

Minutes of the 2025 Annual General Meeting of Shareholders

Sammakorn Public Company Limited

Tuesday, April 22, 2025

In the Form of an Electronic Meeting (E-AGM)

Mr. Piyabutr Lertdumrikarn, Vice Chairman and Chairman of the Executive Committee of Sammakorn Public Company Limited (the Company), chaired the meeting on behalf of Mr. Bibit Bijaisoradat, the Chairman of the Board of Directors, who was unable to attend due to prior engagements. He welcomed everyone to the 2025 Annual General Meeting of Shareholders via electronic media. The Board of Directors resolved to hold the 2025 Annual General Meeting of Shareholders solely via electronic media, in accordance with the rules and regulations pertaining to electronic meetings. The Company has used the E-AGM system of Quidlab Company Limited. This service provider has received a certificate for the electronic meeting control system from the Electronic Transactions Development Agency (ETDA) to manage meetings in accordance with the standards outlined in the Decree on Electronic Meetings B.E. 2563 (2020) and the Amended Version B.E. 2564 (2021). The Company recorded the meeting in video format.

Eight directors attended the meeting.

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| 1. | Mr. Piyabutr Lertdumrikarn | Vice Chairman of the Board of Directors / Chairman of the Executive Committee |
| 2. | Mr. Satja Janetumnugul | Director |
| 3. | Mr. Tawat Ungsuprasert | Director |
| 4. | Mr. Kittipol Pramoj Na Ayudhya | Director |
| 5. | Mr. Napon Janetumnugul | Director / Chief Executive Officer |
| 6. | Mr. Tawatchai Chongdarakul | Independent Director / Chairman of the Audit Committee / Chairman of the Nomination and Remuneration Committee / Chairman of the Risk Management Committee |
| 7. | Mr. Anuthip Krairiksh | Independent Director / Audit Committee Member / Nomination and Remuneration Committee Member / Risk Management Committee Member |
| 8. | Mrs. Koonthala Sasasmit | Independent Director / Audit Committee Member / Nomination and Remuneration Committee Member / Risk Management Committee Member |

(Mr. Bibit Bijaisoradat did not attend the meeting due to engagements. Therefore, the number of directors attending the meeting was 88.89% of the total number of directors.)

Meeting Attendees

- The Company's senior management includes
 - Mrs. Supanee Tanchaisrinakorn Chief Accounting and Finance Officer / Company Secretary / Chief Financial Officer
 - Mr. Pantitr Thongsomran Chief Marketing Officer (via electronic media)

- 1.3 Mr. Chatchawee Pornpramote Chief Operating Officer (via electronic media)
- 1.4 Mr. Montien Kamplong Chief Construction Executive Officer (via electronic media)
2. Mrs. Chonlaros Suntiasvaraporn and Ms. Sirinat Charoensuk, the Company's auditors and representatives of EY Office Company Limited
3. Dr. Peerapat Foithong, a legal advisor from Artthajij and Partners Company Limited, acting as an intermediary responsible for monitoring the vote count.
4. Representative of the Thai Investors Association (Volunteer for Protection of Shareholders' Rights) (via electronic media)
5. Officials from Quidlab Company Limited, responsible for registration, vote count, and vote display, as well as resolution reporting.

Before the start of the meeting, a video demonstration was presented by Quidlab Co., Ltd. regarding how to use the system for voting, sending questions via text message, and asking questions in the electronic meeting system.

The meeting started at 10:00 hrs.

Mr. Piyabutr Lertdumrikarn, Vice Chairman of the Board of Directors, chaired the meeting ("the Chairman") and thanked the shareholders for attending the 2025 Annual General Meeting of Shareholders. The Chairman informed the meeting that the Company currently has a registered and paid-up capital of 641,800,446 baht, a total of 641,800,446 voting shares. One shareholder participated in person via electronic media with 5,000 shares, and there were 36 proxies with 380,733,807 shares, for a total of 37 shareholders, 380,738,807 shares, or 59.3235% of the total number of shares outstanding. It is considered a quorum under Clause 32 of the Company's Articles of Association, which states that "At the shareholders' meeting, there must be no less than 25 shareholders and proxies from the shareholders attending the meeting, or no less than half of the total number of shareholders and no less than one-third of the total number of shares outstanding to constitute a quorum."

As a result, **"this Annual General Meeting of Shareholders was attended by a quorum of shareholders according to the Company's Articles of Association,"** and during the conduct of this meeting, the Company continued to accept shareholder registrations until the end of the meeting. The Chairman opened the 2025 Annual General Meeting of Shareholders and assigned Mr. Napon Janetumnugul, Chief Executive Officer, to conduct the meeting. He introduced the Board of Directors of the Company and informed attendees that the meeting was attended by representatives from the Thai Investors Association, auditors from EY Office Co., Ltd., and legal advisors from Artthajij and Partners Co., Ltd., who acted as intermediaries in monitoring the vote count. This ensured that the shareholders' meeting was transparent and consistent with laws and regulations, including the Chief Accounting Officer and several other senior executives.

