangkok Metropolis, by meeting via electronic media (E-AGM), or at any adjournment thereof to any other date, time and venue.

(3) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะเข้าร่วมประชุมและออกเสียงลงคะแนนในครั้งนี้ ดังนี้

I (we) hereby grant my (our) proxy to attend and vote at this occasion as follows:

- มอบฉันทะตามจำนวนหุ้นทั้งหมดที่ถือและมีสิทธิออกเสียงลงคะแนนได้
Grant proxy the total amount of shares holding and entitled to votes.
- มอบฉันทะบางส่วนคือ
Grant partial shares of
- | |
|---|
| <input type="checkbox"/> หุ้นสามัญ _____ หุ้น และมีสิทธิออกเสียงลงคะแนนได้ _____ เสียง |
| Ordinary shares shares, and entitled to vote in the number of votes |
| <input type="checkbox"/> หุ้นบุริมสิทธิ _____ หุ้น และมีสิทธิออกเสียงลงคะแนนได้ _____ เสียง |
| Preference shares shares, and entitled to vote in the number of votes |
| รวมสิทธิออกเสียงลงคะแนนได้ทั้งหมด _____ เสียง |
| The total entitled number of votes accounts for votes |

(4) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี้ ดังนี้

I (we) hereby grant my (our) proxy to vote at this Meeting as follows:

- วาระที่ 1. พิจารณารับรองรายงานการประชุมสามัญผู้ถือหุ้นของบริษัทครั้งที่ 1/2568
Agenda 1. To adopt the Minutes of Ordinary General Meeting of Shareholders of the Company No. 1/2025
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- | | | |
|-----------------------------------|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> เห็นด้วย | <input type="checkbox"/> ไม่เห็นด้วย | <input type="checkbox"/> งดออกเสียง |
| Approve | Disapprove | Abstain |
- วาระที่ 2. พิจารณารับทราบผลการดำเนินงานของคณะกรรมการในรอบปีที่ผ่านมาและรายงานประจำปี 2568
Agenda 2. To Acknowledge the performance results of the Board of Directors for the previous year and the Annual Report for the year 2025
- วาระที่ 3. พิจารณานุมัติงบประมาณการเงินและงบกำไรขาดทุนเบ็ดเสร็จของบริษัทประจำปีสิ้นสุดวันที่ 31 ธันวาคม 2568
Agenda 3. To consider and approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2025
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- | | | |
|-----------------------------------|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> เห็นด้วย | <input type="checkbox"/> ไม่เห็นด้วย | <input type="checkbox"/> งดออกเสียง |
| Approve | Disapprove | Abstain |
- วาระที่ 4. พิจารณานุมัติการจัดสรรเงินกำไรและการจ่ายเงินปันผลสำหรับผลการดำเนินงานประจำปี 2568
Agenda 4. To consider and approve the appropriation of profits and the payment of dividends for the performance results of the fiscal year 2025
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- | | | |
|-----------------------------------|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> เห็นด้วย | <input type="checkbox"/> ไม่เห็นด้วย | <input type="checkbox"/> งดออกเสียง |
| Approve | Disapprove | Abstain |

- วาระที่ 5 พิจารณาเลือกตั้งกรรมการแทนกรรมการที่ต้องออกจากตำแหน่งตามกำหนดวาระ
Agenda 5. To consider the election of the directors in place of those retiring by rotation
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- การเลือกตั้งกรรมการทั้งชุด
Election of all directors.
- | | | |
|--|--|--|
| <input type="checkbox"/> เห็นด้วย
Approve | <input type="checkbox"/> ไม่เห็นด้วย
Disapprove | <input type="checkbox"/> งดออกเสียง
Abstain |
|--|--|--|
- การเลือกตั้งกรรมการเป็นรายบุคคล
Election of each director.
- (1) ชื่อกรรมการ : นายโพธิทัต พิริยวิรุตม์
Director's Name : Mr. Potitat PiriyaVirut
- | | | |
|--|--|--|
| <input type="checkbox"/> เห็นด้วย
Approve | <input type="checkbox"/> ไม่เห็นด้วย
Disapprove | <input type="checkbox"/> งดออกเสียง
Abstain |
|--|--|--|
- (2) ชื่อกรรมการ : นายไพบูลย์ วงศ์จงใจหาญ
Director's Name : Mr. Paiboon Wongjongjaihaun
- | | | |
|--|--|--|
| <input type="checkbox"/> เห็นด้วย
Approve | <input type="checkbox"/> ไม่เห็นด้วย
Disapprove | <input type="checkbox"/> งดออกเสียง
Abstain |
|--|--|--|
- (3) ชื่อกรรมการ : นายฐิติวุฒิ สุขพรชัยกุล
Director's Name : Mr. Titiwut Soukpomchaikul
- | | | |
|--|--|--|
| <input type="checkbox"/> เห็นด้วย
Approve | <input type="checkbox"/> ไม่เห็นด้วย
Disapprove | <input type="checkbox"/> งดออกเสียง
Abstain |
|--|--|--|
- กำหนดให้คณะกรรมการของบริษัทประกอบด้วยกรรมการจำนวน 11 คน
The Board of Directors of the Company shall comprise 11 members
- | | | |
|--|--|--|
| <input type="checkbox"/> เห็นด้วย
Approve | <input type="checkbox"/> ไม่เห็นด้วย
Disapprove | <input type="checkbox"/> งดออกเสียง
Abstain |
|--|--|--|

