

(-Translations-)

M.K. Real Estate Public Company Limited

Minutes of the 2026 Annual General Meeting of Shareholders

Time and Venue

The Meeting was held on Wednesday, April 29, 2026, at 2.00 p.m., solely via electronic media (E-Meeting).

Commencement of the Meeting

Mr. Sakchai Wiruncheewa, the legal counselor, has been appointed as the secretary of the meeting. The Secretary of the Meeting informed the meeting that there were 32 shareholders presented in person and by proxy, representing 868,235,038 shares which is equivalent to 60.9627 percent of total paid-up 1,424,207,839 shares, quorum was thus constituted in accordance with the Articles of Association of the Company. The Company has specified the name list of shareholders, who are entitled the right to attend the 2026 Annual General Meeting of Shareholders on March 31, 2026 (Record date).

The Secretary of the Meeting introduced the Company's Board of Directors attending the meeting as follows:

- | | |
|----------------------------------|--|
| 1. Mr. Suthep Wongvorazathe | Chairman of the Board of Directors |
| 2. Mr. Vorasit Pokachaiyapat | Director and Chief Executive Officer |
| 3. Miss Rachanee Mahatdetkul | Director and Executive Director |
| 4. Mrs. Siripan Leewanun | Director and Executive Director |
| 5. Mr. Att Tongyai Asavanund | Independent Director and Chairman of Audit Committee |
| 6. Mr. Chaiyapont Timsootheepant | Independent Director and Audit Committee |
| 7. Mr. Teera Phutrakul | Independent Director and Audit Committee |

From the total number of Board of Directors of seven members, the numbers attended the meeting is calculated as 100% of whole numbers.

The representative of external auditor; KPMG Phoomchai Audit Company Limited, Miss Charinrat Noprampa; Certified Public Accountant, was attended.

This Annual General Meeting of Shareholders will be conducted via electronic means (E-Meeting), with Quidlab Company Limited acting as the service provider of the electronic meeting control system under the name of Quidlab FoQus, which has been certified by the Electronic Transactions Development Agency (ETDA).

Shareholders who have registered to attend the meeting will receive a username and password, a user guide for the E-Meeting system, and a WebLink to access the E-Meeting. Shareholders may join the meeting at any time during the session and can view the voting results for each agenda item on their screens. In addition, the Company will record the meeting in video format to comply with the law governing electronic meetings.

The secretary of the Meeting explained the voting procedures for each agenda item of the Company's 2026 Annual General Meeting of Shareholders and informed the meeting that the following procedures would be observed:

1. Shareholders are entitled to one vote per share they hold, and each shareholder may cast their vote on each agenda item as either in favor, against, or abstain on only one of these options. An exception applies to foreign investors who have appointed a custodian in Thailand to hold and manage the shares and to act as their proxy.

2. The meeting will consider the matters listed in the agenda as stated in the meeting invitation. For each agenda item, the company will present information and provide shareholders the opportunity to ask questions and express opinions on matters related to that agenda before voting.

Shareholders or proxies who wish to ask questions or express opinions can click the "Type Message" menu button, represented by the chat window icon on the left-hand menu bar, and type in their questions or comments. Then, press "Send" to submit the question within 1 minute. The company will read the questions or comments submitted by shareholders or proxies and reserves the right to respond only to those relevant to the agenda item currently under consideration. Questions that are not related to the agenda will be addressed in the appropriate or other relevant agenda items. If a large number of questions are received, the Company reserves the right to select questions as deemed appropriate.

In compliance with the Personal Data Protection Act B.E. 2562 (2019), the names and surnames of shareholders and proxies who submit questions or comments will be included in the minutes of the meeting. Therefore, if you do not wish for your name and surname to be disclosed in the minutes, please notify the company at the same time as submitting your question or comment.

3. For each agenda item, the Company will allow shareholders 1 minute to consider and cast their votes.

Shareholders can vote on each agenda item by selecting "Approve", "Disapprove", or "Abstain" through the voting menu, which is represented by a "check mark" icon on the left-hand menu bar. To vote, click one of the buttons: Approve, Disapprove, or Abstain, and then press "Send" to submit your vote to the company. Shareholders or proxies will receive a notification message stating, "Your vote has been submitted successfully."

Shareholders and proxies may cast, change, or amend their votes for each agenda item until the meeting announces the closure of voting for that particular item.

During the voting period for each agenda item, if a shareholder or proxy does not select any voting option, the system will deem that they have approved or agreed with the Board of Directors' proposal.

