

Eastern Star Real Estate Public Company Limited
Minutes to Shareholder Meeting No. 1/2026

Time and Place

The meeting was held on 28 April 2026 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.

Thereafter, the Secretary of the Meeting informed the Meeting that there was 1 shareholder attending the Meeting via electronic means in person, representing 16,584,800 shares, and 26 shareholders attending the Meeting by proxy, representing 3,076,386,935 shares. In total, 27 shareholders attended the Meeting, representing an aggregate of 3,092,971,735 shares out of the total issued and paid-up shares of 5,022,246,185 shares, equivalent to 61.58 percent of the total issued shares of the Company. A quorum was therefore duly constituted in accordance with the Company's Articles of Association..

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. | Mrs. Sunanta Tiasuwan | Independent Director, Chairman of Audit Committee and Nomination and Remuneration Director |
| 3. | Mrs. Wanna Thamsirisup | Independent Director, Audit Director, and Nomination and Remuneration Director |
| 4. | Mr. Jessada Promjart | Independent Director, Chairman of Nomination and Remuneration Committee and Audit Director |
| 5. | Miss Supitcha Chaipipat | Director and Independent Director |
| 6. | Mr. Tanin Subboonrueng | Director and Independent Director |
| 7. | Mr. Tak Bunnag | Director |
| 8. | Mr. Nuttawit Boonyawat | Director and Chairman of Executive Director |
| 9. | Mr. Paiboon Wongjongjaiharn | Director and Executive Director |
| 10. | Mr. Titiwut Soukpornchaikul | Director and Executive Director |
| 11. | Mr. Pairoj Wattanavarodom | Director and Chief Executive Officer |

The Company has a total of 11 directors, all of whom attended the meeting, representing 100 percent of the total number of directors.

In addition, Miss Raweewan Phadungjai, Acting Director of Finance and Accounting, and the Company's auditor, Miss Pimjai Manitkajohnkit from EY Office Limited, also attended the meeting via electronic media to assist the Board of Directors in clarifying information to the 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 2026 according to criteria specified by the Company via the websites of the Stock Exchange of Thailand and the Company from 5 September 2025 to 31 December 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. 1/2026 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. 1/2025

The meeting secretary proposed that the meeting consider the Minutes of the Ordinary General Meeting of Shareholders No. 1/2025, which was held on 28 April 2025. The Company had submitted a copy of such minutes to the The Stock Exchange of Thailand and the Ministry of Commerce within the period prescribed by law, and had also delivered a copy thereof to the shareholders together with the notice of this meeting for consideration.

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. 1/2025 as accurate. The meeting voted unanimously, and shareholders had cast votes as follows:

Cast Votes	Shareholders	No. of Votes	Percentage
For	28	3,106,406,435	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,106,406,435	100

In this regard, an additional shareholder attended the meeting, representing 13,434,700 shares. Accordingly, the total number of shareholders attending the meeting was 28 shareholders, representing a total of 3,106,406,435 shares.

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 2025

The meeting secretary invited Mr. Pairoj Wattanavarodom, the Company's Chief Executive Officer, to report the performance results of the Board of Directors for the meeting's consideration.

Mr. Pairoj Wattanavarodom, Chief Executive Officer, as a representative of the Board of Directors, presented the Company's operating results for the year 2025 and the business direction for 2026 as follows:

1. 2025 BUSINESS PERFORMANCE

For the Company's operating results for the year 2025, the Company had a total of 12 projects with a combined project value of Baht 6,800 million, comprising projects in Bangkok with a total value of Baht 4,200 million, representing 62 percent, and projects in Rayong Province with a total value of Baht 2,600 million, representing 38 percent. The Bangkok projects valued at Baht 4,200 million consisted of projects in the price segment of Baht 3–5 million totaling Baht 2,700 million, representing 64 percent, and projects in the price segment of Baht 15–30 million totaling Baht 1,500 million, representing 36 percent. The year 2025 marked a significant shift in the Company's pricing segment strategy. Previously, the Company's Bangkok projects primarily focused on the price segment below Baht 5 million. However, the Company has now expanded into the Baht 15–30 million segment while continuing developments in the Baht 3–5 million segment. In addition to condominium projects, the Company has also expanded into horizontal housing projects (townhomes). For projects in Rayong Province with a total value of Baht 2,600 million, projects in the price segment of Baht 5–15 million accounted for Baht 2,000 million, representing 77 percent, while projects in the price segment of Baht 3–5 million accounted for Baht 600 million, representing 23 percent. This also reflected a strategic shift by the Company, as the Company's provincial projects had previously focused mainly on the segment below Baht 5 million. At present, the Company has increased the proportion of projects in the Baht 5–15 million segment to 77 percent. This adjustment in project segmentation contributed to improved operating performance in 2025.

For the Company's operating results in 2025, the Company recorded two key performance indicators: (1) Pre-Sales amounting to Baht 1,396 million, and (2) Revenue amounting to Baht 2,022 million. On a year-on-year basis, revenue increased by 7 percent despite the challenging economic conditions during the past year. Of the total revenue of Baht 2,022 million, Baht 1,501 million, or 74 percent, was generated from projects in Bangkok, while Baht 521 million, or 26 percent, was generated from projects in Rayong Province. In addition, part of the revenue was derived from recurring income, accounting for 6 percent, consisting of income from four business categories: (1) hotel operations,

(2) golf course operations, (3) sports center operations, and (4) other income. Recurring income remains one of the Company's key areas for future expansion.

Regarding the Company's operating results over the past three years (2023–2025), the Company has demonstrated continuous growth. In 2025, the Company recorded Pre-Sales of Baht 1,396 million, with two notable developments as follows:

(1) Revenue growth: In 2025, the Company generated revenue of Baht 2,022 million, compared to Baht 1,283 million in 2023 and Baht 1,882 million in 2024, reflecting continuous growth, with a year-on-year increase of 7 percent in 2025.

(2) Net Profit growth: In 2025, the Company recorded net profit of Baht 129 million, exceeding the Baht 100 million level, representing year-on-year growth of 258 percent.

The Company's revenue of Baht 2,022 million and net profit growth of 258 percent were attributable to four key highlights as follows:

(1) In the real estate business segment, the Company was able to generate profit exceeding Baht 100 million.

(2) The Quintara MHy' Den Pho Nimit project achieved ownership transfers amounting to Baht 800 million in the fourth quarter of 2025.

(3) The Company launched new projects in Bangkok, namely the Grand Velana Crown Kanchana-Sai 1 Project in the Baht 15–30 million segment, and a new project in Rayong Province near the golf course, namely the Grand Velana Crown Utapao-Ban Chang Project in the Baht 10–15 million segment.

(4) The Company successfully closed two projects in Rayong Province, namely the Velana Amoda Project in the Baht 5–9 million segment and the Grand Velana Project in the Baht 7–12 million segment, reflecting the Company's capability in developing residential projects in the Baht 5–15 million segment.

In addition, as of 31 December 2025, the Company had backlog totaling Baht 705 million, which is expected to be recognized as revenue in 2026, comprising Baht 125 million from housing projects and Baht 580 million from condominium projects.

2. 2026 BUSINESS DIRECTION

The year 2026 will present both challenges and opportunities. The Company has established its business direction under the concept of “THE NEXT FRONTIER OF LIVING & INVESTING,” reflecting its commitment to expanding into new business opportunities amid the current economic environment.

The Company has defined two key strategic directions as follows:

- (1) Expansion into new markets by entering the Baht 15–30 million price segment; and
- (2) Expansion into new target customer groups, shifting from customers in the below Baht 5 million segment to customers in the Baht 15–30 million segment.

Following the expansion into new markets and new customer groups, the Company has outlined its next operational direction.