- วาระที่ 6. พิจารณากำหนดค่าตอบแทนให้แก่คณะกรรมการประจำปี 2569
Agenda 6. To consider the fixing of the remuneration to the Board of Directors for the year 2026
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- | | | |
|--|--|--|
| <input type="checkbox"/> เห็นด้วย
Approve | <input type="checkbox"/> ไม่เห็นด้วย
Disapprove | <input type="checkbox"/> งดออกเสียง
Abstain |
|--|--|--|

- วาระที่ 7. พิจารณาแต่งตั้งผู้สอบบัญชีของบริษัทประจำปี 2569 และกำหนดค่าตอบแทน
Agenda 7. To consider the appointment of the auditors of the Company for the fiscal year 2026 and fixing of the remuneration
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- | | | |
|--|--|--|
| <input type="checkbox"/> เห็นด้วย
Approve | <input type="checkbox"/> ไม่เห็นด้วย
Disapprove | <input type="checkbox"/> งดออกเสียง
Abstain |
|--|--|--|

(5) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ ให้ถือว่าการลงคะแนนเสียงนั้นไม่ถูกต้อง และไม่ถือเป็นการลงคะแนนเสียงของผู้ถือหุ้น

The vote of the proxy in any agenda which does not follow those specified in this proxy form, it shall be deemed that such vote is incorrect and it is not voted by the shareholder.

(6) ในกรณีที่ข้าพเจ้าไม่ได้รับความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้ หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

In case I (we) do not specify or not clearly specify my (our) intention to vote in any agenda or in case the Meeting considers or votes in the matters other than the matters specified above, including there is the amendment or addition to any facts, the proxy can consider and vote on behalf of me (us) in all respects as he/she may think fit.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบฉันทะ ให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ

Any act(s) undertaken by the proxy at such meeting, except in case the proxy does not vote as I (we) specified in this proxy, shall be deemed as my (our) own act(s) in every respect.

ลงชื่อ _____ ผู้มอบฉันทะ
Signed (_____) Grantor

ลงชื่อ _____ ผู้รับมอบฉันทะ
Signed (_____) Proxy

ลงชื่อ _____ ผู้รับมอบฉันทะ
Signed (_____) Proxy

ลงชื่อ _____ ผู้รับมอบฉันทะ
Signed (_____) Proxy

หมายเหตุ/Remarks

- หนังสือมอบฉันทะแบบ ค. นี้ใช้เฉพาะกรณีที่ผู้ถือหุ้นที่ปรากฏชื่อในทะเบียนเป็นผู้ลงทุนต่างประเทศและแต่งตั้งให้คัสโตเดียน (Custodian) ในประเทศไทยเป็นผู้รับฝากและดูแลหุ้นให้เท่านั้น
The Proxy Form C. only use for shareholder whose names appearing in the foreign investors registration and he/she appointed a custodian in Thailand to be responsible for safeguarding shares only.
- หลักฐานที่ต้องแนบพร้อมกับหนังสือมอบฉันทะ คือ
Documents and evidences to be enclosed with the proxy form are:
(1) หนังสือมอบอำนาจจากผู้ถือหุ้นให้คัสโตเดียน (Custodian) เป็นผู้ดำเนินการลงนามในหนังสือมอบฉันทะแทน
Power of attorney from the shareholders authorizes a custodian to sign the Proxy Form on behalf of the shareholder
(2) หนังสือยืนยันว่าผู้ลงนามในหนังสือมอบฉันทะแทนได้รับอนุญาตประกอบธุรกิจ คัสโตเดียน (Custodian)
Confirmation Letter to certify that the signer in the Proxy Form have a permit to act as a Custodian
- ผู้ถือหุ้นที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนน ไม่สามารถแบ่งแยกจำนวนหุ้นให้ผู้รับมอบฉันทะหลายคนเพื่อแยกการลงคะแนนเสียงได้
A shareholder shall grant only one proxy to attend and vote on his/her behalf at the meeting, and cannot divide his/her shares for several proxies to vote separately.
- วาระเลือกตั้งกรรมการสามารถเลือกตั้งกรรมการทั้งชุดหรือเลือกตั้งกรรมการเป็นรายบุคคล
In agenda for election of director(s) can vote to elect all directors or each director.
- ในกรณีที่วาระที่จะพิจารณาในการประชุมมากกว่าวาระที่ระบุไว้ข้างต้น ผู้มอบฉันทะสามารถระบุเพิ่มเติมได้ในใบประจำต่อแบบหนังสือมอบฉันทะแบบ ค. ตามแนบ
In case there are more agendas for consideration at the meeting than the agendas specified above, the grantor of the proxy could additionally specify in the Annex to the Proxy Form C as attached.

