

Ornsirin Holding Public Company Limited
Minutes of the 2026 Annual General Meeting of Shareholder

Date and Time of the Meeting

The meeting was held on Friday, 24 April 2026, at 2:00 p.m., in the form of a Hybrid Meeting, which shareholders and proxies can attend the meeting both by electronic means (E-AGM) or attend at the meeting room (Physical Meeting) at The Main Conference Room of the Ornsirin Headquarters, located at 79 Moo 8, San Pu Loei Subdistrict, Doi Saket District, Chiang Mai Province.

Attendees include:

Directors attending the Meeting:

- | | | |
|------------------|------------------|----------------------------------|
| 1. Mrs. Aree | Udomsirithamrong | Director |
| 2. Mr. Predikorn | Buranupakorn | Director |
| 3. Mr. Somsak | Pratomsrimek | Director / Independence Director |
| 4. Mr. Vichien | Chavalit | Director / Independence Director |

Directors attending the meeting via electronic means:

- | | | |
|-----------------|--------------|---|
| 1. Mr. Pongpanu | Svetarundra | Chairman of the Board / Independence Director |
| 2. Miss Wilai | Buranupakorn | Director |

A total of 6 directors out of 6 attended the meeting, representing 100% of all directors.

Executive attending the Meeting:

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| 1. Mr. Predikorn | Buranupakorn | Chief Executive Officer |
| 2. Mr. Akkadet | Udomsirithamrong | Deputy Chief Executive Officer |
| 3. Mr. Parawich | Charoonroj Na ayudhya | Chief Financial Officer |
| 4. Mr. Thanawat | Adcharyawooth | Chief Operating Officer |
| 5. Mr. Rut | Wannarat | Vice President of Corporate Support Group |

Secretary of the Meeting

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| Mrs. Sasi | Singprom | Company Secretary |
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Auditor from DIA International Auditing Company Limited

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| 1. Miss Nuanchan | Rattanaphun | Attending the Meeting via electronic means |
| 2. Mr. Adisorn | Sureepong | Attending the Meeting via electronic means |

Financial advisor from Asset Pro Management Company Limited

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| 1. Mr. Suphol | Kaploydee | Attending the Meeting via electronic means |
| 2. Mr. Thanakorn | Siripongsarod | Attending the Meeting via electronic means |

Meeting commenced at 02.00 P.M.

Mrs. Sasi Singprom was assigned to be the Master of Ceremonies for of the 2026 Annual General Meeting of Shareholder in the hybrid meeting of Ornsirin Holding Public Company Limited (“the Company”). The meeting was held and broadcast live from The Main Conference Room of the Ornsirin Headquarters, located at 79 Moo 8, San Pu Loei Subdistrict, Doi Saket District, Chiang Mai Province. The Meeting utilized the

OJ E-AGM system, provided by OJ International Co., Ltd., which includes a registration and vote-counting system that meets the required standards and for which a Self-Assessment has been duly completed in accordance with the Electronic Transactions Development Agency (Public Organization) (ETDA).

Mrs. Sasi Singprom, Master of Ceremonies, informed that in this meeting the Company will process, collect, use, and disclose personal information, images, audio, and motion of all meeting participants, for recording and preparing meeting reports, meeting management, etc., as well as recording video media for published on the website.

Procedures for the meeting will be in accordance with the documents that have been sent to all shareholders in advance. The voting method, vote counting, and method for asking questions or expressing opinions are as follows:

The meeting will proceed according to the agenda. Information will be presented in each agenda and provide opportunities for shareholders to ask questions before voting. The meeting will report the voting results to the shareholder meeting, when the votes are counted on that agenda finished in order.

For shareholders attending the meeting in person

1. In voting, one share has one vote (According to the Articles of Association of the Company, Article 18). Shareholders in person and proxies who are authorized to vote at the meeting will receive ballots at the registration point before attending the meeting.

2. For proxies who do not receive a ballot at the registration, that is in cases where the shareholder has already voted in the proxy form, the Company will count the votes as specified in the said proxy form.

3. Any shareholders wish to ask questions or express opinions at the meeting, please raise your hand and when the chairman gives permission, please inform your name, surname and status of being a shareholder or a proxy.

4. Shareholders can vote “Approved”, “Disapproved” or “Abstained” and sign the ballot. Those who wish to vote “Disapproved” or “Abstained” in each agenda, please raise your hand so that the officials can collect the ballots and record the voting and have shareholders submit ballots every document at the end of the meeting, in order to make the counting of votes transparent and consistent with corporate governance.

5. Shareholders are requested to vote in their ballots by clearly marking them. In the case invalid ballots mean the shareholder or proxy shows unclear intentions in the ballot, such as voting in more than 1 box on the ballot or there is a division of votes (except in the case of Custodian) or in the case with voting amendments on the card without signature.

6. In the case, the shareholder or proxy wishes to leave the meeting before the meeting ends. Please return all of ballot to the officials to deduct votes from the voter base at the meeting.

For shareholders attending the meeting via electronic means (OJ E-AGM System)

The Master of Ceremonies explained the procedures for raising questions or expressing opinions, as well as the voting procedures. Shareholders were instructed to cast their votes by selecting “Approve,” “Disapprove,” or “Abstain,” whereby the system would process the votes accordingly. Voting must be completed within one (1) minute. Shareholders are required to cast their votes on each agenda item before the voting for that agenda is closed.

For voting, shareholders were requested to access the E-Voting window and submit their votes for each agenda item within the specified time. Once a voting option is selected, a pop-up confirmation will appear to reconfirm the shareholder's intention. Shareholders must click "Confirm" to finalize their vote. If no voting action is taken, it shall be deemed that the shareholder approves the proposed agenda item.