In 2026, the Company targets revenue of Baht 2,235 million, representing growth of 10 percent, with Pre-Sales targeted at Baht 1,770 million. The revenue structure is expected to comprise 94 percent from the residential business and 6 percent from recurring income. The Company expects recurring income to increase to 10 percent within the next five years.

For the 2026 revenue structure, the targeted revenue of Baht 2,235 million will comprise Baht 1,575 million from Bangkok projects, representing 70 percent, and Baht 660 million from Rayong Province projects, representing 30 percent. Compared with 2025, the revenue contribution from Bangkok projects is expected to decrease, while the proportion from Rayong Province projects is expected to increase, as projects in Rayong are expected to be less affected by current economic conditions and are located within the Eastern Economic Corridor (EEC). Recurring income is targeted at 6 percent, or Baht 135 million.

Amid the current economic conditions, the Company has analyzed the following challenges and opportunities:

- (1) Energy costs: Prolonged global conflicts may increase transportation costs for construction materials.
- (2) Interest rates: The FED is expected to maintain interest rates, with limited likelihood of rate reductions.
- (3) Purchasing power: Consumers continue to face rising living costs, while financial institutions have become more stringent in approving loans.

To address these challenges, the Company has established the following measures:

(1) The Company's financial position remains strong and manageable, and the Company continues to maintain good relationships with financial institutions in both project finance and post-finance arrangements, enabling the Company to access funding appropriately.

(2) The Company possesses a strong understanding of the market and is able to make accurate and timely decisions. While the Company previously focused on the segment below Baht 5 million, it has now expanded into the Baht 5–30 million segment, which has relatively low loan rejection rates. In addition, the Company has increased the revenue contribution from Rayong Province projects from 26 percent to 30 percent.

(3) Projects in Ban Chang District, Rayong Province continue to benefit from ongoing developments within the EEC area.

The Company's strategies for 2026 consist of three key areas as follows:

(1) Cash flow and liquidity management: The Company targets revenue of Baht 2,235 million, supported by ready-to-transfer inventory valued at nearly Baht 2,000 million. Accordingly, the Company aims to accelerate the sale of ready-to-transfer inventory by screening customers in cooperation with 10 partner banks.

(2) Margin preservation through cost control: Approximately 90 percent of the Company's inventory consists of existing cost inventory, while only 10 percent involves new costs. The Company has already locked in material prices and controlled construction cost contracts, while continuously monitoring costs on a quarterly basis and managing selling and administrative expenses (HG&A).

(3) Investment only in areas with genuine demand: For land acquisitions planned over the next 3–5 years, the Company will focus on areas along the BTS Green Line and MRT Blue Line in Bangkok. In Rayong Province, the Company also plans to acquire additional land in anticipation of the completion of the U-Tapao Airport project within the next four years, which is expected to support growth in the area.

In addition, the Company has conducted Stress Test Models to assess potential impacts and mitigation plans under various scenarios as follows:

(1) If oil prices increase significantly, transportation costs for construction materials may rise. The Company plans to lock in prices and enter into forward contracts. In 2026, only 10 percent of the Company's projects will involve new construction, while construction material costs and contractor arrangements will be reviewed quarterly.

(2) Higher interest rates may increase financing costs. Therefore, each land acquisition must be located in areas with genuine market demand.

(3) More stringent loan approvals by financial institutions may reduce ownership transfers. The Company addresses this issue by implementing a Pre-Approve Model in cooperation with 10 partner banks.

During the first quarter of 2026, the Company held discussions with financial institutions to better understand each bank's lending criteria and approval considerations, enabling the Company to more accurately assess customer qualifications and thereby minimize ownership transfer issues.

In 2026, the Company will have a total of 11 projects with a combined value of Baht 7,500 million, comprising six projects in Bangkok valued at Baht 4,380 million and five projects in Rayong Province valued at Baht 3,120 million.