In cases where shareholders have appointed a proxy to attend the meeting and have specified their voting instructions in the proxy form—including cases involving custodians—the company will have already recorded the votes according to the instructions specified in the proxy form in the system. In such cases, the system will not allow any changes to be made to the recorded votes.

4. For security reasons, each shareholder or proxy can log in to the system on only one device at a time. If a login is made on another device or via a different browser on the same computer, the previous session will be automatically logged out.

5. In tallying the voting results, the number of votes marked as “Disapprove” and “Abstain” will be subtracted from the total number of votes of shareholders attending the meeting and eligible to vote. The remaining votes will be considered as “Approve” votes.

The counted votes will also include the votes according to the intentions of shareholders who have appointed proxies to attend the meeting. The company has already included these proxy votes in the vote tally for each agenda item.

6. Leaving the meeting room or logging out during any agenda item does not affect the rights of shareholders or proxies to rejoin the meeting and vote on the remaining agenda items in the system.

The Secretary of the Meeting informed the meeting that, during the period from 8 October 2025 to 31 December 2025, the Company had provided shareholders with the opportunity to propose agenda items for the meeting and to nominate qualified persons for consideration and selection as directors of the Company for the year 2026. However, no shareholder proposed any additional agenda item or nominated any person for such consideration and selection.

In addition, during the period from 27 March 2026 to 27 April 2026, the Company had provided shareholders with the opportunity to submit questions in advance relating to the 2026 Annual General Meeting of Shareholders. It appeared that the Thai Investors Association had submitted questions in advance, and the Company would read and respond to such questions under the relevant agenda items accordingly.

After that, the Secretary invited Mr. Suthep Wongvorazathe, Chairman of the Board of Directors, to act as Chairman of the Meeting (the “Chairman”) and duly declare the Meeting commenced and further proceed with the Meeting as per the agenda items.

The Chairman welcomed the shareholders attending the meeting in person and by proxy, noting that a quorum had been duly constituted in accordance with the Company's Articles of Association. The Chairman then declared the meeting open and proceeded to conduct the meeting in accordance with the following agenda items:

Agenda 1 : To certify the minutes of the 2025 Annual General Meeting of Shareholders.

The Chairman proposed that the meeting consider and certify the minutes of the 2025 Annual General Meeting of Shareholders held on 25 April 2025, whereby the Company had delivered a copy of such minutes to the shareholders together with the invitation letter.

The Chairman inquired whether any shareholders had any questions regarding the minutes. As no questions were submitted through the system, the Chairman requested that the meeting proceed with voting and assigned the Secretary of the Meeting to conduct the voting process for this agenda item.

After consideration, the meeting resolved to certify the minutes of the 2025 Annual General Meeting of Shareholders. The approval was made unanimously by the total votes cast by the shareholders attending the meeting and casting their votes as follows:

Approve	868,235,038	votes or equal to	100.0000%
Disapprove	0	votes or equal to	0.0000%
Abstain	0	votes	

Agenda 2: To certify the Company's board of directors' performance in the past year and the 2025 annual report. (Form 56-1 One Report)

The Chairman assigned Mr. Vorasit Pokachaiyapat, Chief Executive Officer of the Company, to make clarification and details of this agenda to the meeting for consideration.

The Chief Executive Officer explained to the meeting that the Company has shifted its business plan from its original focus on developing residential real estate for sale under the "Chuan Chuen" brand to emphasizing industrial real estate operations, on warehouse and factory buildings for rent. These operations are managed by Prospect Development Company Limited ("Prospect") and companies within the Prospect group, with Prospect being a subsidiary in which the Company holds approximately 100% of its registered capital directly. Additionally, the Company operates a real estate investment trust (REIT) management business through Prospect REIT Management Company Limited, which is a subsidiary of Prospect. Prospect has also expanded its investments into industrial estate warehouse buildings. As for the wellness services business, the Company has restructured by shifting to the development of land and buildings for lease to wellness service businesses and hotels.

Mrs. Siripan Leewanun, Executive Director and Senior Vice President of Operations Management, Accounting and Finance Division, explained the Company's operating results in detail as follows:

As of December 31, 2025, the financial position of the Company and its subsidiaries (the “Group”) showed total assets of 16,399.8 million baht, a decrease of 7,637.2 million baht or 31.8% compared to the end of 2024. Total liabilities amounted to 11,481.2 million baht, down by 6,860.4 million baht or 37.4%. The main reasons for the decrease in total assets and total liabilities are: 1. The change in the status of an indirect subsidiary from a subsidiary to a joint venture, which resulted in the recognition of investment in the joint venture using the equity method and the removal of that indirect subsidiary's assets and liabilities from the consolidated financial statements; and 2. The disposal of rental properties to the PROSPECT REIT by a subsidiary.