Before entering the agenda, Mr. Napon Janetumnugul, Chief Executive Officer, informed the meeting that if the shareholders would like to inquire, they can type and send all questions in advance by clicking the "Text Box" symbol below on the left and typing the question or comment in the text box and pressing the "Send" button to confirm the message to the Company. In addition, shareholders can click the "Raise Hand" symbol, then wait for a signal from the Company. When receiving the signal, shareholders can turn on their cameras and microphones to ask questions. After summarizing the contents of each agenda, shareholders will have the opportunity to ask questions about the agenda. (Each agenda item has one minute to type questions, with a countdown time displayed on the presentation screen, but questions can be pre-typed.) Questions that are not related to

the agenda will be read and clarified on Agenda 8: To Consider Other Matters. If there are many questions that cannot be answered completely within the allotted time, the Company will consider collecting them for response and disclosing them in the meeting minutes or on the Company's website, as appropriate.

Mr. Napon Janetumnugul, Chief Executive Officer, informed the meeting that the Company has implemented the policies of the Stock Exchange of Thailand and the Thai Institute of Directors (IOD) by giving shareholders the opportunity to propose the agenda and names of qualified candidates to serve as directors. The criteria for shareholders to understand their rights and procedures for nominating persons to serve as directors to the Board of Directors will be published on the Company's website from September 5 to December 6, 2024.

It appeared that no shareholders proposed agenda items and names of any person for consideration in advance.

The supporting documents for this meeting were published on the Company's website and notified to the Stock Exchange of Thailand on March 21, 2025. The procedures for voting on each agenda item, following the rules of the Stock Exchange of Thailand, were notified as follows:

In voting at the shareholders' meeting, Clause 34 of the Company's Articles of Association stipulates that one shareholder shall have a vote equal to the number of shares held or proxied by one vote per share. On each agenda item, shareholders will have the right to vote in three ways: agree, disagree, or abstain from voting in only one way. If there is a shareholder who votes against and/or abstains from voting, the Company will deduct that vote from the total number of votes in the meeting. If a shareholder has a special interest in any agenda, that shareholder will be unable to vote. Details on voting for each agenda item are as follows:

Agenda items 1, 3, 4, 5, and 7 will be voted on as meeting resolutions by a majority of the shareholders present and voting.

Agenda 6 A meeting resolution must obtain at least two-thirds of the total number of votes cast by shareholders present and eligible to vote.

Agenda 2 was an agenda for information, so a vote was not required.

The Company will use the number of shares held by the attendees at the last meeting at the time of voting as the basis for calculation. For shareholders who do not wish to object or abstain from voting, the Company will assume that they have agreed to the proposed agenda without casting a vote in the system. If no one objects or abstains from voting, the Company will conclude that all shareholders have unanimously approved the agenda as proposed. If any shareholder wishes to object or abstain from voting, the Company will ask those shareholders to indicate their objection or abstention in the system. The Company has implemented a system that counts votes to promote greater transparency in the meeting by deducting dissenting and/or abstaining votes from the total number of votes cast during the meeting, thereby determining the voting results for each agenda item. (In voting, each agenda item has one minute for voting, with the countdown time shown on the presentation screen.)

For shareholders who have voted on the proxy form and sent it to the Company in advance, the Company would like to inform them that it has successfully combined the vote with each agenda item.

As for the voting results report, the Company will inform the meeting of the voting results for each agenda item. The counted votes will be the total votes according to the wishes of the shareholders who have come to the meeting in person and the proxies.

Once the shareholders have been notified of the voting procedures, Mr. Napon Janetumnugul, the Chief Executive Officer, proposed that the meeting consider the following agenda items:

Agenda 1: Certify the Annual General Meeting of Shareholders for the year 2024.

Mr. Napon Janetumnugul, Chief Executive Officer, reported to the meeting that after the 2024 Annual General Meeting of Shareholders held on April 23, 2024, the Company prepared the minutes of the meeting and sent them to the Stock Exchange of Thailand within the time limit prescribed by law. A copy of the minutes was attached to the meeting notice, Enclosure 1, Pages 8–19, and was published on the Company’s website beginning May 3, 2024. For the recording of the minutes of the previous meeting, the Company conducted a review before submitting them to the Stock Exchange of Thailand and found that they are correct in accordance with the resolutions of the meeting in all respects.

Mr. Napon Janetumnugul, Chief Executive Officer, gave the shareholders the opportunity to ask whether any shareholders would like to inquire or propose amendments to the Minutes of the 2024 Annual General Meeting of Shareholders.

