

## Minutes of the 2026 Annual General Meeting of Shareholders

### Sammakorn Public Company Limited

Tuesday, April 21, 2026

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

Mr. Bibit Bijaisoradat, Chairman of the Board of Directors of Sammakorn Public Company Limited (the Company), As the Chairperson of the Meeting, he welcomed all attendees to the 2026 Annual General Meeting of Shareholders conducted via electronic means. The Board of Directors resolved to hold the 2026 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.

#### **Nine directors attended the meeting.**

- |    |                                |  |
|----|--------------------------------|--|
| 1. | Mr. Bibit Bijaisoradat         | Chairman of the Board of Directors   |
| 2. | Mr. Piyabutr Lertdumrikarn     | Vice Chairman of the Board of Directors / Chairman of the Executive Committee  |
| 3. | Mr. Satja Janetumnugul         | Director   |
| 4. | Mr. Tawat Ungsuprasert         | Director   |
| 5. | Mr. Kittipol Pramoj Na Ayudhya | Director   |
| 6. | Mr. Napon Janetumnugul         | Director / Chief Executive Officer   |
| 7. | Mr. Tawatchai Chongdarakul     | Independent Director / Chairman of the Audit Committee / Chairman of the Nomination and Remuneration Committee / Chairman of the Risk Management Committee |
| 8. | Mr. Anuthip Krairiksh          | Independent Director / Audit Committee Member / Nomination and Remuneration Committee Member / Risk Management Committee Member                            |
| 9. | Mrs. Koonthala Sasasmit        | Independent Director / Audit Committee Member / Nomination and Remuneration Committee Member / Risk Management Committee Member                            |

(All directors attended the meeting, representing 100.00% of the total number of directors.)

#### **Meeting Attendees**

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

- |     |                            |  |
|-----|----------------------------|--|
| 1.3 | Mr. Chatchawee Pornpramote | Chief Operating Officer (via electronic media)   |
| 1.4 | Miss Chayanuch Tantiphipop | Deputy Chief Finance Officer   |
| 1.5 | Miss Pim-uma Janetumnugul  | Managing Director of Pure Summakorn Development Company Limited (via electronic media) |
2. Miss Sirinat Charoensuk  
The representative of the Company's auditor of EY Office Company Limited
  3. Dr. Peerapat Foithong  
a legal advisor from Arthakij 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. Bibit Bijaisoradat, The Chairman of the Board of Directors presided over the meeting (the "Chairman") and thanked the shareholders for attending the 2026 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. 2 shareholder participated in person via electronic media with 200 shares, and there were 34 proxies with 382,194,185 shares, for a total of 36 shareholders, 382,194,385 shares, or 59.5503% 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 2026 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 Arthakij 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. Bibit Bijaisoradat, the Chairman, 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.

And 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 2, 2025 to December 2, 2025.

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 17, 2026. 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 2025.**

Mr. Napon Janetumnugul, Chief Executive Officer, reported to the meeting that after the 2025 Annual General Meeting of Shareholders held on April 22, 2025, 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 8–20, and was published on the Company’s website beginning May 6, 2025. 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 2025 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 2025 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 5,000 shares. This resulted in 37 shareholders attending the meeting, totaling 382,199,385 shares, representing 59.5511% 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 2025 Annual General Meeting of Shareholders on April 22, 2025, as proposed.**

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

Agreed	382,199,285	votes,	representing	100.0000%
Disagreed	-	votes,	representing	0.0000%
Abstained	100	votes,		
Spoiled ballots	-	votes,		

**Agenda 2: To consider for acknowledgment the Company’s Operation Result of the year 2025.**

Mr. Napon Janetumnugul, Chief Executive Officer, informed the meeting that in 2025, 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 reported that the overall real estate market in Thailand in 2025 was in a slowdown phase. The launch of new real estate projects reached the lowest level in 20 years, while the number of completed and registered residential units in Bangkok and its vicinity was at the lowest level in 21 years. In addition, the total value of property transfers fell to the lowest level in 8 years, reflecting a subdued market condition.

On the financial side, the policy interest rate stood at 8 percent, coupled with stricter lending criteria imposed by financial institutions. Nevertheless, the government has introduced measures to stimulate the real estate sector, such as the reduction of transfer fees for residential properties priced below THB 7 million and the relaxation of loan-to-value (LTV) regulations to facilitate buyers' access to financing.

In this regard, the Chief Executive Officer presented a comparison of housing (reservation) and land sales over the past three years. In 2025, total sales amounted to THB 1,732 million, representing a decrease of approximately 13.6 percent from 2024 (THB 2,005 million). The total value of property transfers, including houses and land, was THB 1,295 million, declining by approximately 4.1 percent from the previous year (THB 1,350 million in 2024). The main reasons were the slowdown in market conditions, consumers delaying decisions to purchase high-value assets, and a high mortgage rejection rate from financial institutions, which led to an increase in cancellations.