Shareholders' equity amounted to 4,874.7 million baht, a decrease of 13.8%, mainly due to a net loss of 465.1 million baht and a comprehensive loss of 317.2 million baht. Most of these losses were unrealized losses from the mark-to-market valuation of investments. The number of paid-up registered shares was 1,424.2 million shares, resulting in a book value of 3.42 baht per share.

In the 2025 income statement, the Company Group recorded total revenue of 1,865.2 million baht, a decrease of 362.9 million baht or 16.3% from 2024. Total costs and expenses were 1,427.7 million baht, down by 826.4 million baht or 36.7% from 2024. As a result, the Company had earnings before interest and tax (EBIT) of 437.6 million baht. After deducting finance costs and taxes, the Company Group had a net loss of 465.1 million baht, equivalent to a loss of 0.30 baht per share. This net loss was lower than in 2024.

In 2025, key financial ratios included a gross profit margin on sales and services of 36.83%, up from 29.12% the previous year. This improvement was due to a reduction in business costs in line with the decrease in revenue, effective cost management, and the absence of gross losses from the Wellness business. The net loss ratio also decreased from 37.88% to 24.93%.

In addition, the interest-bearing debt-to-equity ratio, as specified in the loan conditions, decreased from 2.42 times in 2024 to 1.55 times.

The total assets of 16,399.8 million baht consisted of:

1. Investment properties totaling 5,729.5 million baht, accounting for 35% of total assets. This amount decreased due to the disposal of assets by a subsidiary to the PROSPECT REIT.

2. Properties developed for sale and land awaiting development totaling 2,283.8 million baht, or 14% of total assets. This decrease was due to the change in the status of a subsidiary to a joint venture.

3. Land, buildings, and equipment totaling 2,054.9 million baht, representing 13% of total assets.

4. Short-term loans to related parties totaled 1,912.9 million baht, or 12% of total assets. This amount increased as a result of the change in status of an indirect subsidiary to a joint venture.

5. Investments in joint ventures and associates totaling 1,390.4 million baht, accounting for 9% of total assets.

Meanwhile, total interest-bearing liabilities amounted to 7,981.8 million baht, representing 70% of total liabilities. This amount decreased due to the repayment of project loans using proceeds from the sale of assets to the REIT, redemption of matured debentures and the derecognition of consolidated financial statements with an indirect subsidiary. Interest-bearing liabilities consisted of 40% debentures, followed by 30% loans from other entities, 24% project loans, and 6% loans from related parties.

In 2025, the company had revenue from sales and services totaling 1,171 million baht, consisting of revenue from real estate sales of 450.9 million baht and revenue from rental and services of 513.7 million baht, which decreased from 2024 due to a reduction in rental space as a result of asset sales to the PROSPECT REIT. Revenue from property management amounted to 206.3 million baht, which increased due to acquisition fees earned from the subsidiary managing the PROSPECT REIT being able to source additional assets for the REIT, as well as an increase in rental space managed by the subsidiary.

Other income amounted to 694.3 million baht, consisting of a gain on the sale of assets to the REIT of 399.9 million baht, a gain on the disposal of investments and investment income totaling 186.1 million baht, and other operating income of 108.2 million baht.

Key costs and expenses included business operating costs of 739.7 million baht and selling and administrative expenses of 627.6 million baht, which decreased from 2024 due to lower revenue, effective cost management, and the absence of costs from the Wellness business.

In 2025, impairment charges amounted to 24.3 million baht, while in 2024, an impairment loss of 431.5 million baht was recorded. Finance costs totaled 764.5 million baht.

For the 2025 operating results, the company recorded earnings before interest and tax (EBIT) of 437.6 million baht. After deducting finance costs and taxes, the Company had a net loss of 465.1 million baht.

For the residential real estate development business, the Company currently has 7 housing projects under development for sale and 3 older projects. In 2025, customers reserved 107 units, with a total value of 346.5 million baht, and 108 units were transferred, totaling 349.9 million baht.

Regarding rental income from space leased to health and wellness businesses, which began in the second quarter of 2024, the Company will receive a total annual rent of 100 million baht for the first three years, increasing to 210 million baht per year for the remainder of the 10-year lease term.