3. EASTERN STAR NEW PROJECTS

In 2026, the Company plans to launch two new projects as follows:

(1) A high-rise condominium project in the Baht 2–5 million segment located near Yaek Tiwanon BTS Station, targeted for launch in the fourth quarter of 2026; and

(2) A project in Rayong Province located on Burapaphat Road in the Baht 6–8 million segment, designed in a Modern French style and positioned in a higher segment above Baht 5 million.

The project concepts were presented to the shareholders' meeting accordingly.

4. 5-YEAR REVENUE

In 2026, the Company targets revenue of Baht 2,235 million and aims to achieve average growth of approximately 10 percent over the next five years.

The year 2026 will not be the year of the fastest growth, but rather the year of the most precise growth. ESTAR will not compete through “speed,” but will prevail through “discipline” and “precision,” because in a volatile world, those who survive are not the fastest, but those who make the fewest mistakes.

In addition, the Company announced its intention to join the Thailand Private Sector Collective Action Against Corruption (“CAC”) on 13 January 2025 and is currently in the process of preparing the submission for CAC certification. The Company has consistently adhered to its anti-corruption policy in conducting its business operations and has continuously monitored and assessed the effectiveness of its

anti-corruption risk control measures, with the results reported to the Board of Directors on an annual basis. During the year 2025, the Company received no complaints or whistleblowing reports relating to fraud or corruption.

Mr. Chalermkiat Pirunjinda, proxy holder from the Thai Investors Association, submitted the following questions in advance:

(1) What are the Company's expected ownership transfer value and backlog to be recognized as revenue in 2026?

Mr. Pairoj Wattanavarodom, Chief Executive Officer, clarified that the Company targets ownership transfers of Baht 2,235 million, with backlog carried forward from 2025 amounting to Baht 705 million.

(2) How will the revenue proportion between horizontal projects and condominium projects change over the next 2–3 years?

Mr. Pairoj Wattanavarodom, Chief Executive Officer, clarified that the current revenue proportion consists of approximately 60 percent from condominium projects and 40 percent from horizontal projects. Compared to three years ago, the proportion has changed from 80 percent condominium projects and 20 percent horizontal projects. Over the next three years, the Company intends to maintain the current proportion as it is considered appropriate for market conditions.

(3) What are the Company's plans for new project launches and the total project value during 2026–2027?

Mr. Pairoj Wattanavarodom, Chief Executive Officer, clarified that the Company plans to launch two new projects with a combined project value of Baht 3,000 million, namely the Starview Krungthep-Non Project with a project value of Baht 2,300 million and the Velana Maison Project in Ban Chang District with a project value of Baht 700 million.

(4) If ownership transfers are lower than the Company's expectations, does the Company have sufficient reserve facilities?

Mr. Pairoj Wattanavarodom, Chief Executive Officer, clarified that the Company has conducted Stress Test Models and has already arranged sufficient reserve facilities to accommodate such situations.

(5) What is the Company's view regarding its share price trading below book value (Price to Book Value Ratio below 1), and does the Company have plans to enhance communication with investors?

Mr. Pairoj Wattanavarodom, Chief Executive Officer, clarified that the share price depends on the Company's operating performance. In 2025, the Company's share price was Baht 0.20. In 2026, the Company targets revenue recognition of Baht 2,000 million and net profit of Baht 100 million, resulting in the share price increasing to Baht 0.24. This reflects the Company's improvement in revenue and profitability in line with its performance. Regarding investor relations and public communications, the Company conducts press briefings with media every six months, and information can also be followed through the Company's Facebook online channels and newspapers.

As no shareholder raised any further questions, the meeting secretary summarized that the meeting acknowledged the operating results of the Board of Directors for the year 2025 and the 2025 Annual Report.

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 2025.

The meeting secretary invited Miss Raweewan Phadungjai, Acting Director of Finance and Accounting, to explain the details for the meeting's consideration.