No shareholder inquired or proposed to amend the minutes of the meeting. Mr. Napon Janetumnugul, Chief Executive Officer, therefore, asked the meeting to consider and approve the Minutes of the 2024 Annual General Meeting of Shareholders. The shareholders’ meeting must approve this agenda by a majority vote of all shareholders present and voting. In this agenda, there was one additional shareholder attending the meeting, representing 490,000 shares. This resulted in 38 shareholders attending the meeting, totaling 381,228,807 shares, representing 59.3999% of the total number of shares outstanding of the Company.

Resolution

The meeting was considered and resolved by a unanimous vote to approve the Minutes of the 2024 Annual General Meeting of Shareholders on April 23, 2024, as proposed.

The results of the vote for Agenda 1 were as follows:

Agreed	381,228,807	votes,	representing	100.0000%
Disagreed	-	votes,	representing	0.0000%
Abstained	-	votes,		
Spoiled ballots	-	votes,		

Agenda 2: To consider for acknowledgment the Company’s Operation Result of the year 2024.

Mr. Napon Janetumnugul, Chief Executive Officer, informed the meeting that in 2024, the Company reviewed and updated its policies and charters to be in line with current business guidelines.

The Anti-Corruption Policy was also reviewed to ensure that it was still appropriate to the organization’s context and changing circumstances.

The Company has officially promulgated such policy guidelines and has notified its employees and suppliers to strictly comply with them to promote transparent business operations, adhere to good governance principles, and comply with good ethical standards.

The Chief Executive Officer then reported on the Company's performance for the year 2024. Starting with the Thai economy in 2024, GDP increased by 2.5%, up from 1.9% in 2023, and exports grew 1–2% above target. Moreover, the number of tourists visiting Thailand was not as high as before the COVID-19 pandemic. The cost per tourist each journey dropped to 46,000 baht. The policy interest ranged from 2.0% to 2.5%. According to the Bank of Thailand, as of the fourth quarter of 2024, household debt remained high, accounting for 88.0% of GDP. All of these are some of the factors influencing the real estate market. It can be seen that the number of units transferred and ownership transfer values of residences in Bangkok and its neighboring areas have dropped.

In terms of the Company's revenue in 2024, the total revenue was 1,583 million baht, down from 2023, when the total revenue was 2,003 million baht, which was the result of poor economic conditions, along with a decline in consumer confidence and a decline in housing loans by financial institutions. The Group's business consists of three businesses as follows:

1. Real Estate Development Business. For the real estate market, the total value of ownership transfer decreased by 6.5%, detached houses by 3.6%, townhouses by 18.6%, and semi-detached houses by 13.3%. Considering the number of residential ownership transfer units in Bangkok and its surrounding areas, they decreased by 3.8%, detached houses by 7.6%, townhouses by 16.9%, and semi-detached houses by 15.7%. It can be seen that the overall value decreased by more than the number of units. (Source: Real Estate Information Center)

The Company's projects sold in 2024 included 11 projects in the west and east zones of Bangkok. Projects in the city began when the Company initiated diversification into the more expensive housing segment. There are three projects under development as follows:

Firstly, the Segment Project prices at 4 million baht and above are named "Mitti." The first project is located at Ratchapruek-Rattana Thibet. It is a semi-detached house project in the approximate area of 8 rai. There will be three types of semi-detached houses, with a usable area of 150-153 square meters. There are a total of 56 units. The prices start at 4.99–5.39 million baht, with a total project value of 360 million baht. The Mitti Lam Lukka - Klong 6 Project is on Lam Luk Ka Road. It is a detached house and a semi-detached house project. The project area covers 39 rai and has a total of 191 units. The prices start at 4.79-6.19 million baht, with a total project value of 1,150 million baht. The Mitti Ratchapruek - 346 Project is located on Ratchapruek Road 346. It is a detached house project covering a total area of 32 rai. There are 157 units with starting prices from 4.29 to 5.39 million baht. The project value is 910 million baht. Secondly, the project size and the houses are bigger. The first project is the Anapana Chatuchot Project, a new project launched in 2024. The project area is 34 rai, with three types of houses totaling 103 units. The starting price ranges from 6.89 to 9.9 million baht. The project value is 1,050 million baht. The Anapana Ladkrabang Project is located on Ladkrabang Road. The project covers 41 rai and consists of 152 units. The prices range from 7.39 to 13.9 million baht. The project value is 1,650 million baht. Next, it is an old project of Sammakorn named the Sammakorn Rangsit Klong 7 Project (Phase 4), the phase located inside the project. It is a large project that has been sold steadily. It has a total area of 72 rai. The houses come in six different sizes (6 types), totaling 288 units. The starting prices range from 4.19 to 5.59 million