Miss Rachanee Mahatdetkul, Executive Director, reported on the progress of the Company's industrial real estate business operations, as detailed below:

1. Revenue from the development of warehouse and factory buildings for rent, with three main locations: (1) Samut Prakan Province, with 6 projects totaling 163,463 square meters; (2) Chachoengsao Province, or the Eastern Economic Corridor (EEC), specifically the BFTZ4 Bang Pakong project with an area of 187,949 square meters; and (3) Wang Noi District, Phra Nakhon Si Ayutthaya Province, a strategic logistics

hub, with 2 projects totaling 155,998 square meters. Once these buildings are fully leased, the assets will be sold to the REIT.

2. Revenue from asset management and construction management services, which includes earning various fees from asset management and construction management for the Company's joint ventures. In terms of asset management, this involves managing assets for the REIT, which currently covers more than 564,000 square meters, as well as managing assets for joint venture projects such as BFTZ4 Bang Pakong and BFTZ5 Wang Noi, with both projects together totaling 300,000 square meters.

3. Industrial estate development business, a joint venture, which develops real estate for sale under the Bang Pakong Industrial Estate project. This involves selling industrial land plots. The industrial estate covers a total area of 962 rai, with 677.64 rai allocated for sale.

Operating Results of the Industrial Real Estate Business:

1. Development of factories and warehouses for rent includes a total of 10 projects: 8 projects are currently under construction and 2 additional projects are in the planning stage. The total area covers approximately 2,100 rai, which will be developed into around 1,230,000 square meters of rental factory and warehouse space. The key location is along Bangna-Trad Road.

In 2025, 77,738 square meters of new space were completed, bringing the total area to 961,233 square meters. New lease agreements were signed with customers for 149,229 square meters. The lease renewal rate increased from 76% in 2024 to 85%, with an average lease term of about 3 years. The average occupancy rate was 94.49%, and the average rental rate was 178.49 baht per square meter—up from the 2024 average occupancy rate of 82.10% and average rental rate of 170.06 baht per square meter.

Regarding the customer base in these projects, the proportion for each nationality and business group does not exceed 30–35% of the total, with clients including Thai, Chinese, and Japanese companies, among others. There has been an increase in Chinese tenants, due to the ongoing trade war and reciprocal tariff measures imposed by the United States, which have prompted affected countries to relocate their production bases to Thailand.

2. The sale of completed assets to the Prospect Logistics and Industrial Real Estate Investment Trust (“PROSPECT REIT”) involves selling completed warehouse and factory buildings that are already leased out.

PROSPECT REIT was established in 2020 with an initial area of 219,166 square meters. In 2025, Prospect sold assets to PROSPECT REIT on two occasions. In June, Prospect sold rental space totaling 221,678 square meters, enabling PROSPECT REIT to raise approximately 3,000 million baht and increase its total rental area to 514,010 square meters. At the end of 2025, Prospect sold an additional 50,748 square meters to PROSPECT REIT, bringing the total area under PROSPECT REIT to 564,758 square meters. Additionally, in November 2025, a meeting of PROSPECT REIT unitholders approved PROSPECT REIT's investment

in additional assets totaling 187,949 square meters, with a value not exceeding approximately 5,040 million baht. The sale is expected to occur in the second or third quarter of 2026, which will increase PROSPECT REIT's total area to 752,707 square meters. Furthermore, Prospect REIT Management Co., Ltd. (a subsidiary of PROSPECT), as the manager of PROSPECT REIT, also earns income from managing assets for PROSPECT REIT.

3. Bangpakong Industrial Estate covers a project area of approximately 962 rai, with 677 rai designated for sale. It is located on Bangna-Trad Road at kilometer 55 in Mueang Chonburi District, Chonburi Province. The Industrial Estate Authority of Thailand (IEAT) announced in the Royal Gazette on September 18, 2025, that the Bangpakong Industrial Estate project is officially designated as an industrial estate. The Environmental Impact Assessment (EIA) report for the project was approved by the Office of Natural Resources and Environmental Policy and Planning (ONEP) in March 2026, enabling the project to receive tax benefits from the Board of Investment (BOI). The project is currently in the process of developing various infrastructure systems.

The Chairman inquired whether any shareholder had any questions regarding the Company's Board of Directors' performance in the past year and the 2025 Annual Report (Form 56-1 One Report), and requested that any shareholders with questions submit them through the system.

The Secretary of the Meeting informed the meeting that the Thai Investors Association had submitted questions in advance as follows:

1. What are the main reasons for the continued losses in 2024-2025? Are these temporary or structural factors? What are the Company's approaches and management plans to restore profitability, generate revenue, and create sustainable profits for shareholders?