In the event that a shareholder wishes to change their vote, such change can be made by selecting a new voting option prior to the closing of the vote for that agenda item. Once the voting for an agenda item has been closed, shareholders will no longer be able to cast or amend their votes.

The OJ E-AGM system will collect and tabulate the votes by combining votes cast via the E-Voting system and advance votes submitted through proxy forms.

In this regard, the Company also provided a video demonstration of the online system for voting and submitting questions for shareholders' acknowledgment.

Master of Ceremonies informed the meeting of the voting results for each agenda and the number of shares of the most recent meeting participants in that agenda will be used as the base for calculating scores. The conditions for approval of each agenda are as follows:

- Agenda 1 and Agenda 2 are presented for shareholders' acknowledgment only. Therefore, no voting is required for these items.

- Agenda 3, Agenda 4, Agenda 5, Agenda 6, and Agenda 8 requires affirmative resolution by a majority vote of the shareholders attending the meeting and casting their votes.

- Agenda 7 requires affirmative resolution of not less than two-thirds of the total number of votes of shareholders attending the meeting.

- Agenda 9 voting is not required.

The Company has given shareholders an opportunity to exercise their right to propose agenda items for the 2026 Annual General Meeting of Shareholders in advance between 16 September 2025 to 31 January 2026. It appears that no shareholder has proposed an item to be included on the agenda.

Master of Ceremonies informed details of personal data protection (Privacy Notice) in accordance with the Personal Data Protection Act, B.E. 2562 (2019) with the purpose and necessity of collecting personal data in order to comply with the law, referring to the "Public limited companies act, Securities and Exchange Act and Electronic Meetings Act Including related announcements". The Company has a duty to prepare a register of shareholders and is required to keep, compile, and record audio or both video and audio of all meeting participants throughout the duration of the meeting including information on username, password, date and time of meeting and termination, IP Address information of meeting participants for use in disclosing and processing personal information of shareholders and/or proxies via electronic means (E-AGM), which include related documents, processing, voting, and any other matters related to the said shareholder meeting. It contains personal information of shareholders and/or proxies. The Company informed that the Company would preserve and disclose such information as required by law into account that the protection of privacy rights and personal information is important.

The Company has determined the names of shareholders who have the right to attend the 2025 Annual General Meeting of Shareholders on 6 March 2026. Prior to the commencement of this meeting, there were 5 shareholders who attended the meeting in person and there were proxy 31 persons, totaling 36 attendees, including the number of shares 1,184,016,324 shares, representing 78.93% of the total number of shares sold, constituting a quorum under Section 103, Public Limited Companies Act, B.E. 2535 (1992) and

Article 43 of the Company's Articles of Association, requires that in a meeting of shareholders, there shall be shareholders and proxies (if any) attending at the meeting amounting to not less than twenty-five persons or not less than one half of the total number of shareholders and in either case such shareholders shall hold shares amounting to not less than one-third of the total number of shares sold to constitute a quorum.

In order to comply with the Corporate Governance. The Company invited one volunteer from shareholders who attended the meeting to be a witness at the vote counting point, with Mr. Nikorn Yanu, a shareholder, who attended the Meeting in person, volunteered to be a voting inspector and participate in vote counting.

After that, master of Ceremonies invited Mr. Pongpanu Svetarundra, Independent director/Chairman of the Board, acting as chairman of the meeting (“the Chairman”) opening of the 2026 Annual General Meeting of Shareholders in the form of a hybrid meeting. The Chairman welcomed and opened the meeting. Today's meeting has a total of 9 agenda items, so it is proposed to the meeting consider various matters. In order of meeting agenda as follows:

Agenda 1 To acknowledge the minutes of the Annual General Meeting of Shareholders 2025 held on 24 April 2025.

The Chairman reported to the meeting that the Company held the Annual General Meeting of Shareholders for the year 2025 on 24 April 2025. The meeting considered matters in accordance with the agenda specified in the invitation letter. The Board of Directors is of the opinion that the minutes of the meeting have been accurately and thoroughly recorded. Therefore, the Board requests that the meeting to acknowledge the minutes of the Annual General Meeting of Shareholders for the year 2025.

The Company provided an opportunity for shareholders and proxies attending the meeting to express additional opinions on this agenda item.

There were no shareholders who inquired about this agenda item. Master of Ceremonies informed the meeting, this agenda is shareholders' acknowledgment; therefore, voting is not required.

Agenda 2 To acknowledge the Company's performance for the year 2025

Master of Ceremonies invited Mr. Parawich Charoonroj Na Ayudthya, Chief Financial Officer, to present relevant information to the Meeting. The Company has summarized its operating results of the Company of the year 2025 in the annual report, that has been sent to shareholders in QR Code with the meeting invitation letter.

Mr. Parawich Charoonroj Na Ayudthya Chief Financial Officer reported to the Meeting that the operating results of the Company of the year 2025, In the year 2025 as of 31 December 2025, the Company had total revenue the amount of 2,117.56 million baht, representing an increase of 751.54 million baht or 55.02% compared to the previous year.

COGS the amount of 1,239.70 million baht, representing an increase 424.13 million baht or 52.00% compared to the previous year.

Gross profit amounted to Baht 868.54 million, representing an increase of 321.48 million baht, or 58.77% compared to the previous year, primarily driven by growth in low-rise projects in 2025.