Miss Raweewan Phadungjai, Acting Director of Finance and Accounting, summarized the significant items of the consolidated financial statements as of 31 December 2025 in comparison with 2024, which had been audited and certified by the certified public accountants from EY Office Limited, as follows:

1. The Company had total assets of Baht 7,317 million, decreasing by Baht 275 million from 2024. The decrease was mainly attributable to lower costs of property development and inventories as a result of ownership transfers during the year, particularly from the Quintara MHy' Den Pho Nimit condominium project, which achieved transfers exceeding the target. Cash and cash equivalents also decreased due to investments in land bank acquisitions and the Company's normal business operations. However, in 2025, the Company recorded an increase in land and land improvement pending development from the acquisition of land in Ban Chang District, Rayong Province, which has been reserved as land bank for future project development.
2. The Company had total liabilities of Baht 2,224 million, decreasing by Baht 352 million from 2024. The decrease was primarily attributable to repayments of loans from financial institutions

following the completion and ownership transfers of development projects, resulting in the Company repaying almost all related project loans. Nevertheless, all of the Company's projects continue to receive project financing facilities from banks, based on consideration of the most favorable proposals from each financial institution.

3. The Company had cash and cash equivalents of Baht 251 million and maintained a relatively low debt-to-equity ratio (D/E Ratio) of 0.44 times due to the Company's strong equity base and substantial land assets in Ban Chang District, Rayong Province, which are currently pending development. This reflects the Company's strong financial position.
4. Regarding the statements of profit or loss, in 2025 the Company recorded total revenue from sales, rental, and services of Baht 2,022 million, increasing by Baht 139 million, or 7 percent, from 2024. The increase was mainly driven by revenue from the real estate business, particularly the Quintara MHy' Den Pho Nimit condominium project, a 40-storey high-rise condominium project with a project value of Baht 2,200 million, which was completed and commenced ownership transfers in the fourth quarter of 2025, enabling the Company to recognize revenue of up to Baht 840 million.
5. The gross profit margin in 2025 was 29 percent, higher than the 26 percent recorded in 2024. The primary reasons were the commencement of ownership transfers for the Quintara MHy' Den Pho Nimit condominium project, which generated a higher gross profit margin compared to condominium projects transferred in 2024, as well as the commencement of ownership transfers for new detached house products under the Grand Thera Prima Burapaphat-Sukhumvit Project, resulting in an overall increase in gross profit margin. Nevertheless, the Company continues to maintain construction quality standards and effective cost control measures across all projects consistently.
6. Selling and administrative expenses amounted to Baht 446 million, increasing by only Baht 4 million, or 1 percent, mainly due to transfer fees, specific business tax, and selling expenses in line with increased revenue.
7. Overall, the Company recorded net profit of Baht 129 million, increasing by Baht 93 million, mainly attributable to the increase in revenue and gross profit margin as described above.

For other details, shareholders may refer to the financial statements which the Company had already delivered to shareholders together with the notice of the meeting.

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 2025. The meeting voted unanimously and shareholders in attendance had cast votes as follows:

Cast Votes	Shareholders	No. of Votes	Percentage
For	28	3,106,406,435	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,106,406,435	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 2025.

The meeting secretary invited Miss Rawewan Phadungjai, Acting Director of Finance and Accounting, to explain the details for the meeting's consideration.

Miss Rawewan Phadungjai, Acting Director of Finance and Accounting, informed the meeting that, in 2025, the Company recorded profit from operations under the separate financial statements in the amount of Baht 114,429,307. The Board of Directors therefore resolved to propose to the shareholders' meeting for consideration and approval the appropriation of part of such profit as legal reserve in the amount of Baht 6,000,000 and the payment of dividends for the operating results of 2025 to the Company's shareholders of 5,022,246,185 shares at the rate of Baht 0.02 per share, totaling Baht 100,444,924. The list of shareholders entitled to receive dividends shall be determined on 8 May 2026 (Record Date), and the Company shall pay the dividends within 26 May 2026. She therefore proposed the matter for the meeting's consideration.