2. Which business segment does the company expect will be able to cover all operating expenses, and in which quarter of 2026 is this expected?

3. How does the company plan to manage liquidity and debt obligations during the period of continued losses? Is there a need to increase capital or restructure funding in the future, and if so, how?

4. For 2026-2027, how many millions of baht in debentures are due for maturity? What is the Company's plan if the bond market environment remains unfavorable? Will the Company continue to rely on loans from the major shareholder (FNS)?

5. In addition to providing financial support, does FNS, as the major shareholder, have any plans to create business synergies with MK or its affiliates to help increase revenue beyond serving as a funding source?

The Chief Executive Officer explained that, regarding liquidity management, the Company has managed its liquidity since 2022, as there have been debentures gradually maturing with a total value of nearly 7,000 million baht. Throughout this period, the Company has fully repaid all maturing debentures on time, with

no defaults or postponements. Currently, the Company has debentures worth 650 million baht maturing in 2026, and has already put in place plans to ensure repayment when due. Although issuing new debentures has become more challenging due to prevailing conditions, the Company holds approximately 700 million shares of Sansiri Public Company Limited as collateral to support the issuance of new promissory notes or new bonds.

Regarding the forecast of which business segment will generate enough revenue to cover the Company's operating expenses, the Company is focusing on the performance of Prospect. In 2024, PROSPECT increased its registered capital to invest in the Bangpakong industrial estate business. Currently, PROSPECT has total registered capital of approximately 3,300 million baht, outstanding debentures of about 2,300 million baht, and shareholders' equity of around 4,000 million baht, which is about 1.7 times the outstanding debentures.

As for FNS, its support for the Company extends beyond providing loans. In 2024, the Company restructured its business by selling shares of its subsidiary (RX Wellness Co., Ltd.), which operates in the wellness sector, to FNS. RX Wellness Co., Ltd. will lease land and buildings related to wellness operations from the Company's subsidiary (Munkong Life Co., Ltd.), resulting in the Company earning income both from the sale of the subsidiary and from annual rental income for the land and buildings. The total rental income over the 10-year lease period amounts to approximately 1,400 million baht.

Regarding the continued losses, it should be noted that over the past four years, the Company has focused primarily on liquidity management, which means that improving operating results takes some time. The Company expects that the industrial real estate development business operated by PROSPECT will play a significant role in improving overall performance. The business is progressing well, with both factories and warehouses available for rent, and most recently, the Bangpakong Industrial Estate project. The main reason for expanding investment into the industrial estate sector is the recognition that selling industrial estate land will allow Prospect to realize revenue and profit more quickly than renting out warehouses and factories, which generate an average rental income of about 170–200 baht per square meter per month. However, rental income provides stable, long-term recurring revenue, totaling around 2,000 million baht per year. In addition, income from the sale of assets to the REIT also enables rapid revenue and profit recognition.

As Ms. Ratchanee has already informed the meeting, the Bangpakong Industrial Estate project has now received approval from the Industrial Estate Authority (IEA) and has had its Environmental Impact Assessment (EIA) report approved. As a result, the project is ready for development and sale. The project has received a positive response from investors and operators interested in purchasing land in this area. PROSPECT anticipates being able to sell 50–100 rai of land per quarter, which will enable the Company to generate profits and stabilize its revenue, in addition to income from the sale of assets to the REIT alone.

The Secretary of the Meeting then read out additional questions from shareholders, with the following details:

1. An anonymous shareholder asked the following questions:

(1) Has the current war situation affected the industrial real estate business?

(2) What is the progress of the Bangpakong Industrial Estate?

Ms. Ratchanee Mahattadejkul, Executive Director, explained that the ongoing conflict has resulted in a decrease in the number of operators visiting the project site. However, there have been no requests from tenants to terminate their contracts. The company has also consulted with operators regarding any issues or impacts arising from the situation.

As for the progress of the industrial estate, the Company plans to begin developing infrastructure in the second quarter of 2026 and to subdivide land titles for sale around the fourth quarter of 2026.

Ms. Vorapan Ngamrojanavanit, a proxy from BCH Holding Company Limited, asked how much revenue or profit is expected from the industrial estate business in 2026, and whether this will enable the Company's financial statements to return to profitability. She also inquired about the projected revenue recognition for 2027.

Ms. Ratchanee Mahattadejkul, Executive Director, explained that in 2026, there will not yet be profit or sales from the industrial estate business; these are expected to materialize in 2027. However, in 2026, the Company will have revenue from the sale of the BFTZ 4 Bang Pakong project, a joint venture project with Sansiri Public Company Limited, to PROSPECT REIT, with a value not exceeding 5,040 million baht.