For the Company's operating results in 2025, total revenue was THB 1,562 million, decreasing from THB 1,583 million in 2024. This decline was mainly attributable to the economic slowdown, weakened consumer confidence, and reduced housing loan approvals by financial institutions.

The Group's business operations are divided into three main segments as follows:

1. Real Estate Development Business. For the real estate market, the total value of residential property transfers (Bangkok and its vicinity) in 2025 decreased by 15.8% from the previous year. The value of single detached houses declined by 12.3%, while townhouses decreased by 10.3%. In terms of the total number of units, the overall volume decreased by 13.9% year-on-year, with single detached houses declining by 12.6% and townhouses decreasing by 10.5%. (Source: Real Estate Information Center)

The Company's projects sold in 2025 included 14 projects (launched for sale) in the west and east zones of Bangkok and In the urban segment, there are a total of nine brands across three segments, as follows:

Firstly, the Segment Luxury prices at 20-95 million baht, comprising two brands, namely Providence Lane and Park Heritage. The Company has developed a total of three projects, as follows: Providence Lane Kaset-Nawamin, located in Soi Lat Pla Khao, consisting of three-storey single detached houses with usable areas ranging from 532-561 square meters, totaling 6 units, with a starting price of THB 35 million. Providence Lane Lasalle, located in Soi Lasalle, offering units with a usable area of 285 square meters, totaling 14 units, with a starting price of THB 24 million. Park Heritage Pattanakarn, with a project area of approximately 12 rai, comprising 32 units of three-storey single detached houses with usable areas ranging from 471-778 square meters, with a starting price ranging from THB 65-100 million.

The High-End segment, with a price range of THB 10-20 million, comprises three brands, namely KINTON, Anapana, and Barn Yard. The Company has developed a total of four projects, as follows: 91 KINTON, currently under development and scheduled for launch in 2026, comprises three-storey townhomes with usable areas ranging from 294-410 square meters, totaling 17 units, with a starting price of THB 15 million. Anapana Chatuchot, a single detached housing project offering three unit types with usable areas ranging from 186-284 square meters, totaling 103 plots, with a starting price of THB 7.99 million. Anapana Lat Krabang, comprising two-storey single detached houses with usable areas ranging from 145-366 square meters, totaling 152 units, with a starting price ranging from THB 7.39-13.9 million. Barn Yard Khaoyai, with a project area of approximately 33 rai, offering units with usable areas ranging from 210-355 square meters, totaling 48 units, with a starting price ranging from THB 14.9-36.8 million.

The Mid-Upper and Middle segment, with a price range of THB 3-10 million, comprises four brands, namely Mitti, Sammakorn, Prime 7, and Avenue. The Company has developed a total of six projects, as follows: Mitti Ratchaphruek-Rattanathibet, a semi-detached housing project comprising three unit types with usable areas ranging from 150-153.3 square meters, totaling 56 units, with a starting price ranging from THB 4.99-5.39 million. Mitti Lumlukka-Khlong 6, a project comprising both single detached houses and semi-detached houses with usable areas ranging from 139-162 square meters, totaling 191 units, with a starting price ranging from THB 4.99-6.19 million. Mitti Ratchaphruek-346, a single detached housing project with usable areas ranging from 133-169 square meters, totaling 157 units, with a starting price ranging from THB 4.79-5.39 million. Sammakorn Rangsit Khlong 7 Phase 4, offering units with usable areas ranging from 168-213 square meters, totaling 288 units, with a starting price ranging from THB 4.19-5.59 million. Sammakorn Rangsit Khlong 7 (Prime 7), a single detached housing project with usable areas ranging from 145-314 square meters, totaling 102 units, with a starting price ranging from THB 4.39-10.5 million. Sammakorn Avenue Suvarnabhumi, a townhome project with usable areas ranging from 121-176 square meters, totaling 322 units, with a starting price ranging from THB 3.29-4.19 million.

In addition, two projects have been fully sold out, namely Sammakorn Avenue Ramintra-Wongwaen, a townhome project, and Mitti Chaiyaphruek-Wongwaen.

In addition to residential development, the Company launched a new business in 2025 under the name Rehome Solutions, focusing on the renovation of second-hand homes. Currently, there is one project located in Soi Sukhumvit 49, comprising 3.5-storey townhomes totaling 4 units, with a usable area of 854 square meters. This segment is expected to experience growing demand in the future, supported by the Company's existing team and expertise.