Selling and administrative expenses totaled 583.64 million baht, representing an increase of 211.50 million baht, or 56.84% compared to the previous year. The increase was mainly attributable to higher brokerage fees for high-rise project sales, transfer-related expenses which vary in line with increased revenue

from sales, and expenses to support business expansion in accordance with the Company's business plan, including administrative expenses of Mill Hill International School Thailand, which commenced operations in its first year.

Earnings before interest and taxes (EBIT) amounted to 293.60 million baht, representing an increase of 116.47 million baht, or 65.75% compared to the previous year.

Earnings before interest, taxes, depreciation, and amortization (EBITDA) amounted to 317.34 million baht, representing an increase of 126.88 million baht, or 66.62% compared to the previous year.

Net profit amounted to 226.28 million baht, representing an increase of 85.72 million baht, or 61.10% compared to the previous year.

Revenue by Brands

For high-rise projects, revenue was categorized into three main brands: Astra generated 181.65 million baht, representing 8.68% of total revenue; Arise generated 853.02 million baht, representing 40.78%; and The Next generated 144.04 million baht, representing 6.89%.

For low-rise projects, revenue was categorized into the following brands: Belief generated 410.20 million baht, representing 19.61% Habitat generated 381.56 million baht, representing 18.24% Ornsirin Ville generated 115.80 million baht, representing 5.54% and others generated 5.48 million baht, representing 0.26%.

Revenue breakdown by business segments

In 2025, the Company reported total revenue of 2,108.25 million baht, representing an increase of 745.60 million baht, or 54.72% compared to the previous year.

Revenue from high-rise projects amounted to 1,178.71 million baht, representing an increase of 382.89 million baht, or 48.11% compared to the previous year, while revenue from low-rise projects totaled 913.03 million baht, representing an increase of 359.26 million baht, or 64.88% compared to the previous year.

Mill Hill International School Thailand commenced revenue recognition in September 2025, totaling 10.77 million baht. Rental and service income amounted to 5.74 million baht, representing an increase of 1.43 million baht, or 33.20% compared to the previous year.

As of 31 December 2025, the Company reported total assets of 5,932.48 million baht, representing an increase of 1,114.07 million baht, or 23.12% compared to the previous year. The increase was mainly attributable to higher inventories of 427.69 million baht, primarily from condominium units held for sale under the Arise Charoenmuang project and land under development for The Astra Infinite project.

In addition, investment properties from The Backyard Mahidol community mall project amounted to 218.22 million baht. Property, plant and equipment related to Mill Hill International School Thailand totaled 181.57 million baht, and land held for future development across various projects amounted to 157.25 million baht.

Total liabilities amounted to 3,280.62 million baht, representing an increase of 918.25 million baht, or 38.87% compared to the previous year. The increase was mainly attributable to contract liabilities of 429.81 million baht, primarily from the Arise Vibe Phuket, The Astra Infinite, and Arise Hill projects. In addition, long-term loans from financial institutions increased, mainly from additional loan facilities for The Astra Infinite

project amounting to 148.00 million baht, The Backyard Mahidol project amounting to 114.99 million baht, and Mill Hill International School Thailand amounting to 114.36 million baht.

Shareholders' equity amounted to 2,651.86 million baht, representing an increase of 195.82 million baht, or 7.97% compared to the previous year. The increase was primarily driven by net profit for 2025 of 226.28 million baht, partially offset by dividend payments of 30.00 million baht.

The debt-to-equity ratio (D/E) was 1.20 times, increasing by 0.24 times compared to the previous year. The interest-bearing debt-to-equity ratio (IBD/E) was 0.60 times, remaining stable compared to the previous year.

Inventory

As of 31 December 2025, the Company reported inventories totaling 4,012.17 million baht, comprising Habitat Ruamchok project of 427.27 million baht, Habitat Superhighway project of 382.39 million baht, Arise Charoenmuang project of 336.64 million baht, Arise Vibe project of 292.01 million baht, and The Astra Infinite project of 253.30 million baht.

Sustainability and Anti-Corruption Performance

Mr. Akkadet Udomsirithamrong, Deputy Chief Executive Officer, presented to the Meeting to ensure that the Group's operations are conducted in accordance with good practices, with a strong commitment to transparency, fairness, and responsibility toward society and all stakeholders. The Company has demonstrated tangible progress across all dimensions.

Environmental: The Company has obtained ISO 14064-1 certification for greenhouse gas emissions and achieved a 29% reduction from the base year. The Company also promotes the use of renewable energy within its projects and utilizes environmentally friendly construction materials, accounting for 25% of total materials. In addition, project developments are aligned with green building standards (EDGE).

Social: The Company conducts its business in accordance with human rights principles, with no complaints regarding rights violations. The Company does not support child labor or forced labor and has had no labor disputes. It also continues to support and engage in community development initiatives.

Governance and Anti-Corruption: The Company has declared its intention to join the Private Sector Collective Action Against Corruption (CAC) and has implemented a No Gift Policy to prevent corruption at all levels. No complaints or incidents of corruption were reported during the year. Directors, executives, and employees have strictly complied with the policy, ensuring transparent and verifiable operations in line with good corporate governance principles. The Company received a Corporate Governance Report (CGR) rating of "Excellent" (5 Stars) and an AGM Checklist assessment at the "Excellent" level.

The Company provided an opportunity for shareholders and proxies attending the meeting to express additional opinions on this agenda item.

Ms. Jomkwan Supasirikitharoen, a shareholder, who attended the Meeting in person, raised the following questions:

1. What is the Company's plan for the repayment of debentures amounting to 300 million baht, which will mature on 20 December 2026? What are the sources of funds to be used?

2. To what extent have current economic conditions, including cautious consumer spending and stricter lending policies by financial institutions, impacted the loan rejection rate?