ใบประจำต่อแบบหนังสือมอบฉันทะแบบ ค.

Annex to the Proxy Form C.

การมอบฉันทะในฐานะเป็นผู้ถือหุ้นของบริษัท อีสเทอร์น สตาร์ เรียล เอสเตท จำกัด (มหาชน)

Grant of proxy as a shareholder of Eastern Star Real Estate Public Company Limited

ในการประชุมสามัญผู้ถือหุ้นครั้งที่ 1/2569 ในวันที่ 28 เมษายน 2569 เวลา 14.00น. ณ สำนักงานของบริษัท เลขที่ 898 อาคารเพลินจิตทาวเวอร์ ชั้นที่ 5 ถนนเพลินจิต แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร โดยเป็นการประชุมผ่านสื่ออิเล็กทรอนิกส์ (E-AGM) หรือที่จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

At the Ordinary General Meeting of Shareholders No. 1/2026, to be held on 28 April 2026, at 14.00 hrs., at the office of the Company, No. 898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini Sub-district, Patumwan District, Bangkok Metropolis, by meeting via electronic media (E-AGM), or at any adjournment thereof to any other date, time and venue.

วาระที่ _____ เรื่อง _____

- Agenda Subject
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain

วาระที่ _____ เรื่อง _____

- Agenda Subject
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain

วาระที่ _____ เรื่อง _____

- Agenda Subject
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain

วาระที่ _____ เรื่องเลือกตั้งกรรมการ (ต่อ)

Agenda Subject Election of directors (continue).

ชื่อกรรมการ (Director's Name): _____

- เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain

Practice Guideline for the E-AGM and Proxy

Shareholders or proxies who wish to attend the meeting must submit documents proving their identity as specified to the Company within 24 April 2026 at 12.00 hrs. The Company shall verify the list of shareholders according to the closing information of the shareholders' register book who have the right to attend the meeting wholly and correctly. After that, the electronic conferencing service provider will send a Link to attend the meeting and the user manual to the Email you have sent to inform the Company. The Link will be sent 2 days in advance of the meeting date.

Requesting to attend the meeting via electronic media

Shareholders wishing to attend the meeting via electronic media must notify their intention to attend the meeting in two ways as follows:

1. Submit your request to attend the meeting by sending information via Email or postal mail.

If shareholders wish to notify their intention to attend the meeting via electronic media (E-AGM) by sending information via Email or postal:

1. Please fill in the document requesting to attend the meeting via electronic media (E-AGM) (Enclosure 11) by specifying your Email and your mobile phone number clearly for registering for the meeting.
2. Attach a copy of proof of identity to confirm the right to attend the E-AGM meeting.
 - 2.1 Shareholders who are natural persons:
 - If a shareholder wishes to attend the meeting in person via E-Meeting:
 - Attach a copy of a valid government-issued identification document such as an ID card, government ID card, driver's license, or passport. In case of name-surname changes, shareholders are requested to attach supporting evidence.
 - If a shareholder appoints another person to attend the meeting on his/her behalf via E-Meeting:
 - The Proxy Form C (attached with the invitation letter) is filled in all information signed by the proxy grantor and the proxy correctly and entirely together with duty stamp affixed;
 - A copy of the proxy grantor's identity document, such as an ID card, a government official ID card, passport (In the case of foreigners) that has not expired and signed certifying the true copy of the proxy.
 - A copy of the proxy's identity document, such as an ID card, a government official an ID card, passport (In the case of foreigners) that have not expired and signed certifying the true copy of the proxy.
 - 2.2 Shareholders who are juristic persons:
 - If the person authorized to sign on behalf of the juristic person (director) wishes to attend the meeting in person via electronic media (E-Meeting)
 - A copy of the shareholder's juristic person registration certificate issued no later than one year before the date of the shareholders' meeting, which is duly certified by the juristic person representative (director) authorized to sign on behalf of the juristic person.
 - A copy of the identity document of the representative of the juristic person (director), such as an ID card, a government official ID card, passport (In the case of foreigners) that has not expired and signed to certify the true copy.

- If the proxy is assigned to attend the meeting instead via electronic media (E-Meeting)
 - The Proxy Form C (attached with the invitation letter) is filled in all information signed by the proxy grantor and the proxy correctly and entirely together with duty stamp affixed;
 - A copy of the shareholder's juristic person registration certificate issued no later than one year before the date of the shareholders' meeting, which is duly certified by the juristic person representative (director) authorized to sign on behalf of the juristic person.
 - A copy of the identity document of the representative of the juristic person (director), such as an ID card, a government official ID card, passport (In the case of foreigners) that has not expired and signed to certify the true copy.
 - Copy of the identity document of the proxy as in the case of natural persons as mentioned above.