The Chief Executive Officer further clarified that the industrial estate project is operated by Bangpakong Industrial Estate Co., Ltd., a joint venture company of PROSPECT. In 2026, the Company will receive deposit payments, which are not yet recognized as revenue. For 2027, the company estimates that some revenue will be recognized. The project covers a total area of 962 rai, with approximately 677 rai designated for sale.

When no questions were raised by any shareholders, the Chairman requested that the meeting proceed with voting and assigned the Secretary of the Meeting to conduct the voting process for this agenda item.

After consideration, the meeting of shareholders resolved to certify the Company's Board of Directors' performance in the past year and the 2025 Annual Report (Form 56-1 One Report). The approval was made unanimously by the total votes cast by the shareholders attending the meeting and casting their votes as follows:

Approve	868,235,038	votes or equal to	100.0000%
Disapprove	0	votes or equal to	0.0000%
Abstain	0	votes	

Agenda 3 To approve the Company's annual financial statements and profit and loss statements for the year ended December 31, 2025.

The Chairman assigned Mrs. Siripan Leewanun, Executive Director and Senior Vice President of Operations Management, Accounting and Finance Division, to make clarification and details of this agenda to the meeting for consideration.

Executive Director and Senior Vice President of Operations Management, Accounting and Finance Division that according to Section 112 of the Public Limited Companies Act B.E. 2535 and Article 34 of the Company's Article of Association, the Board of Directors shall prepare the balance sheet and the profit and loss accounts as of the last day of the fiscal year of the Company for submission to shareholders for approval at the annual ordinary general meeting of shareholders. The Board of Directors therefore proposes that the meeting consider and approve the Company's financial statements that have been audited by the Company's auditor. Details are set out in the Company's financial statements, as previously sent to the shareholders for their consideration in the 2025 Annual Report (Form 56-1 One Report) in the form of a QR code.

Mr. Att Tongyai Asavanund, the Chairman of the Audit Committee informed the meeting that in 2025, Audit Committee held a total of 4 meetings and had a meeting with the Company's auditors without executives to ensure that auditors were able to independently report issues or limitations that occurred while auditing financial statements. In this regard, the auditors did not come across any significant material limitations. For this financial statement proposed to the shareholders meeting, the Audit Committee has considered its accuracy and the auditors have also approved with the comments that the financial statement was correct substantially according to the financial reporting standards. Other details were shown in the copy of the financial statement of the Company as delivered to the shareholders for consideration.

The Chairman inquired whether any shareholders had any questions regarding the Company's financial statements. As no questions were submitted through the system, the Chairman requested that the meeting proceed with voting and assigned the Secretary of the Meeting to conduct the voting process for this agenda item.

After consideration, the meeting of shareholders resolved to approve the Company's annual financial statements and profit and loss statements for the year ended December 31, 2025. The approval was made unanimously by the total votes cast by the shareholders attending the meeting and casting their votes as follows:

Approve	868,235,038	votes or equal to	100.0000%
Disapprove	0	votes or equal to	0.0000%
Abstain	0	votes	

Agenda 4 To approve the omission of dividend payment.

The Chairman assigned Mrs. Siripan Leewanun, Executive Director and Senior Vice President of Operations Management, Accounting and Finance Division, to make clarification and details of this agenda to the meeting for consideration.

The Executive Director and Senior Vice President of Operations Management, Accounting and Finance Division informed the meeting that, pursuant to Section 116 of the Public Limited Companies Act B.E. 2535 and Article 37 of the Company's Articles of Association, the Company shall allocate not less than 5 percent of its annual net profits, after deducting accumulated losses brought forward (if any), to a statutory reserve until such reserve reaches an amount not less than 10 percent of the registered capital.

The Company has a dividend payment policy at a minimum rate of 30% of its annual net profit to the shareholders. However, according to the Company's 2025 operating results, the Company has net loss in the Separate Financial Statements amounting to 489,773,277 Baht. The Board of Directors has considered and recommended that the Company should omit the dividend payment for the Company's 2025 operating results.

The Chairman inquired whether any shareholders had any questions regarding the omission of dividend payment. As no questions were submitted through the system, the Chairman requested that the meeting proceed with voting and assigned the Secretary of the Meeting to conduct the voting process for this agenda item.