3. How does the Company manage land held for sale under non-current assets amounting to 401 million baht?

4. What is the rationale for including second-hand property development under the Jump+ plan, and how does management view this as a revenue-generating opportunity?

5. Given the Company's continuous growth in operating performance, what is management's view on the current market price of the Company's ordinary shares, and is there potential for the share price to move in line with the Company's performance?

Mr. Parawich Charoonroj Na Ayudthya, Chief Financial Officer, responded to the first question that the Company has established sufficient liquidity management plans to support the repayment of such debentures. At present, the Arise Charoenmuang project has commenced property transfers and has been gradually recognizing revenue on a continuous basis.

In this regard, the Company has exercised its right to early redeem the debentures in full, with the redemption date scheduled on 14 May 2026.

Mr. Akkadet Udomsirthamrong, Deputy Chief Executive Officer, provided clarification on the respective matters as follows:

The Company would like to clarify that the loan rejection rates were 21% in 2023, 19% in 2024, and 22% in 2025. The rejection rate tends to be higher among customers in the lower price segment, particularly for properties priced below 5 million baht.

Over the past 2–3 years, the Company has adjusted its strategy by expanding its portfolio across both low-rise and high-rise projects to diversify risks and broaden its customer base. The Company has also expanded into Phuket and has plans to develop additional projects in Samui, Surat Thani Province. Previously, the Company focused on developments under the Ornsirin and Belief brands in the price segment below 5 million baht. It has since expanded into the Habitat brand, targeting a higher price segment of approximately 8–30 million baht, which has received a positive market response. This customer segment has been less affected by economic conditions, enabling the Company to maintain continuous growth in this segment. Although certain segments remain highly competitive and continue to experience relatively high cancellation rates, the Company has been able to maintain a strong and consistent gross profit margin, reflecting effective cost management without the need to rely on pricing strategies.

For land held for future development, presented under non-current assets, the total value amounted to approximately 401 million baht, comprising approximately 280 million baht in Chiang Mai and 116 million baht in Phuket. Land in Chiang Mai is primarily located in the vicinity of the Company's head office and consists of multiple adjacent plots. The Company has therefore adopted a phased development approach to align with market conditions and to avoid project concentration within the same location. For land in Phuket, the Company has plans to develop Phase 2 of a condominium project, which is currently under design and in the process of obtaining the Environmental Impact Assessment (EIA) approval. The project is expected to be launched by late 2026 or early 2027, with revenue recognition from Phase 1 anticipated to commence in late 2026. In addition, the Company has plans to develop a community mall project in the same area. The Company has assessed that there are no indicators of impairment for such assets, and they remain part of the Company's development pipeline.

Regarding the second-hand housing market, the Company has conducted a review of historical market data and found that approximately five years ago, the proportion of property transfers between new

homes and second-hand homes was around 50:50. In the past year, however, the proportion of second-hand homes has increased to approximately 75%. The Company therefore sees an opportunity to expand into this segment as a supplementary business rather than its core business. The second-hand housing business offers an advantage in terms of development timeline, as it does not require subdivision permits or Environmental Impact Assessment (EIA) approval, enabling faster revenue recognition. Nevertheless, this business also presents certain challenges, which the Company must manage prudently.

Regarding the Company's share price, the Company remains committed to delivering continuous growth in its operating performance. However, the share price in the stock market may not yet fully reflect the Company's intrinsic value, as it is influenced by the overall real estate industry, where price-to-earnings (P/E) ratios across many companies remain at similar levels. The Company has plans to strengthen its long-term growth, particularly by increasing the proportion of recurring income, which is currently at an early stage. Such growth is expected to become more meaningful within the next 2–3 years.

Ms. Thaksina Aummuang, a proxy from the Thai Investors Association, raised an additional question regarding the Company's strategy for managing revenue and profitability over the next 1–3 years amid the current slowdown in the real estate market, in order to sustain its ability to generate revenue and profits without decline.

Mr. Akkadet Udomsirithamrong, Deputy Chief Executive Officer, provided clarification on the respective matters as follows:

In the short term over the next 1–3 years, the real estate industry is expected to continue facing challenges from the economic slowdown, weakened purchasing power, and elevated household debt levels. Nevertheless, the Company has established its business direction for 2026 to address such conditions. The Company plans to launch a total of three new projects, comprising one condominium project in Samui, Surat Thani Province, and two low-rise projects in Chiang Mai, located in the Wong wean–San Kamphaeng area near Mill Hill International School Thailand. The Company is confident that these projects will appropriately respond to market demand. In this regard, the Company continues to adjust its project development portfolio to align with the actual demand of each customer segment.

In terms of risk diversification, the Company focuses on increasing the proportion of recurring income to reduce earnings volatility. The Mill Hill International School Thailand business, which commenced its first academic term in September 2025, currently has approximately 80 students and has generated revenue of approximately 10 million baht. Such revenue will be gradually recognized in accordance with accounting standards and is expected to grow continuously. Meanwhile, the community mall business, which has recently commenced operations, is expected to begin generating more significant revenue recognition within 2026.

With respect to liquidity management, the Company places importance on prudent cash flow management. For low-rise projects, the Company adopts a First-in, First-out (FIFO) approach to align inventory management with sales, maintaining inventory at an appropriate level. For high-rise projects, the Company sets a presale target of not less than 50% of project value to ensure confidence in cash flow and debt servicing capability.

In addition, the Company emphasizes product development alongside sustainable business practices, taking into consideration environmental, social, and governance (ESG) factors, as well as developing projects in accordance with green building standards certified by IFC, a member of the World Bank Group.