baht. The project value is 1,526 million baht. In the same project, another zone is divided and named Prime 7 It is a house project located at the front of the project. The price will be higher than houses in Phase 4. The project covers 117 rai. Prime 7 has 102 units with prices ranging from 4.39 to 10.5 million baht. The project value is 780 million baht. Next, it is Sammakorn's townhouse project, the Sammakorn Avenue Suvarnabhumi Project. The project area covers 32 rai with 322 units. It is a three-story townhome with starting price ranging from 3.29 to 4.19 million baht. The project value is 1,481 million baht. The Sammakorn Avenue Ramintra-Wongwaen Project is a three-story townhome project with a project area of 33 rai. The project has a total of 345 units with a starting price of 3.39 million baht and a project value of 1,300 million baht. Next, it is the most expensive luxury house project, the Park Heritage Pattanakarn Project, located at Soi Pattanakarn 20, with a total area of 12 rai, 32 units. The prices range from 56.5 to 77.9 million baht, with a project value of 2,500 million baht. Next, it is the first project in the province, the Barnyard Khao Yai Project. The project covers 33 rai, with a total of 48 units, starting from 13.9 to 36.8 million baht, with a project value of 1,040 million baht. Next, it is the project under development to be opened in 2025. It is the Providence Lane segment, namely the Providence Lane Lasalle 75, which is a semi-detached house project with a three-and-a-half-story house starting at 25 million baht, and the Providence Lane Kaset Nawamin, which is located at Soi Lat Pla Khao starting at 30 million baht. The last project is the 91KINTON Project, located at Soi Ladprao 91, starting at 15 million baht.

Then, the Chief Executive Officer presented a comparison of house sales (bookings) and land sales for the past three years. In 2024, the sales were 2,005 million baht, down 34% from 2023 (the 2023 sales were 3,017 million baht). The total value of house and land ownership transfer was 1,350 million baht, a decrease of about 23% from the previous year (the total value of house and land ownership transfer in 2023 was 1,758 million baht). Due to the market conditions, consumers do not dare to buy high-value products, and there is a high rate of loan rejection from financial institutions, causing cancellations to reach 38.87% on average throughout the year, which is the highest rate.

2. Leasehold Business: The Company currently has two properties for lease as markets: 1. Sammakorn Market Ramkhamhaeng, with a sales area of approximately 6,180 square meters and a total number of 794 stalls, and 2. Sammakorn Mueang Ek Market, with a total area of 4,655 square meters and a total of 488 stalls. The Company also has a rental area in the East Zone (Ramkhamhaeng). The average occupancy rate for 2024 is as follows: 91% for Sammakorn Market Ramkhamhaeng, 70% for Sammakorn Mueang Ek Market, which has recently expanded from 250 to 488 stalls, and 93% for the rental area in the East Zone (Ramkhamhaeng).

3. Food and Bakery Business: This year, there will be three restaurants and two outlets. The Chief Executive Officer showed a proportion of revenue, and it can be seen that the income has started to reach five million baht per month, which is considered a higher income. The main source of income comes from the NICO NICO Restaurant at the Kasorn Amarin Branch, which is a new location. The other two branches are the NICO NICO Restaurant at the Thonglor Branch and LAUGH by NICO NICO at the Langsuan Branch.

Mr. Napon Janetumnugul, Chief Executive Officer, allowed the shareholders to ask questions,

but none of the shareholders asked questions related to this agenda because it is an agenda item for information; no vote is required. If any shareholders have no further questions, the Chief Executive Officer would like to proceed with the meeting's next agenda.

Agenda 3: To consider and approve the Consolidated Statements of Financial Position and Consolidated Statements of Comprehensive Income, as of 31st December 2024.

Mr. Napon Janetumnugul, Chief Executive Officer, proposed to the meeting to consider and approve the financial statements and comprehensive income statement of the Company for the year ended December 31, 2024, which the Company's auditor audited and certified by expressing an unconditional opinion. The financial statements were approved by the Audit Committee and the Board of Directors. According to the details in Part 3, the financial statements in the Company's Form 56-1 One Report (pages 131 to 193) can be viewed by scanning the QR Code in Enclosure 2, which was sent together with the notice of the shareholders' meeting. The Company submitted these financial statements and the comprehensive income statement to the Stock Exchange of Thailand on February 20, 2025. The key points can be summarized as follows:

In the consolidated financial statements as of December 31, 2024, the Company and its subsidiaries had a decrease in total assets of 312 million baht due to a decrease in current assets of 173 million baht, or 4%, owing to a decrease in real estate development costs resulting from the Company's recognition of the costs from the transfer of land and building ownership of the Sammakorn Rangsit Khlong 7 Project, Sammakorn Avenue Ramintra-Wongwaen Project, Sammakorn Avenue Suvarnabhumi Project, Mitti Chaiyapruerk-Wongwaen Project, Providence Lane Project, and Park Heritage Project.

The non-current assets decreased by 139 million baht, or 9%, due to the accounting adjustment from the land under development to the cost accounting for real estate development and tax refunds received from the Revenue Department.

The total liabilities decreased by 241 million baht due to deposits from customers and long-term loans maturing within one year, with the transfer of ownership of the Anapana Lad krabang Project, Mitti Chaiyapruerk-Wongwaen Project, Providence Lane Project, and Park Heritage Project.