Suppose the documents or evidence mentioned above are not Thai or English versions. In that case, the shareholders must present an English translation of the document signed to certify the translation by the shareholder or by an authorized signatory to bind that juristic person (in the case of a juristic person).

3. Submit the documents requesting to attend the meeting via electronic media (item 1) and proof of identity together with supporting documents (item 2) by sending to the Company within
24 April 2026, at 12.00 hrs
 - Email channel : company_secretary@estarpcl.com or
 - Postal channels: Miss Chonticha Pansmai, Company Secretary at Eastern Star Real Estate Public Company Limited No.898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini, Pathumwan, Bangkok, 10330

•
Electronic Meeting Attendance (E-AGM):

1. Once the shareholders or proxies wish to attend the meeting and have been fully verified, you will receive an Email from the meeting organizer, a link for attending the meeting, and a system's user manual two days before the meeting date. Please study the manual on how to use the E-AGM meeting system in detail. If you haven't received the Email within the 27 April 2026, please get in touch with the Company immediately.
2. Meeting attendance and voting via electronic media can be used with computers/notebooks/tablets and mobile phones via Web Browser: Chrome with 4G internet speed or home internet basic.

Note: In case of meeting via tablet and mobile phone, Zoom Cloud Meeting program must be installed before attending the meeting, which can be downloaded as follows:

IOS system	Android system
	
https://apps.apple.com/th/app/zoom-cloud-meetings/id546505307	https://play.google.com/store/apps/details?id=us.zoom.videomeetings

3. The system will open for meetings 60 minutes before the start of the meeting. However, the live broadcast will only start at the time of the meeting.
4. To log in, attendees must use the information of the shareholder registration number and the shareholder's ID card number.
5. Voting through the E-Voting system, you will be able to vote for each agenda only by voting for agreeing, disagreeing, or abstaining. In case of not voting in any agenda, the system will be deemed to vote as agree immediately (using the vote-counting method by pouring votes towards agreeing).
6. If attendees have any problems or problems in using the E-AGM system, you can contact OJ International Co., Ltd. at the phone number specified in the Email that sends you the system's user manual.

***** This E-AGM meeting will be an electronic meeting only and will not be held in a conventional meeting venue; therefore, shareholders are requested not to come to the Company. *****

If a shareholder wishes to appoint an independent director as a proxy:

Suppose any shareholders cannot attend the E-AGM meeting in person or cannot appoint other proxies to attend the E-AGM meeting and wish to appoint an independent director as a proxy. In this regard, they can send a proxy form B (Enclosure 9) specifying the proxy as one of the independent directors as specified by the Company along with supporting documents to the Company by the date within the date 24 April 2026 via the following channels:

- Email channel : company_secretary@estarpcl.com or
- Postal channels: Miss Chonticha Pansmai, Company Secretary at Eastern Star Real Estate Public Company Limited No.898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini, Pathumwan, Bangkok, 10330

Note: If the shareholders specify their votes in each agenda, the independent directors will cast their votes as specified in the proxy form. In which the voting in each agenda, shareholders have the right to vote in agreeing, disagreeing, or abstaining only and cannot divide a partial vote (unless it is a Custodian vote).

In the case of a shareholder who is a foreign investor and appoints a custodian in Thailand to be a stock depository and keeper:

Please submit the following information:

1. The Proxy Form C (attached with the invitation letter) is filled in all information signed by the proxy grantor and the proxy correctly and entirely together with a 20-baht duty stamp affixed;
2. Custodian juristic person registration certificate (Custodian) with a signature certifying true copy by the authorized signatory on behalf of the juristic person of the Custodian or the attorney with the corporate seal (if any).
3. A power of attorney from the shareholders for the Custodian to be authorized to sign the proxy form;
4. A letter confirming that the person signing the proxy form is authorized to operate a custodian business;
5. Copy of ID card, or a copy of government official ID card, or copy of passport (In the case of foreigners) of the proxy with certified the true copy;
6. Submit information via the following channels:
 - Email channel : company_secretary@estarpcl.com or
 - Postal channels: Miss Chonticha Pansmai, Company Secretary at Eastern Star Real Estate Public Company Limited No.898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini, Pathumwan, Bangkok, 10330

Submitting advice or questions related to business, industry, Company performance, or related to any agenda which will be considered at the E-AGM meeting:

If shareholders wish to submit suggestions or questions, they can be done in two ways as follows:

1. Send advice or questions **in advance** to the Company before the meeting date through the following channels:
 - Email channel : company_secretary@estarpcl.com or
 - Postal channels: Miss Chonticha Pansmai, Company Secretary at Eastern Star Real Estate Public Company Limited No.898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini, Pathumwan, Bangkok, 10330
2. Submit advice or questions **during the meeting** to those attending the E-AGM meeting. The attendee must specify his/her first and last name and state whether his/her is a shareholder attending the meeting himself/herself or a proxy. Before every suggestion or question is submitted, the Company has opened channels for sending advice and questions during the meeting as follows:
 - Chat channel for text messages;
 - An audio chat channel where attendees press the raising hand button and turn on the microphone on their device after the operator sends you an invitation to chat. Please turn off the microphone after the conversation is finished every time (For more details, please refer to the user manual sent to the attendees' Emails).