While the Company may not achieve its Net Zero targets in the short term due to cost constraints and consumer purchasing power, it remains committed to quality growth while maintaining a balance between sustainability and long-term competitiveness.

As there were no further questions, Master of Ceremonies informed the meeting, this agenda is shareholders' acknowledgment; therefore, voting is not required.

Agenda 3 To consider and approve the audited financial statements for the year ended 31 December 2025

Master of Ceremonies invited Mr. Parawich Charoonroj Na Ayudthya, Chief Financial Officer, to present relevant information to the meeting.

Mr. Parawich Charoonroj Na Ayudthya, Chief Financial Officer reported to the meeting that in compliance with Section 112 of the Public Limited Company Act B.E. 2535 and Article 43 of the Company's Articles of Association requiring that the Board of Directors shall arrange to have the financial statements and the profit and loss statement prepared at the end of the Company's fiscal year to be proposed for approval at the annual general Meeting and the board of directors must arrange for an auditor to complete the audit of the balance sheet and the profit and loss statement before presenting at the shareholder meeting.

Opinion of the Board: It was appropriate to propose the Meeting for an approval of the Financial Statements for the year ended 31 December 2025, which was audited and certified by the external auditor, DIA International Audit Co., Ltd., as well as reviewed by the Audit Committee.

The Company provided an opportunity for shareholders and proxies attending the meeting to express additional opinions on this agenda item.

There were no shareholders who inquired about this agenda item. Master of Ceremonies therefore proposed that the meeting consider and approve financial statements for the year ended 31 December 2025. This agenda item requires affirmative resolution by a majority vote of the shareholders attending the meeting and casting their votes.

Resolution Upon due consideration, the meeting resolved to approve the financial statements for the year ended 31 December 2025, as proposed, by a majority vote of the shareholders attending the meeting and casting their votes, vote as follows:

There were shareholders attending the meeting of 36 people voting rights 1,184,016,324 votes.

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|-----------------|---------------|-------|---------------------------------|--------|
| Approved | 1,184,016,324 | votes | Percentage | 100.00 |
| Disapproved | 0 | votes | Percentage | 0.00 |
| Abstained | 0 | votes | Not included in the calculation | |
| Invalid ballots | 0 | votes | Not included in the calculation | |

Agenda 4 To consider the allocation of profit for the year 2025

Master of Ceremonies invited Mr. Parawich Charoonroj Na Ayudthya, Chief Financial Officer, to present relevant information to the Meeting.

Mr. Parawich Charoonroj Na Ayudthya, Chief Financial Officer, reported to the meeting that, under Section 116 of the Public Limited Companies Act B.E. 2535 and Article 40 of the Company's Article of Association, the Company shall have to allocate not less than 5 percent of the annual net profits as reserved

funds, less the accumulated losses brought forward (if any), until the reserved fund reaches the amount not less than 10 percent of the registered capital.

Opinion of the Board: The Meeting should approve the appropriation of annual net profit as legal reserves allocation of the net profit from 2025 operating results in the amount of 2,596,200 baht (two million five hundred ninety-six thousand two hundred baht), equivalent to 5 percent of the annual net profits (separate financial statements) for the legal reserves.

The Company provided an opportunity for shareholders and proxies attending the meeting to express additional opinions on this agenda item.

There were no shareholders who inquired about this agenda item. Master of Ceremonies therefore proposed that the meeting consider and approve the allocation of profit for the year 2025. This agenda item requires affirmative resolution by a majority vote of the shareholders attending the meeting and casting their votes.

Resolution Upon due consideration, the meeting resolved to approve the allocation of profit for the year 2025, as a legal reserve in the amount of 2,596,200 baht, equivalent to 5 percent of the annual net profits (separate financial statements), as proposed, by a majority vote of the shareholders attending the meeting and casting their votes, vote as follows:

There were shareholders attending the meeting of 36 people voting rights 1,184,016,324 votes.

| | | | | |
|-----------------|---------------|-------|---------------------------------|--------|
| Approved | 1,184,016,324 | votes | Percentage | 100.00 |
| Disapproved | 0 | votes | Percentage | 0.00 |
| Abstained | 0 | votes | Not included in the calculation | |
| Invalid ballots | 0 | votes | Not included in the calculation | |

Agenda 5 To consider and approve the annual dividend payment for the year 2025

Master of Ceremonies invited Mr. Predikorn Buranupakorn, Chief Executive Officer, to present relevant information to the meeting.

Mr. Predikorn Buranupakorn, Chief Executive Officer, reported to the Meeting that, the Company has the policy of paying dividends of not less than 40% of the net profit, according to the specific Financial Statements, after deducting the statutory reserve fund and other reserve funds. Furthermore, the payment of dividends shall depend on the Company's cash flow status. If there are no other necessary circumstances and the dividend payment shall not materially affect the Company's business operations. However, the Company may declare a dividend payment lower than the rate specified above by considering the Company's business operations, financial status, as well as other factors that may affect the Company's business management in the future. And the payment of dividends will not have a significant impact on the normal operations of the Company. The resolution of the Company's board of directors approving the payment of dividends must be presented to the shareholders' meeting for approval. However, the board of directors has the authority in considering paying interim dividends, if it is considered.

For the payment of dividends for the accounting period ending 31 December 2025, it is proposed to pay an annual dividend for the year 2025 to shareholders from the net profit in cash at a rate of 0.02 baht per share, totaling 30,000,000 baht. This amounts equivalent to a dividend payout ratio of 60.82% of the annual net profit after legal reserves, which is in line with the dividend policy of paying no less than 40% of the annual net profit after legal reserves, based on the Company's separate financial statements.