As a result, as of December 31, 2024, the Company had total assets of 6,046 million baht, total liabilities of 3,479 million baht, and total shareholders' equity of 2,567 million baht.

In 2024, the Company and its subsidiaries had a total revenue decrease of 420 million baht, primarily due to a decrease in the sales of real estate to 487 million baht. The rental income declined in 2023 as a result of the adjustment of rental income to partial service income, while expenses decreased by 357 million baht, mostly due to the cost of real estate sales.

Thus, in 2024, the Company and its subsidiaries had a loss of 50.77 million baht in the shareholders' equity of the Company.

Mr. Napon Janetumnugul, Chief Executive Officer, gave the shareholders the opportunity to ask questions about the Company's financial statements and comprehensive income statement for the year ended December 31, 2024.

None of the shareholders asked any further questions. The Chief Executive Officer, therefore, asked the meeting to consider and approve the financial statements and the comprehensive income statement for the year ended December 31, 2024. A resolution on this agenda must be passed by the shareholders' meeting with a majority vote of all shareholders present at the meeting. There were no additional shareholders attending the meeting, so the total number of shareholders attending the meeting was 38 individuals with a total of 381,228,807 shares, or 59.3999% of the total shares outstanding of the Company.

Resolution

The meeting unanimously voted to approve the financial statements and comprehensive income statement for the year ended December 31, 2024, as proposed.

The results of the vote for Agenda 3 are as follows:

Agreed	381,228,807	votes,	representing	100.0000%
Disagreed	-	votes,	representing	0.0000%
Abstained	-	votes,		
Spoiled ballots	-	votes,		

Agenda 4: To consider and approve of the allocation of net profit from the 2024 operating results and dividend payment.

Mr. Napon Janetumnugul, Chief Executive Officer, reported that, in accordance with the Company's policy of paying dividends at 60% of the net profit of the separate financial statements after deducting the reserves, the Company established a complete statutory reserve for the year 2024 based on the separate financial statements and the consolidated financial statements. The Company had a performance loss.

The Board of Directors deemed it appropriate to refrain from paying dividends for the year 2024 due to the Company's operating losses, the need to use working capital for operations, and investment in future business expansion.

Mr. Napon Janetumnugul, Chief Executive Officer, gave shareholders the opportunity to inquire more about the allocation of net profit from the 2024 operating results and dividend payment and asked whether any shareholders would like to ask questions on this agenda.

No shareholders made any further enquiries. Therefore, the Chief Executive Officer proposed to the meeting to approve the abstention of the annual dividend payment for the year 2024 due to the operating loss and the need to use working capital for operations, as well as investment in future business expansion. The Company set aside all legal reserves. The vote on this agenda must be approved by the shareholders' meeting with a majority vote of the total number of shareholders attending the meeting and voting. No additional shareholders attended the meeting, resulting in 38 shareholders attending the meeting with a total number of 381,228,807 shares, or 59.3999% of the total shares outstanding of the Company.

Resolution

The meeting unanimously voted to approve the abstention of the dividend payment for the year 2024 as proposed.

The results of the vote for Agenda 4 are as follows:

Agreed	381,228,807	votes,	representing	100.0000%
Disagreed	-	votes,	representing	0.0000%
Abstained	-	votes,		
Spoiled ballots	-	votes,		



Agenda 5: To consider and approve Directors to succeed those completing their terms.

Mr. Napon Janetumnugul, Chief Executive Officer, reported that Clause 16 of the Company's Articles of Association stipulates that "At every annual general meeting, one-third of the directors shall retire from office. If the number of directors cannot be divided into three parts, the number nearest to one-third shall retire. Directors who must retire in the first and second years after registration shall be drawn to determine who will resign. In the following years, the director who has been in office for the longest time shall retire from office. Directors who leave their term may be reappointed." To comply with the principles of good corporate governance, three directors whose terms of office have expired and are deemed to be stakeholders in this agenda must leave the meeting room until the shareholders have completed their consideration of this agenda.

For this agenda, the Chief Executive Officer invited Mr. Tawatchai Chongdarakul, Chairman of the Nomination and Remuneration Committee, to report.

Mr. Tawatchai Chongdarakul, Chairman of the Nomination and Remuneration Committee, reported that the Company has implemented the policy of the Stock Exchange of Thailand and the Thai Institute of Directors (IOD) by giving shareholders the opportunity to propose the agenda and names of qualified candidates to serve as directors. The rules and regulations on the rights and procedures for nominating candidates to serve as directors to the Board of Directors were disseminated to shareholders in advance on the Company's website from September 5 to December 6, 2024, for the Nomination and Remuneration Committee to screen and select the persons proposed by the shareholders. It appears that no shareholders nominated anyone for consideration.