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 6,000,000.- baht and to pay out dividends for performance in 2025 from unallocated profits to the Company's shareholders in the amount of 5,022,246,185 shares at a par value of 0.02 baht or a total dividend payout of 100,444,924 baht. The list of shareholders entitled to dividend payouts was specified on 8 May 2026 (Record Date) and the Company will pay dividends by 26 May 2025. The meeting voted unanimously and shareholders in attendance had cast votes as follows:

Cast Votes	Shareholders	No. of Votes	Percentage
For	28	3,106,406,435	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,106,406,435	100

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

The meeting secretary informed the meeting that this agenda item was to be considered in accordance with Section 71 of the Public Limited Companies Act B.E. 2535 (1992) and Article 15 of the Company’s Articles of Association, which require that one-third of the directors shall retire from office at every Annual General Meeting of Shareholders. However, the retiring directors are eligible to be re-elected as directors of the Company. Accordingly, one-third of the total number of 12 directors, namely 4 directors, are required to retire by rotation at the 2026 Annual General Meeting of Shareholders, namely the following directors:

1. Mr. Pongpinit Tejagupta (Passed-away in during term)
2. Mr. Jessada Promjart
3. Mr. Paiboon Wongjongjaiharn
4. Mr. Titiwut Soukpornchaikul

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.

In this regard, the Company had invited the shareholders to nominate qualified persons for consideration for election as directors at the 2026 Annual General Meeting of Shareholders in accordance

with the criteria prescribed by the Company through the websites of the The Stock Exchange of Thailand and the Company during the period from 5 September 2025 to 31 December 2025. It appeared that no shareholder nominated any person for consideration for election as a director of the Company.

The board of directors has considered the suitability of qualifications, knowledge, ability and experience of use in the Company's business operations. Therefore, it has deemed it fitting to propose the following to the meeting of shareholders:

(1) Election of Mr. Potitat Piriyaivirut 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 Directors has considered and resolved that the persons nominated to be independent directors possess qualifications in compliance with the relevant laws and regulations relating to independent directors.

The names, profiles, including information regarding directorships and/or shareholdings in other companies which conduct or may conduct businesses of the same nature and which are or may be competitive with the Company's business, of each person nominated for election as directors, had already been delivered to the shareholders together with the notice of the meeting for consideration.

As the shareholders' voting for the election of directors would be conducted electronically and the shareholders are able to exercise their voting rights independently, the nominated directors were therefore not required to leave the electronic meeting system.

The meeting secretary then asked whether any shareholder had any questions. As no shareholder raised any questions, the meeting secretary proposed that the meeting consider and vote for the election of directors on an individual basis.

Resolution: After due consideration, the meeting resolved as follows: (1) to elect Mr. Potitat Piriyaivirut as a new director and independent director of the Company in place of Mr. Jessada Promjart, who was due to retire by rotation at this meeting and had informed the Company of his intention not to be re-nominated

as a director; (2) to re-elect Mr. Paiboon Wongjongjaiharn and Mr. Titiwut Soukpornchaikul, who were due to retire by rotation at this meeting, to continue serving as directors of the Company for another term; and (3) to determine that the Board of Directors of the Company shall consist of 11 directors, without appointing any replacement for the position of Mr. Pongpinit Tejagupta, who passed away during his term of office.

The resolutions were passed unanimously by the shareholders attending the meeting and casting their votes, as follows:

(1) Mr. Potitat Piriyaivirut

Votes Cast	No. of Cases	No. of Votes Cast	Percentage
For	28	3,106,406,435	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,106,406,435	100

(2) Mr. Paiboon Wongjongjaiharn

Votes Cast	No. of Cases	No. of Votes Cast	Percentage
For	28	3,106,406,435	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,106,406,435	100

(3) Mr. Titiwut Soukpornchaikul

Votes Cast	No. of Cases	No. of Votes Cast	Percentage
For	28	3,106,406,435	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,106,406,435	100

(4) To determine that the Board of Directors of the Company shall consist of 11 directors.