The dividend will be paid to shareholder whose name were shown on the record date of 6 May 2026. The dividend payment date is 22 May 2026.

Individual shareholders can request a dividend tax credit according to the criteria specified in the Revenue Code, Section 47 bis, with a total dividend of 0.02 baht per share paid from the net profits of a business that is subject to corporate income tax at the rate of 20 (twenty) percent. Those who receive dividends can deduct income tax credit at the rate of 20/80 of the dividends received.

The Company provided an opportunity for shareholders and proxies attending the meeting to express additional opinions on this agenda item.

There were no shareholders who inquired about this agenda item. Master of Ceremonies therefore proposed that the meeting consider and approve the annual dividend payment for the year 2025. This agenda item requires affirmative resolution by a majority vote of the shareholders attending the meeting and casting their votes.

Resolution Upon due consideration, the meeting resolved to approve the payment of the annual dividend for the year 2025 from the net profit in cash at a rate of 0.02 baht per share, totaling 30,000,000 baht. The dividend will be paid to shareholders who are entitled to receive the dividend as per the shareholder list as of the Record Date on 6 May 2026 and the dividend payment date is set for 22 May 2026, as proposed, by a majority vote of the shareholders attending the meeting and casting their votes, vote as follows:

There were shareholders attending the meeting of 36 people voting rights 1,184,016,324 votes.

| | | | | |
|-----------------|---------------|-------|---------------------------------|--------|
| Approved | 1,184,016,324 | votes | Percentage | 100.00 |
| Disapproved | 0 | votes | Percentage | 0.00 |
| Abstained | 0 | votes | Not included in the calculation | |
| Invalid ballots | 0 | votes | Not included in the calculation | |

Agenda 6 To consider and approve the re-election of directors in replacement of the directors whose terms will retired by rotation for the year 2026.

Mrs. Sasi Singprom, Master of Ceremonies, presented relevant information to the meeting.

Mrs. Sasi Singprom, Master of Ceremonies, reported to the meeting for the re-election of directors in replacement of the directors whose terms will retired by rotation for the year 2026. Article 19 of the Company's Articles of Association, one-third of the directors must retire from office at the Annual General Meeting of Shareholders. Therefore, there are two directors who have to retire by rotation this year as follows:

- (1) Mr. Pongpanu Svetarundra Independent Director / Chairman of the Board of Directors / Audit Committee
- (2) Mr. Vichien Chavalit Independent Director / Audit Committee / Chairman of the Risk and Sustainability Committee / Chairman of the Nomination, Remuneration and Corporate Governance Committee

Master of Ceremonies invited both directors to leave the meeting beforehand in accordance with good corporate governance principles.

For the nomination of directors, the Company announced an invitation for minority shareholders to propose the names of individuals deemed qualified for selection as the Company's directors

during the period from 16 September 2025 to 31 January 2026, via the Stock Exchange of Thailand's electronic information submission system and published on the Company's website. It appeared that no shareholders proposed any nominations to the Company during the specified period. Therefore, the Nomination, Remuneration and Corporate Governance Committee proceeded with the director nomination process by considering individuals with knowledge, abilities, experience, good work history, leadership qualities, a broad vision, as well as ethics, morality, and a positive attitude towards the organization. These individuals should also be able to dedicate sufficient time to benefit the Company's operations.

In addition, the appropriate qualifications are consideration which are consistent with the composition and the structure of directors in accordance with the business strategies of the Company. The persons nominated this time were carefully and prudently scrutinized by the Nomination and Compensation Committee and the Board of Directors considered. They were qualified for the Company's business operations.

The Board of Directors, excluding interested directors, has carefully and prudently considered the nomination in accordance with the criteria and procedures for the selection of directors. It is of the opinion that the Annual General Meeting of Shareholders should be proposed to consider and approve the re-appointment of two directors, namely Mr. Pongpanu Svetarundra and Mr. Vichien Chavalit, who are due to retire by rotation at this Meeting, to serve as directors for another term. In this regard, the Board of Directors has considered and is of the view that Mr. Pongpanu Svetarundra and Mr. Vichien Chavalit, who have been nominated as independent directors, possess qualifications in accordance with the relevant legal requirements and the criteria relating to independent directors, and have served as directors for a period not exceeding nine years.

The Company provided an opportunity for shareholders and proxies attending the meeting to express additional opinions on this agenda item.

There were no shareholders who inquired about this agenda item. Master of Ceremonies therefore proposed that the meeting consider and approve the re-election of directors in replacement of the directors whose terms will be retired by rotation for the year 2026. This agenda item requires affirmative resolution by a majority vote of the shareholders attending the meeting and casting their votes. The appointments were considered on an individual basis.

Resolution Upon due consideration, the meeting resolved to approve the re-election of directors to be the Company's Directors to replace those who were due to retire by rotation as proposed, by the majority votes of shareholders who attended the meeting and casting their votes, considered on an individual basis, as follows:

(1) Mr. Pongpanu Svetarundra Independent Director / Chairman of the Board of Directors / Audit Committee

There were shareholders attending the meeting of 36 people voting rights 1,184,016,324 votes.

| | | | | |
|-----------------|---------------|-------|---------------------------------|--------|
| Approved | 1,184,016,324 | votes | Percentage | 100.00 |
| Disapproved | 0 | votes | Percentage | 0.00 |
| Abstained | 0 | votes | Not included in the calculation | |
| Invalid ballots | 0 | votes | Not included in the calculation | |

(2) Mr. Vichien Chavalit

Independent Director / Audit Committee
/ Chairman of the Risk and Sustainability
Committee / Chairman of the Nomination,
Remuneration and Corporate Governance
Committee

There were shareholders attending the meeting of 36 people voting rights 1,184,016,324 votes.

| | | | | |
|-----------------|---------------|-------|---------------------------------|--------|
| Approved | 1,184,016,324 | votes | Percentage | 100.00 |
| Disapproved | 0 | votes | Percentage | 0.00 |
| Abstained | 0 | votes | Not included in the calculation | |
| Invalid ballots | 0 | votes | Not included in the calculation | |

Master of Ceremonies invited both directors to rejoin the meeting and proceed with the agenda.