For this year, three directors must retire by rotation as follows:

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| 1. Mrs. Koonthala Sasasmit | Independent Director |
| 2. Mr. Bibit Bijaisoradat | Director |
| 3. Mr. Tawat Ungsuprasert | Director |

Mr. Tawatchai Chongdarakul informed the meeting that the Company selects individuals according to the composition of the Board of Directors, which includes qualifications, experience, and expertise that are beneficial to the Company's operations, according to the complete recruitment process. Nominees must be qualified and not have prohibited characteristics under the Law on Public Limited Companies, the Notifications of the Thai SEC Board and the Stock Exchange of Thailand. The Board of Directors considered the suitability of each director already.

The meeting agreed, and Mr. Tawatchai Chongdarakul therefore proposed to the shareholders' meeting to consider the reappointment of three directors who retired by rotation, namely Mrs. Koonthala Sasasmit, Mr. Bibit Bijaisoradat, and Mr. Tawat Ungsuprasert, as directors of the Company again because they considered that the three persons were fully qualified according to the Company's requirements. On this agenda, the votes of the directors who have an interest in this matter were removed from the calculation base. The details and qualifications of the directors proposed for reappointment are shown in Enclosure 3 in the notice of the Annual General Meeting of Shareholders that was sent to the shareholders.

Mr. Tawatchai Chongdarakul, Chairman of the Nomination and Remuneration Committee, gave shareholders the opportunity to ask questions about the appointment of directors to replace directors who are due to retire by rotation.

No further enquiries were made by any shareholders. The Chief Executive Officer, therefore, proposed to the meeting to consider and approve the appointment of the three directors who were reappointed for another term. To vote on this agenda, the shareholders shall vote individually, and the resolution on this agenda must be approved by the shareholders' meeting with a majority vote of the total number of shareholders present and voting. In this agenda, there were no more shareholders attending the meeting, resulting in 38 shareholders attending the meeting with a total number of 381,228,807 shares, representing 59.3999% of the total number of shares outstanding of the Company.

Resolution

The meeting resolved to approve the appointment of three directors who were due to retire by rotation, namely Mrs. Koonthala Sasasmit, Mr. Bibit Bijaisoradat, and Mr. Tawat Ungsuprasert, to reassume the positions of directors of the Company for another term.

The result of the individual voting for Agenda 5, the shareholders' meeting approved with a majority of the total number of votes of the shareholders attending the meeting and voting as follows:

1. Mrs. Koonthala Sasasmit

Agreed	381,228,807	votes,	representing	100.0000%
Disagreed	-	votes,	representing	0.0000%
Abstained	-	votes,		
Spoiled ballots	-	votes,		

2. Mr. Bibit Bijaisoradat

Agreed	381,083,985	votes,	representing	100.0000%
Disagreed	-	votes,	representing	0.0000%
Abstained	-	votes,		
Spoiled ballots	-	votes,		

3. Mr. Tawat Ungsuprasert

Agreed	381,228,807	votes,	representing	100.0000%
Disagreed	-	votes,	representing	0.0000%
Abstained	-	votes,		
Spoiled ballots	-	votes,		

As a result, the Board of Directors of the Company consists of nine directors as follows:

1. Mr. Bibit Bijaisoradat Chairman of the Board / Executive Director
2. Mr. Piyabutr Lertdumrikarn Vice Chairman of the Board of Directors / Director / Chairman of Executive Committee

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| 3. Mr. Tawatchai Chongdarakul | Independent Director / Chairman of the Audit Committee / Chairman of the Risk Management Committee / Chairman of the Nomination and Remuneration Committee |
| 4. Mr. Anuthip Krairiksh | Independent Director / Audit Committee Member / Risk Management Committee Member / Nomination and Remuneration Committee Member |
| 5. Mrs. Koonthala Sasasmit | Independent Director / Audit Committee Member / Risk Management Committee Member / Nomination and Remuneration Committee Member |
| 6. Mr. Satja Janetumnugul | Director / Executive Director |
| 7. Mr. Tawat Ungsuprasert | Director / Executive Director |
| 8. Mr. Kittipol Pramroj Na Ayudhya | Director / Executive Director |
| 9. Mr. Napon Janetumnugul | Chief Executive Officer |

The names and number of directors authorized to sign to bind the Company are Mr. Bibit Bijaisoradat, Mr. Tawat Ungsuprasert, Mr. Satja Janetumnugul, Mr. Kittipol Pramroj Na Ayudhya, Mr. Piyabutr Lertdumrikarn, and Mr. Napon Janetumnugul. Two of these six directors jointly sign and affix the Company's seal.

Agenda 6: To Consider and Approve the Determination of Remuneration for the Board of Directors and Sub-Committees for 2025.