Votes Cast	No. of Cases	No. of Votes Cast	Percentage
For	28	3,106,406,435	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,106,406,435	100

Therefore, the Company's board of directors consists of the following 11 people listed below:

1. Mr. Virat Phairatphiboon Chairman and Independent Director
2. Mrs. Sunanta Tiasuwan Independent Director and Chairman of Audit Committee
3. Mrs. Wanna Thamsirisup Independent Director and Audit Director
4. Mr. Potitat Piriyaivirut Independent Director
5. Miss Supitcha Chaipipat Independent Director
6. Mr. Tanin Subboonrueng Independent Director
7. Mr. Tak Bunnag Director
8. Mr. Nuttawit Boonyawat Director and Chairman of Executive Director
9. Mr. Paiboon Wongjongjaiharn Director and Executive Director
10. Mr. Titiwat Soukpornchaikul Director and Executive Director
11. Mr. Pairoj Watthanavarodom Chief Executive Officer

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

The meeting secretary informed the meeting that, pursuant to Section 90 of the Public Limited Companies Act B.E. 2535 (1992) and Article 13 of the Company's Articles of Association, the payment of remuneration to the Board of Directors must be approved by the shareholders' meeting. In this regard, the Ordinary General Meeting of Shareholders No. 1/2025, held on 28 April 2025, approved the payment of directors' remuneration for the year 2025 in the form of monthly remuneration 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 director who serves as the Managing Director, who shall not be entitled to such remuneration.

Other benefits for directors: None.

For directors' remuneration for the year 2026, the Board of Directors proposed that the shareholders' meeting consider and approve the payment of directors' remuneration in the form of monthly remuneration 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 the Director as the Chief Executive Officer does not receive the said remuneration.

Other remuneration : None

The meeting secretary then asked whether any shareholder had any questions. As no shareholder raised any questions, the meeting secretary proposed that the meeting consider and vote on the matter.

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 2026 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	3,106,406,435	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,106,406,435	100

Agenda Item 7: To consider the appointment of the auditors of the Company for the fiscal year 2026 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 Ms. Pimjai Manitkajohnkit or Ms. Orawan Techawatanasirikul or Ms. Sumana Punpongsanon as the Company’s auditors from EY Office Co., Ltd. for the 2026 fiscal year and further proposed the setting of remuneration for the auditors within a limit not exceeding 1,520,000 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. Gingkarn 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, auditors from EY Office Co., Ltd., as the Company’s auditors for the 2026 fiscal year and to set remuneration for the auditors within a limited not exceeding 1,520,000 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	3,106,406,435	100
Against	-	-	-
Abstain	-	-	-
Total	28	3,106,406,435	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. Kasem Akanaysuwan, a shareholder, asked at the meeting to what extent the Company expected to achieve its 2026 targets based on the sales performance in the first quarter of 2026.

Mr. Pairoj Wattanavarodom, Chief Executive Officer, clarified that, in response to such inquiry and in compliance with the regulations of the Securities and Exchange Commission, the Company could disclose certain information as follows: for the first quarter of 2026, the Company was able to achieve approximately 80 percent of its Pre-Sale target, while profit remained within the planned framework. The Company therefore maintained its full-year targets as originally set and continued to implement operational plans accordingly. The Company expected that its first quarter 2026 operating results would proceed appropriately in line with its plans.

In addition, the Company has been able to effectively control and manage costs alongside maintaining sales performance. For the remaining nine months of 2026, amid economic volatility and stricter lending conditions imposed by financial institutions, the Company has prepared supporting measures and continues to closely monitor its operating performance. Such measures include the implementation of Dynamic Pricing strategies, discussions with smaller financial institutions, and operational management plans to ensure the achievement of its targets.

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 3:25 pm.

Signed _____ -Signature- _____ Chairman of the Meeting

(Mr. Virat Phairatphiboon)

Signed _____ -Signature- _____ Recorder of the Minutes

(Ms. Chonticha Pansmai)