Agenda 7 To consider and approve the remunerations of the Company's directors for the year 2026

Master of Ceremonies invited Mr. Vichien Chavalit, Chairman of the Nomination, Remuneration and Corporate Governance Committee, to present relevant information to the Meeting.

Mr. Vichien Chavalit, Chairman of the Nomination, Remuneration and Corporate Governance Committee, reported that in compliance with Section 90 of the Public Listed Companies Act B.E.2535 and Article 33 of the Company's Articles of Association, directors are entitled to receive remuneration from the Company in the form of monetary rewards, meeting allowance, bonus or other benefits. In accordance with the applicable laws and the Company's Articles of Association, a resolution for this agenda item shall be passed by not less than two-thirds (2/3) of total number of votes from shareholders attending the meeting. Remuneration can be determined as certain amounts or specified rules to be determined at a time or to be effective unless the shareholders' meeting has a resolution otherwise. Besides, directors are entitled to receive other allowances and welfare according to the Company's rules.

The Company's Board of Directors considered the remuneration to the directors and the member of sub-committees as recommended by the Nomination, Remuneration and Corporate Governance Committee of the Company, which is in alignment with the directors' remuneration of comparable real estate as well as the appropriate for the scope of duties and responsibilities of the Board of Directors and the Audit Committee. It is proposed to determine the remuneration for the year 2026 to the Board of Directors, and Sub-Committee at the same rate as paid in 2025, as follows:

(1) Meeting Allowance for the year 2026

| Position | Year 2025 | Year 2026 | Other Benefit |
|----------------------------------|---|---|---------------|
| | Meeting Allowance (Baht/person/meeting) | Meeting Allowance (Baht/person/meeting) | |
| 1. Board of Directors | | | |
| - Chairman of Board of Directors | 30,000 | 30,000 | None |
| - Member | 20,000 | 20,000 | |
| 2. Audit Committee | | | |
| - Chairman of Audit Committee | 25,000 | 25,000 | None |
| - Member | 20,000 | 20,000 | |

| Position | Year 2025 | Year 2026 | Other Benefit |
|---|--|--|---------------|
| | Meeting Allowance (Baht/person/meeting) | Meeting Allowance (Baht/person/meeting) | |
| 3. The Nomination, Remuneration and Corporate Governance Committee | | | |
| - Chairman of Nomination, Remuneration and Corporate Governance Committee | 25,000 | 25,000 | |
| - Member | 20,000 | 20,000 | |
| 4. Executive Committee | | | |
| - Chairman of Executive Committee | 25,000 | 25,000 | |
| - Member | 20,000 | 20,000 | |
| 5. Risk Management and Sustainability Committee | | | |
| - Chairman of Risk Management and Sustainability Committee | 25,000 | 25,000 | |
| - Member | 20,000 | 20,000 | |

(2) Board of Directors' Annual Bonus for the year

Directors' bonuses shall be considered and reviewed by the Nomination, Remuneration and Governance Committee, which will propose its recommendations to the Board of Directors for approval as appropriate, taking into account the Company's operating performance and the duties and responsibilities of each director. The total amount of such remuneration for all directors shall not exceed 2,250,000 baht (two million two hundred fifty thousand baht).

The Company provided an opportunity for shareholders and proxies attending the meeting to express additional opinions on this agenda item.

There were no shareholders who inquired about this agenda item. Master of Ceremonies therefore proposed that the meeting consider and approve the remunerations of the Company's directors for the year 2026. This agenda item must be approved by two thirds (2/3) of the total number of votes from shareholders attending the meeting.

Resolution Upon due consideration, the meeting resolved to approve the remunerations of the Company's directors for the year 2026 as proposed, by the vote of not less than two-thirds (2/3) of the total number of votes of the shareholders who attended the meeting as follows:

There were shareholders attending the meeting of 36 people voting rights 1,184,016,324 votes.

| | | | | |
|-----------------|---------------|-------|---------------------------------|--------|
| Approved | 1,184,016,324 | votes | Percentage | 100.00 |
| Disapproved | 0 | votes | Percentage | 0.00 |
| Abstained | 0 | votes | Percentage | 0.00 |
| Invalid ballots | 0 | votes | Not included in the calculation | |

Agenda 8 To consider and approve the appointment of the auditor and audit fee for the year 2026

Master of Ceremonies invited Mr. Somsak Pratomsrimek, Chairman of the Audit Committee, to present details of this agenda item to the Meeting.

Mr. Somsak Pratomsrimek, Chairman of the Audit Committee, reported that to comply with the Public Limited Companies Act B.E.2535 Section 120 and the Company's Articles of Association No. 45 require a general meeting of shareholders to consider and appoint an auditor and determine annual audit fee for the Company.