Mr. Napon Janetumnugul, Chief Executive Officer, invited Mr. Tawatchai Chongdarakul, Chairman of the Nomination and Remuneration Committee, to present his report. Mr. Tawatchai Chongdarakul reported that the Board of Directors, in the opinion of the Nomination and Remuneration Committee, deliberately considered the scope of duties and responsibilities of the Board of Directors and subcommittees, as detailed in the Corporate Governance section of the Annual Report. The Board of Directors also considered the overall economic situation and compared the Board of Directors' remuneration with that of other businesses of the same type and similar size, and reported the results of the 2024 Directors' Remuneration Survey conducted by the Thai Institute of Directors (IOD).

The Board of Directors deemed it appropriate to propose that shareholders determine the remuneration for the Board of Directors and subcommittees for the year 2025 equal to the year 2024, by refraining from paying special remuneration for the 2024 performance and having no other benefits according to the invitation letter on page 3 and page 4.

Mr. Tawatchai Chongdarakul, Chairman of the Nomination and Remuneration Committee, therefore asked the meeting to consider and approve the remuneration of the Board of Directors and subcommittees as follows:

Remuneration of the Board of Directors

Chairman of the Board of Directors: 402,000 baht per year or 33,500 baht per month

Director: 300,000 baht per year or 25,000 baht per month

Remuneration of the Audit Committee

Chairman of the Committee: 312,000 baht per year or 26,000 baht per month



Committee Member: 288,000 baht per year or 24,000 baht per month

Remuneration of the Executive Committee

Chairman of the Committee: 756,000 baht per year or 63,000 baht per month

Committee Member: 756,000 baht per year or 63,000 baht per month

Remuneration for meeting allowances of the Risk Management Committee and the Nomination and Remuneration Committee

Chairman of the Committee: 26,000 baht per meeting

Committee Member: 24,000 baht per meeting

and refrain from paying special remuneration for the 2024 performance, and have no other benefits.

Mr. Tawatchai Chongdarakul, Chairman of the Nomination and Remuneration Committee, gave shareholders the opportunity to ask if any shareholders would like to ask more questions on this agenda.

Mr. Chanyut Parnutat, a shareholder who came to the meeting in person via electronic media, turned on the camera and microphone and suggested that in the next meeting, the Company would consider adjusting the remuneration of the Board of Directors in relation to performance.

Mr. Napon Janetumnugul, Chief Executive Officer, replied that the Company will consider the questions and thanked.

When none of the shareholders further inquired, the Chief Executive Officer asked the shareholders' meeting to consider and approve the remuneration of the Board of Directors and subcommittees. The resolution on this agenda must be approved by the shareholders' meeting with no less than two-thirds of the total number of votes of the shareholders attending the meeting and entitled to vote. In this agenda, there were no additional shareholders attending the meeting, resulting in 38 shareholders attending the meeting, totaling 381,228,807 shares, representing 59.3999% of the total number of shares outstanding of the Company.

Resolution

The meeting was resolved with the votes of not less than two-thirds of the total number of votes of the shareholders present at the meeting and has the right to vote to approve the remuneration rate for directors and subcommittees for the year 2025 as proposed.

The results of the vote for Agenda 6 are as follows:

Agreed	381,228,807	votes,	representing	100.0000%
Disagreed	-	votes,	representing	0.0000%
Abstained	-	votes,	representing	0.0000%
Spoiled ballots	-	votes,		

Agenda 7: To Consider and Approve the Appointment of Auditors and Determination of Audit Fee for 2025.

Mr. Napon Janetumnugul, Chief Executive Officer, invited Mr. Tawatchai Chongdarakul, Chairman of the Audit Committee, to report.

Mr. Tawatchai Chongdarakul reported that the Board of Directors approved the opinion of the Audit Committee with the following details: In 2025, EY Office Co., Ltd. changed the internal auditor team, so it requested to change the auditor (new auditor), who was screened by the Audit Committee meeting. The Audit Committee approved the appointment of an auditor from EY Office Co., Ltd. as the auditor of the Company and its subsidiaries for the year ended December 31, 2025, because EY Office Co., Ltd. has satisfactory and internationally acceptable audit performance. Mr. Tawatchai Chongdarakul, Chairman of the Audit Committee, therefore proposed to the meeting to consider the appointment of an auditor from EY Office Co., Ltd. to be the Company's auditor. The names of the auditors are as follows:

- | | |
|-----------------------------------|---|
| 1. Miss Pimjai Manitkajohnkit | Certified Public Accountant No. 4521 and/or |
| 2. Miss Rosaporn Decharkom | Certified Public Accountant No. 5659 and/or |
| 3. Mrs. Nummon Kerdmongkhonchai | Certified Public Accountant No. 8368 and/or |
| 4. Miss Orawan Techawatanasirikul | Certified Public Accountant No. 4807 |

The four auditors have never been signatories to the Company's financial statements and are the same auditors as the audit firm. The audit firm and the auditors on the proposed list have no relationship or interest with the Company, its subsidiaries, executives, or individuals associated with them. Thus, the four auditors have the independence to audit and comment on the Company's financial statements. One of the auditors shall audit and express an opinion on the Company's financial statements. In the event that the auditors listed above are unable to perform their duties, EY Office Co., Ltd. shall appoint another certified public accountant to act on their behalf. For subsidiaries that use the services of auditors from other offices because they are suitable for the size of the business, the Board of Directors will ensure that the financial statements can be prepared on time.