In this regard, if shareholders have questions about the meeting, they can contact the following staff:

1. Regarding submitting documents confirming identity to attend the shareholders' meeting via E-Meeting, please contact the Company Secretary for further information via the Company's contact channels as detailed above.
2. Regarding the process of attending the meeting and voting via E-Meeting, in the case of correct and complete identity verification, please contact OJ International Co., Ltd. at the phone number specified in the Email that sends you the system's user manual.

● ● ●

Manual for using the electronic Annual General system (E-AGM)



OJ International Co., Ltd.



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Preparation for attending the Annual General meeting via electronic media (E-AGM)

Shareholders or proxies who wish to attend the Annual General Meeting must submit identification documents to the Company according to the specified channels.



When the Company has checked the information according to the list of shareholders according to the info closed in the register, the list of shareholders who have the right to attend the Annual General Meeting is correct and complete. The service provider for organizing Annual General Meetings through electronic media will send you a link to join the Annual General Meeting and a user manual in the email that you have sent to the Company.

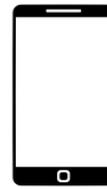
Prepare the necessary equipment for participating in Annual General Meetings via electronic media.



PC Computer



Laptop



Smartphone/Tablet



Web Browser



Google Chrome



Microsoft Edge

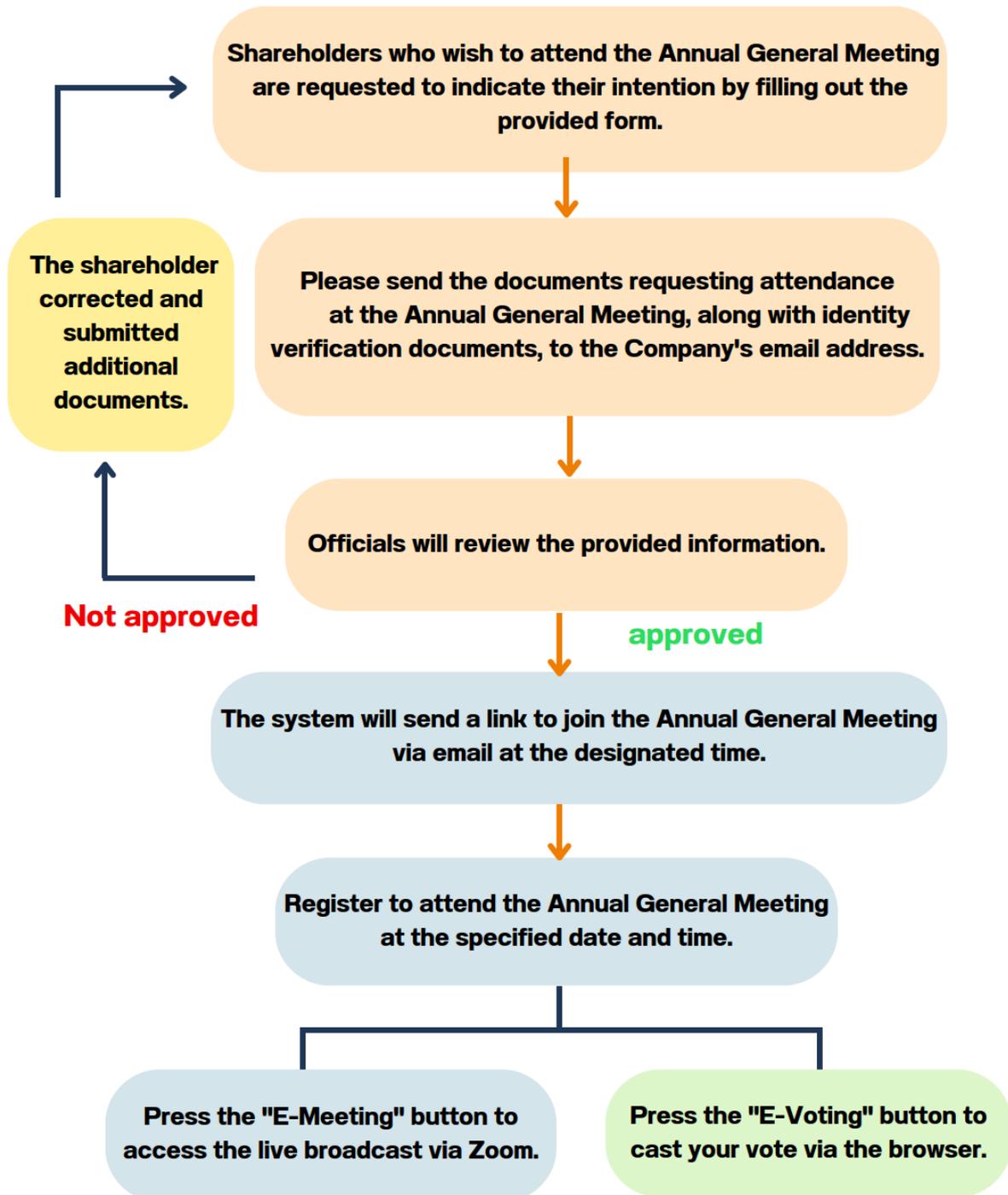


Safari

OJ International Co., Ltd.