The Board of Directors agreed with the Audit Committee's proposal to select D.I.A. International Auditing Co., Ltd. as the auditor and resolved to propose to the Annual General Meeting of Shareholders for consideration and approval the appointment of one of the following individuals as the auditor to audit and express an opinion on the Company's financial statements:

| Name of auditors | CPA Registration Number | Years of auditing for the Company |
|------------------------------|-------------------------|---|
| Ms. Raweewan Chuenchom | 7487 | Never signed the Company's audited financial statements |
| Mrs. Suvimol Chrityakerne | 2982 | Signed as the Company's auditor in the Company's audited financial statements, 4 years, for the fiscal year 2022 - 2025 |
| Miss Somjintana Pholhirunrat | 5599 | Never signed the Company's audited financial statements |
| Mr. Wirote Satjathamnukul | 5128 | Never signed the Company's audited financial statements |

Proposed auditors must not have benefit and / or interest from the Company, affiliated company, associated company, related company or majority shareholder of the Company which enable auditors to independently audit and provide opinion on financial reports of the Company.

In the event that the above-mentioned certified public accountants are unable to perform their duties. D.I.A. International Auditing Co., Ltd. will arrange for another certified public accountant from D.I.A. International Auditing Co., Ltd. to act on its behalf and determine The audit fee for the year 2026 is not more than 860,000 baht (eight hundred and sixty thousand baht) Furthermore, the Company has a total of seven subsidiaries, all of which engage DIA International Auditing Company Limited as their auditor, consistent with the auditing firm used by the Company. The total audit fee for the entire group of companies does not exceed 3,350,000 baht (three million three hundred and fifty thousand baht).

The Company provided an opportunity for shareholders and proxies attending the meeting to express additional opinions on this agenda item.

There were no shareholders who inquired about this agenda item. Master of Ceremonies therefore proposed that the meeting consider and approve the appointment of the auditor and audit fee for the year 2026. This agenda item must be approved by the majority of the votes from shareholders attending the meeting and casting their votes.

Resolution Upon due consideration, the meeting resolved to approve the remunerations of the Company's directors for the year 2026 as proposed, by a majority vote of the shareholders attending the meeting and casting their votes, vote as follows:

There were shareholders attending the meeting 36 people voting rights 1,184,016,324 votes.

Approved 1,184,016,324 votes Percentage 100.00

| | | | | |
|-----------------|---|-------|---------------------------------|------|
| Disapproved | 0 | votes | Percentage | 0.00 |
| Abstained | 0 | votes | Not included in the calculation | |
| Invalid ballots | 0 | votes | Not included in the calculation | |

Agenda 9 To consider and approve other matters (if any)

Master of Ceremonies informed the meeting that, in accordance with Section 105, Paragraph 2 of the Public Limited Company Act B.E. 2535, the shareholders holding shares amounting to not less than one-third of the total number of shares sold may request the meeting to consider matters other than those indicated in the notice calling for the meeting. Therefore, the Board of Directors deemed it appropriate to include this agenda item to provide an opportunity for shareholders who wish to have other matters considered, in addition to those determined by the Board of Directors for this meeting, to propose agenda items, inquire about information, and/or provide recommendations to the Board of Directors and Management for further action.

The Company provided an opportunity for shareholders and proxies to ask questions and express additional opinions or suggestions. The following questions were raised by shareholders:

Ms. Thaksina Aummuang , a proxy from the Thai Investors Association, inquired about the Jump+ plan and requested the Company to provide further clarification.

Mr. Akkadet Udomsirithamrong, Deputy Chief Executive Officer, clarified that the Jump+ plan serves as a strategic framework to enhance the Company's operations. The Company targets net profit of approximately 450–490 million baht by 2028 from its core businesses, while total revenue is expected to grow from approximately 2,100 million baht in 2025 to around 2,800–2,900 million baht by 2028. The Company adopts a prudent growth approach and does not aim for overly aggressive expansion.

For the real estate business, the Company expects continued growth despite challenging market conditions. The Company plans to diversify its investments into new locations such as Phuket and Samui, Surat Thani Province, while continuing to launch new projects across multiple areas.

In terms of revenue diversification, the Company aims for non-core businesses to contribute approximately 20% of total revenue by 2028. The Mill Hill International School Thailand is expected to reach approximately 400 students within three years and generate annual revenue of around 200–300 million baht.

In addition, the Company has expanded into the second-hand housing business through a partnership with Bangkok Commercial Asset Management Public Company Limited (BAM) under a property renovation and resale (flip) model. Revenue recognition from this business is expected to commence in 2026, with plans to expand partnerships with other parties. The Company targets revenue of approximately 300 million baht from this segment by 2028.

In terms of profitability, the Company has consistently maintained a gross profit margin of approximately 38–39% and aims to increase it to around 40% by 2028 through improvements in operational processes, sales efficiency, cost management, and reduction of construction waste.

For asset development, the Company plans to gradually develop projects from its existing land bank, targeting approximately one new project launch per year to ensure continuous revenue generation. In 2026, the Company plans to develop a community mall project in Phuket.

In terms of corporate governance and sustainability, the Company plans to enhance its governance standards by seeking certification from the Private Sector Collective Action Against Corruption (CAC) and ISO 37001 Anti-Bribery Management Systems.

In addition, the Company places importance on developing projects in accordance with green building standards, particularly EDGE, an international standard certified by International Finance Corporation (IFC), to improve efficiency in energy, water, and material usage across its projects. The Company has set targets to continuously reduce greenhouse gas emissions per construction area by 2% in 2026, 3% in 2027, and 5% in 2028.

As there were no further questions, the Chairman adjourned the meeting and thanked all shareholders for taking the time to attend.

Ending the meeting at 3:45 p.m.

Signature.....- *Pongpanu Svetarundra* -.....

(Mr. Pongpanu Svetarundra)

Chairman of the Meeting