After consideration, the meeting resolved to approve the omission of dividend payment for the Company's 2025 operating results. The approval was made unanimously by the total votes cast by the shareholders attending the meeting and casting their votes as follows:

Approve	868,235,038	votes or equal to	100.0000%
Disapprove	0	votes or equal to	0.0000%
Abstain	0	votes	

Agenda 5 To elect directors in replacement of those vacating office as their terms are due.

The Chairman assigned the Secretary of the meeting to make clarification and details of this agenda to the meeting for consideration.

The Secretary of the Meeting informed the meeting that, in accordance with the Company's Articles of Association and the Public Limited Companies Act, one-third of the directors shall vacate office every year. Those directors shall be those who have served the longest. However, they are eligible for re-election as directors. In 2026, there are 2 directors whose terms of office are due to expire as follows:"

- (1) Miss Rachanee Mahatdetkul
- (2) Mr. Chaiyapont Timsootheepant

The Company provided shareholders with the opportunity to propose agenda items for the Company's 2026 Annual General Meeting of Shareholders and to nominate persons for the election of directors in advance, in accordance with the requirements and procedures specified and published by the Company on its website. It appeared that no shareholder proposed any agenda item or nominated any person for the election of directors.

The Nomination and Remuneration Committee, excluding the interested directors, has considered the appropriate qualifications, including educational background, work experience, professional skills, and performance during their directorship, and deems that the proposed directors possess suitable qualifications to serve as directors of the Company.

In addition, Mr. Chaiyapont Timsootheepant is an independent director whose qualifications meet the Company's definition of an independent director. Although he has served as an independent director for more than nine years, during his tenure as an independent director of the Company, he has expressed his opinions independently, with the Company's and shareholders' best interests as his priority.

The Board of Directors, excluding the interested directors, has considered the recommendations of the Nomination and Remuneration Committee and deems it appropriate to propose to the shareholders' meeting the following for consideration:

(1) Elect Miss Rachanee Mahatdetkul, who is a director to vacate office as her term is due, as the Company's directors for another term.

(2) Elect Mr. Chaiyapont Timsootheepant, who is a director to vacate office as his term is due, as the Company's director and independent director for another term.

The Board of Directors deemed that the person nominated to hold the position of independent director is in compliance with the relevant criteria.

As the election of directors by shareholders is conducted via electronic means, and shareholders are already independent in their voting, the nominated directors are therefore requested not to exit the system.

The Chairman inquired whether any shareholders had any questions. As no questions were submitted through the system, the Chairman requested that the meeting proceed with voting and assigned the Secretary of the Meeting to conduct the voting process for this agenda item.

The Secretary of the Meeting informed that for this agenda the shareholders would be requested to separately cast their votes for each director.

After consideration, the meeting resolved to approve as follows:

(1) Elect Miss Rachanee Mahatdetkul, who is a director to vacate office as her term is due, as the Company's directors for another term.

(2) Elect Mr. Chaiyapont Timsootheepant, who is a director to vacate office as his term is due, as the Company's director and independent director for another term.

The approval was made unanimously or by a majority of the votes cast by the shareholders attending the Meeting and casting their votes as follows:

1. Miss Rachanee Mahatdetkul

Approve	868,235,038	votes or equal to	100.0000%
Disapprove	0	votes or equal to	0.0000%
Abstain	0	votes	

2. Mr. Chaiyapont Timsootheepant

Approve	868,233,718	votes or equal to	99.9998%
Disapprove	1,320	votes or equal to	0.0002%
Abstain	0	votes	

Agenda 6 To approve payments of remuneration and special remuneration for directors.

The Chairman assigned Mrs. Siripan Leewanun, Executive Director and Senior Vice President of Operations Management, Accounting and Finance Division, to make clarification and details of this agenda to the meeting for consideration.

Executive Director and Senior Vice President of Operations Management, Accounting and Finance Division declared to the meeting that the Board of Directors and the Nomination and Remuneration Committee considered appropriate to propose to the shareholders meeting for approval of payments of remuneration for directors for the year 2026 and special remuneration for directors for the year 2025 as follows:

(1) Remuneration for the year 2026 (as the same rate as year 2025) for the Board of Directors and the members of the Audit Committee, the Nomination and Remuneration Committee and the Corporate Governance Committee only for those attending at the meetings should be paid as meeting allowance at the following rates:

- 1.1 Chairman of each committee 25,000 Baht/meeting
- 1.2 Each director/committee member 15,000 Baht/meeting

(2) Special remuneration for 3 directors for the year 2025 at a rate of 235,000 Baht/director (as the same rate as year 2024), totaling 631,603 Baht, calculated by the period of directorship of each director in the year 2025, since 4 of the executive directors informed that they would not receive the special remuneration for directors for the year 2025.