Preparation for attending the Annual General meeting via electronic media (E-AGM)

The flowchart shows the steps for joining a Annual General Meeting via electronic media.



Registration to attend Annual General Meetings and use of the electronic Meeting system (E-AGM)



Review the steps and usage
methods carefully

CLICK HERE



Or scan QR Code
to Download the manual





ZOOM Application Installation Guide

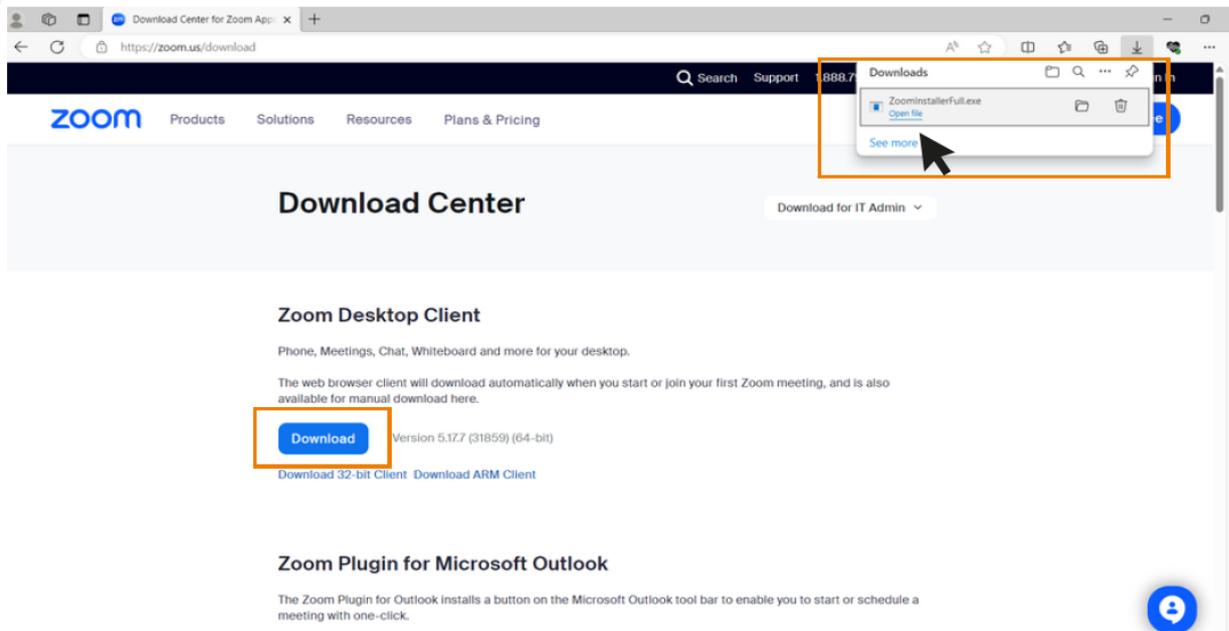
Zoom Application installation guide on PC or Notebook	1
Zoom Application installation guide on iPhone/ iPad - IOS System	2
Zoom Application installation guide on Smartphone /Tablet -Android System	3

ZOOM Application Installation Guide

1 Zoom Application installation guide on PC or Notebook

1. 1. Visit the URL : <https://zoom.us/download> locate the Zoom Desktop Client, and proceed by clicking the “Download “ button.

2. Once downloaded, locate the "ZoomInstaller" file and double-click to begin the installation process. Follow the prompts to install the program.