Therefore, the remuneration for auditing is determined as follows:

Item	2025 (Baht) (Proposed Year)	2024 (Baht)
The Company's Audit Fee (SAMCO)	1,340,000	1,340,000
Subsidiaries' Audit Fee	1,555,000	1,243,000
Total	2,895,000	2,583,000
Increase from the Previous Year (Baht)	312,000	435,000
Increased Rate, Representing %	12.08%	20.25%

Other service fees (Non-Audit Fees) in 2024 amounted to 19,131 baht, while in 2025, it was the actual cost.

The Board of Directors and the Audit Committee considered and screened the selection of the auditors as well as the appropriate audit fee. Therefore, it is appropriate to propose to the Annual General Meeting of Shareholders for the year 2025 to appoint the auditor and determine the audit fee for the year 2025 as mentioned above.

Mr. Napon Janetumnugul, Chief Executive Officer, gave shareholders the opportunity to ask if any shareholders would like to inquire more about this agenda.

No shareholders asked any questions. The Chief Executive Officer asked the shareholders' meeting to consider and approve the appointment of the auditor from EY Office Co., Ltd., and the audit fee for the year 2025. The resolution on this agenda must be approved by the shareholders' meeting with a majority vote of the total number of shareholders present and



voting. On this agenda, no additional shareholders attended the meeting, resulting in 38 shareholders attending the meeting, totaling 381,228,807 shares, representing 59.3999% of the total number of shares outstanding of the Company.

Resolution

The meeting unanimously approved the appointment of the Company's auditor and set the audit fee for 2025 as proposed.

The results of the vote for Agenda 7 are as follows:

Agreed	381,228,807	votes,	representing	100.0000%
Disagreed	-	votes,	representing	0.0000%
Abstained	-	votes,		
Spoiled ballots	-	votes,		

Agenda 8: To Consider Other Issues.

Mr. Napon Janetumnugul, Chief Executive Officer, gave shareholders the opportunity to ask questions.

Mr. Chanyut Parnutat, a shareholder attending the meeting in person via electronic media, turned on the camera and microphone and suggested that there were few attendees in this online meeting, so he wanted to hold an on-site meeting instead. He, as a resident, also asked about a reduction in the number of security guards at the Sammakorn Rangsit Klong 2 project and the preparation for flood prevention of the project, including inquiring about the decline in the Company's share price and what the guidelines are for the stock price to rise.

Mr. Napon Janetumnugul, Chief Executive Officer, responded to the inquiry that the Board of Directors is considering the on-site meeting and informed that the online meeting, both audio and visual, received a clear signal. Accordingly, if any shareholder has questions, communication is clear as if attendees are in the same place. Moreover, the online meeting can reduce the Company's expenses. However, next year, the Board of Directors will take the on-site meeting into consideration. As for the complaints of the Sammakorn Rangsit Klong 2 project, the Company tries to take care of all projects as best as possible. The Company tries to manage them within the budget that it receives. Although the Company has losses for common area maintenance fees from several projects, the Company is ready to support. If shareholders have an opinion or complaint, they can notify the Resident Service Unit, which has a channel to report complaints. However, the Company will notify the responsible team directly.

Mr. Piyapong Prasaththong, a shareholder, sent a question in advance, asking about the earthquake in Myanmar on March 28 that how it affected Sammakorn's projects, and how Sammakorn's village projects are stable and strong.

Mr. Napon Janetumnugul, Chief Executive Officer, answered the questions that the impact of the recent earthquake did not affect much on the villages that are managed and sold by the Company because most of the Company's projects are low-rise and the houses are not more than three floors. Consequently, most of what happened was just a few cracks in the house. For common areas, there were only hairline cracks on the surface that did not affect the structure. However, the Company believes that when an earthquake occurs, houses are safer than high-rise buildings. Sammakorn develops most of the low-rise projects, so they are less affected. In the future, if there is a high-rise building project, the Company will take this matter into account in the development of the project.

No shareholders asked questions or proposed any other matters for consideration. The Chairman of the meeting said that the Company will release the summary of the resolutions of this meeting by 9.00 hrs. on the next business day and thanked the shareholders for taking the time to attend the meeting and offer useful comments.

The meeting adjourned at 11.30 hrs.



Sign.....Chairman of the Meeting
(Mr. Piyabutr Lertdumrikarn)
Chairman of the meeting

Sign.....Secretary of the Meeting
(Mrs. Supanee Tanchaisrinakorn)
Company Secretary