The Chairman inquired whether any shareholders had any questions. As no questions were submitted through the system, the Chairman requested that the meeting proceed with voting and assigned the Secretary of the Meeting to conduct the voting process for this agenda item.

After consideration, the meeting of shareholders approved payments of remuneration for directors for the year 2026 and special remuneration for directors for the year 2025 with the amendment to the special remuneration as follows:

(1) Remuneration for the year 2026 for the Board of Directors and the members of the Audit Committee, the Nomination and Remuneration Committee and the Corporate Governance Committee only for those attending at the meetings should be paid as meeting allowance at the following rates:

1.1 Chairman of each committee 25,000 Baht/meeting

1.2 Each director/committee member 15,000 Baht/meeting

(2) Special remuneration for 3 directors for the year 2025 at a rate of 235,000 Baht/director (as the same rate as year 2024), totaling 631,603 Baht, calculated by the period of directorship of each director in the year 2025, since 4 of the executive directors informed that they would not receive the special remuneration for directors for the year 2025.

The approval was made unanimously by the total votes cast by the shareholders attending the meeting as follows:

Approve	868,235,038	votes or equal to	100.0000%
Disapprove	0	votes or equal to	0.0000%
Abstain	0	votes or equal to	0.0000%

Agenda 7 To appoint auditors and specify remuneration for the year 2026.

The Chairman assigned Mr. Att Tongyai Asavanund, the Chairman of the Audit Committee to make clarification and details of this agenda to the meeting for consideration.

The Chairman of the Audit Committee informed the meeting that this agenda was required in order to be accordance with the Public Limited Companies Act B.E. 2535 and Article 31 of the Company's Article of Association which specifies that the Annual General Meeting of Shareholders shall appoint auditor and specify remuneration yearly. The Board of Directors, with the consideration of the Audit Committee, considered as appropriate to propose to the shareholders meeting to appoint Miss Charinrat Noprampa, CPA (Thailand) No. 10448 and/or Miss Nawarat Nitikeatipong, CPA (Thailand) No. 7789 and/or Miss Chanarat Chanwa, CPA (Thailand) No. 9052 from KPMG Phoomchai Audit Ltd. as the Company's auditors for the year 2026, with remuneration for the Company's auditors by no more than 2,000,000 Baht.

The auditors as proposed above possess the qualifications as required by the Securities and Exchange Commission, Thailand. They do not have a relationship or interest in the Company, the subsidiaries, executives, major shareholders or related parties of such parties.

Miss Charinrat Noprampa and Miss Chanarat Chanwa are nominated for appointment as the Company's auditors for the six years. Miss Nawarat Nitikeatipong is nominated for appointment as the Company's auditors for the eight years.

The Company has complied with the auditor rotation criteria of the Securities and Exchange Commission, Thailand (SEC), which require companies to change auditors after 7 years, with the exception that the same auditor may be reappointed for a continuous engagement period of 5 years, in order to promote independence and build confidence among shareholders.

The Chairman inquired whether any shareholders had any questions. As no questions were submitted through the system, the Chairman requested that the meeting proceed with voting and assigned the Secretary of the Meeting to conduct the voting process for this agenda item.

After consideration, the meeting resolved to approve the appointment of certified public accountant; Miss Charinrat Noprampa, CPA (Thailand) No. 10448 and/or Miss Nawarat Nitikeatipong, CPA (Thailand) No. 7789 and/or Miss Chanarat Chanwa, CPA (Thailand) No. 9052 of KPMG Phoomchai Audit Company Limited as the Company's auditors for the year 2026, with remuneration for the Company's auditors by not exceeding 2,000,000 Baht.

The approval was made unanimously by the total votes cast by the shareholders attending the meeting and casting their votes as follows:

Approve	868,235,038	votes or equal to	100.0000%
Disapprove	0	votes or equal to	0.0000%
Abstain	0	votes	

Agenda 8 To consider other matters

The Chairman informed the meeting that the Board of Directors had completed all matters to be presented to the meeting. The Chairman further inquired whether any shareholder had any questions. As no shareholder submitted any questions through the system, the Chairman, on behalf of the Board of Directors, expressed his appreciation to all shareholders for attending the meeting and for their continued support of the Company's business. The Chairman then declared the meeting adjourned at 3:35 p.m.

Signed _____-SIGN-_____ Chairman of the Meeting
(Mr. Suthep Wongvorazathe)