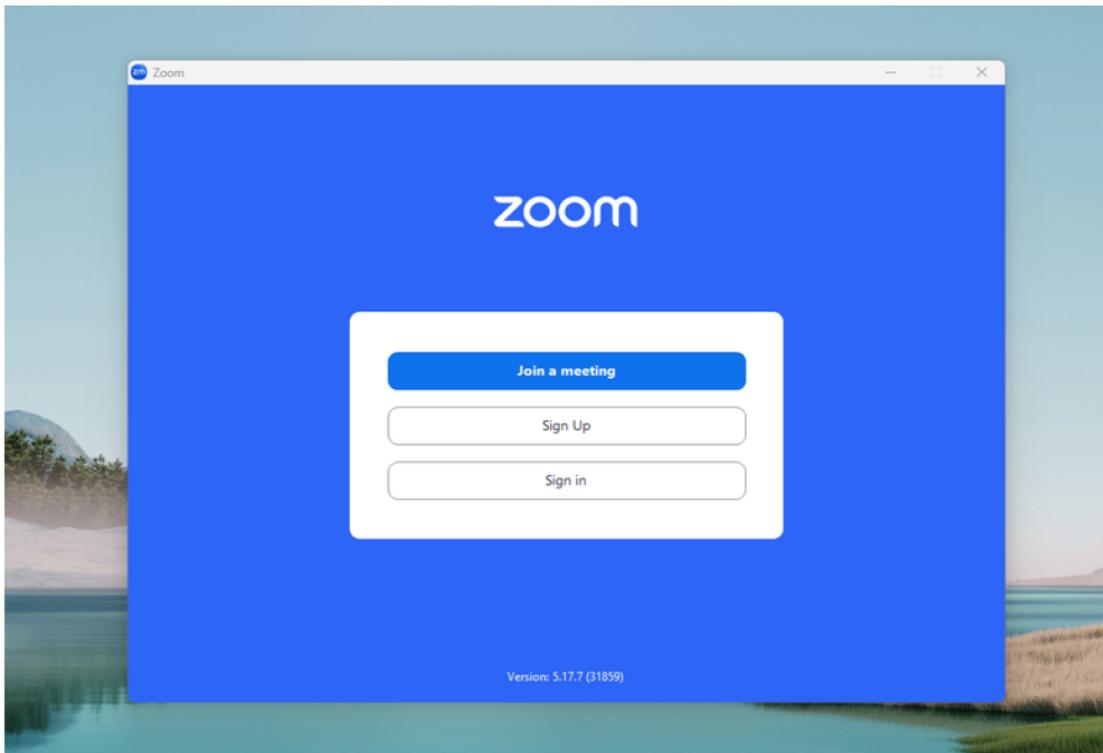
3. The system is currently installing the program. Please wait patiently until the installation process is complete.



ZOOM Application Installation Guide

1 Zoom Application installation guide on PC or Notebook

4. Once the Zoom program is successfully installed, a login window will pop up, as same to the example picture.



ZOOM Application Installation Guide

2 Zoom Application Installation guide on iPhone/ iPad - IOS System

1. Download the Zoom application by visiting the App Store, searching for Zoom, and then clicking on the following link or scanning the QR code:

<https://apps.apple.com/th/app/zoom-one-platform-to-connect/id546505307>



SCAN QR CODE



ZOOM Application Installation Guide

2 Zoom Application Installation guide on iPhone/ iPad - IOS System

2. Press the "Get" button to initiate the installation process. Once installed, wait for the completion of the installation. Afterward, press to open the Zoom application.



Upon clicking to enter Zoom, a login page will appear, ready for use, resembling the example picture.

ZOOM Application Installation Guide

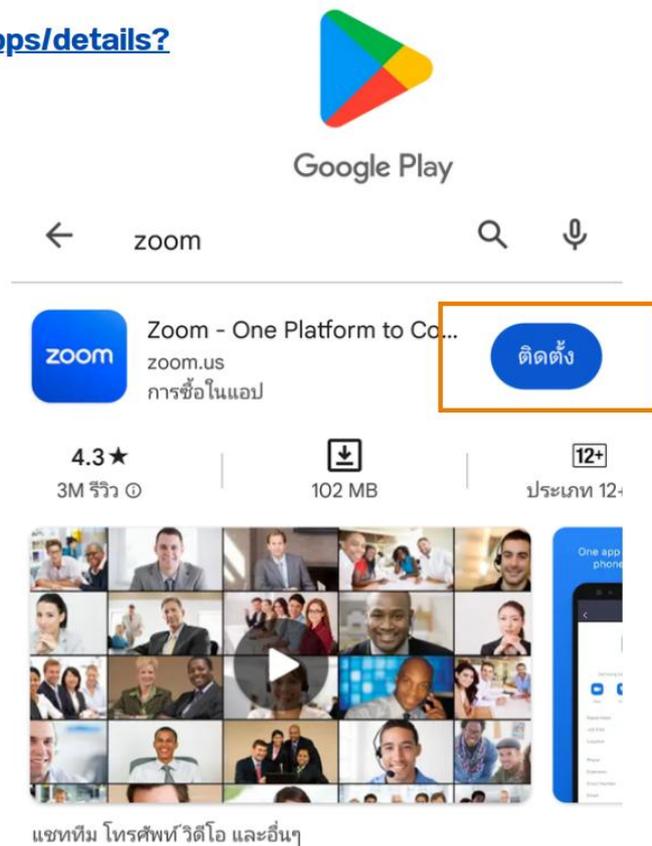
3 Zoom Application installation guide on Smartphone /Tablet -Android System

1. Download the Zoom application by visiting the Play Store, searching for Zoom, and then clicking on the following link or scanning the QR code:

<https://play.google.com/store/apps/details?id=us.zoom.videomeetings>



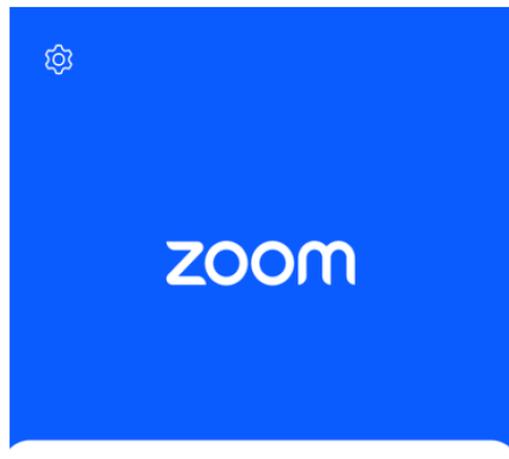
SCAN QR CODE



ZOOM Application Installation Guide

3 Zoom Application installation guide on Smartphone /Tablet -Android System

2. Press the "Install" button to initiate the installation process. Wait for the installation to complete. Once finished, press to open the Zoom application.



Welcome

Get started with your account

Join a Meeting

Sign Up

Sign in

Upon clicking to enter Zoom, a login page will appear, ready for use, as same to the example picture.

OJ International Co., Ltd.

Registration Form for the Electronic Annual General Meeting of Shareholders (E-AGM)

EASTERN STAR REAL ESTATE PUBLIC COMPANY LIMITED

วันที่.....เดือน.....พ.ศ.....

Date Month Year

(1) ข้าพเจ้า.....หมายเลขบัตรประจำตัวประชาชน/หนังสือเดินทาง.....

I/We, Identification Card/Passport number

สัญชาติ.....บ้านเลขที่.....ถนน.....ตำบล/แขวง.....

Nationality Residing at No. Road Sub district

อำเภอ/เขต.....จังหวัด.....รหัสไปรษณีย์.....

District Province Postal Code

(2) เป็นผู้ถือหุ้นของ บริษัท อีสเทอร์น สตาร์ เรียล เอสเตท จำกัด (มหาชน)

Being a shareholder of EASTERN STAR REAL ESTATE PUBLIC COMPANY LIMITED

โดยถือหุ้นรวมทั้งสิ้น.....หุ้น

Holding the total amount of shares

ประสงค์จะร่วมประชุมและลงคะแนนผ่านสื่ออิเล็กทรอนิกส์สำหรับการประชุมสามัญผู้ถือหุ้นประจำปี 2569

I would like to participate the E-AGM for Annual General Meeting 2026

เข้าร่วมประชุมด้วยตนเอง

Self-Attending

มอบฉันทะให้ (นาย/นาง/นางสาว).....ได้เข้าร่วมประชุมดังกล่าวข้างต้น

Proxy to

attend the meeting.

(3) ข้อมูลในการจัดส่งวิธีการเข้าร่วมประชุม

Please send the Link to join the meeting by below email

อีเมล.....(โปรดระบุ)

E-mail

Please fil in the blank

โทรศัพท์มือถือ.....(โปรดระบุ)

Mobile Number

Please fil in the blank

(4) จัดส่งเอกสารเพื่อยืนยันตัวตน ตามสิ่งที่ส่งมาด้วย 10 วิธีการเข้าร่วมประชุม ภายในวันที่ 24 เมษายน 2569

Please submit the required document per an attachment 10 by 24 April 2026

(5) เมื่อได้รับการยืนยันตัวตน บริษัทจะจัดส่ง Link สำหรับการเข้าร่วมประชุมและวิธีการเข้าร่วมประชุมไปยังอีเมลที่ท่านได้ระบุ

Once you have verified, the company will send the Link to join the meeting via email.

(6) ในวันประชุมผู้ถือหุ้นจะต้องเตรียม เลขบัญชีผู้ถือหุ้น และเลขบัตรประชาชนไว้ สำหรับการเข้าร่วมประชุม

Please prepare your Account Number and your Identification Card Number for log in the meeting.

ลงชื่อ/Signed.....ผู้ถือหุ้น/Shareholder

(.....)

Making Enquiry in Advance Form for the Electronic Annual General Meeting of Shareholders (E-AGM)

Date.....Month.....Year.....

I/WE..... Nationality..... Residing at House No.

Road..... Sub-district..... District.....

Province..... Postal Code..... e-mail

Contact number.....Shareholder’s Register No.

being a shareholder of Eastern Star Real Estate Public Company Limited, holding.....shares

Interest information (if any).....

Making Inquiry

1)

2)

3)

Signed Shareholder

(.....)

Remark:

Please send completely- filled Making Enquiry in Advance Form for the Electronic Annual General Meeting of Shareholders (E-AGM) to the company within 24 April 2026, at 12.00 hrs. through the following channels:

- By Email : company_secretary@estarpcl.com or
- By Post : Miss Chonticha Pansmai, Company Secretary at Eastern Star Real Estate Public Company Limited No.898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini, Pathumwan, Bangkok, 10330