In 2025, the Company received a total of four awards at the Livinginsider Thailand Developer Awards 2025. Park Heritage Pattanakarn received two awards, namely the Best Quiet Luxury Award and the Best Private Residential Award. Barn Yard Khaoyai received the Best Landscape and Architectural Design Award. In addition, the Company was honored with the Rising Star CEO of the Year 2025 Award, and also received 'The Most Future Brand' recognition.

2. Leasehold Business: The Company currently has two properties for lease as markets: 1. Sammakorn Market Ramkhamhaeng (Renovate), with a sales area of approximately 6,180 square meters and a total number of 794 stalls, and In

addition, the Company has rental space in the East Zone (Ramkhamhaeng) 2. Sammakorn Mueang Ek Market, with a total area of 4,655 square meters and a total of 488 stalls.

3. Food and Bakery Business: This year, there will be two restaurants branches, namely NICO NICO Gaysorn Amarin and NICO NICO Thonglor. As part of its new business initiative, the Company plans to launch a boat noodle restaurant, with the first pilot branch to be opened at Wang Lang to enhance customer accessibility.

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 2025.**

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, 2025, 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 136 to 199) 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 24, 2026. The key points can be summarized as follows:

**Consolidated Statement of Financial Position as of 31 December 2025**

As of 31 December 2025, the Company and its subsidiaries reported total assets of THB 5,393 million, representing a decrease of THB 654 million, or 11%. This was primarily attributable to a decrease in current assets of THB 514 million, or 11%, mainly due to a reduction in property development costs as the Company recognized costs upon the transfer of ownership of land and buildings in various projects.

Non-current assets decreased by THB 140 million, or 10%, primarily due to the refund of cash-collateralized letters of guarantee (Letter of Guarantee: LG) following the completion of infrastructure construction within the projects and successful inspection in accordance with required standards.

Total liabilities amounted to THB 2,846 million, decreasing by THB 634 million, mainly due to a reduction in borrowings from financial institutions as a result of successful transfers of property ownership in various projects.

Total shareholders' equity amounted to THB 2,547 million, decreasing by THB 20 million compared to the previous year.

**Operating Results**

For the year 2025, the Company and its subsidiaries reported total revenue of THB 1,562 million, a decrease of THB 21 million, primarily due to a decline in revenue from property sales of THB 21 million. Total expenses amounted to THB 1,509

million, decreasing by THB 39 million, mainly due to reductions in sales support expenses and personnel-related expenses. In 2024, the Company recognized an impairment loss on investments in subsidiaries of THB 20 million; however, no such item was recorded in 2025.

As a result of the above factors, the Company and its subsidiaries reported a net loss attributable to the Company's shareholders for the year 2025 of THB 19.46 million, representing a decrease in net loss of THB 31.30 million compared to the previous year.

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, 2025.

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, 2025. 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 37 individuals with a total of 382,199,385 shares, or 59.5511% 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, 2025, as proposed.**

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

Agreed	382,199,285	votes,	representing	100.0000%
Disagreed	-	votes,	representing	0.0000%
Abstained	100	votes,		
Spoiled ballots	-	votes,		

#### **Agenda 4: To consider and approve of the allocation of net profit from the 2025 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 2025 based on the separate financial statements, the Company reported a net profit, whereas, based on the consolidated financial statements, the Company reported a net loss.

The Board of Directors deems it appropriate to propose that the Annual General Meeting of Shareholders approve the dividend payment for the operating results of the year 2025 at the rate of Baht 0.02 per share, totaling Baht 12,836,008.92, representing 73.34% of the net profit based on the separate financial statements, or 65.95% of the net loss based on the consolidated financial statements. The net profit has been subject to corporate income tax at the rate of 20%, whereby individual shareholders are entitled to a tax credit in the calculation of dividend tax. Compared with the operating results of 2024, for which no dividend was paid, the dividend payment for the year 2025 is higher than the Company's dividend payment policy.

The dividend shall be paid to shareholders whose names appear on the record date for the right to receive dividends, which is scheduled for 30th April 2026 (B.E. 2569). The dividend payment date is set for 20 th May 2026 (B.E. 2569). and the company has already set aside legal reserve completely. This is in accordance with the Public Limited Companies Act B.E. 2535 (1992) and the Company's regulations.

Mr. Napon Janetumnugul, Chief Executive Officer, gave shareholders the opportunity to inquire more about the allocation of net profit from the 2025 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 annual dividend payment for the year 2025. 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 37 shareholders attending the meeting with a total number of 382,199,385 shares, or 59.5511% of the total shares outstanding of the Company.

#### **Resolution**

**The meeting deliberated and unanimously resolved to approve the annual dividend payment for 2025, as proposed.**

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

Agreed	382,199,285	votes,	representing	100.0000%
Disagreed	-	votes,	representing	0.0000%
Abstained	100	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. Bibit Bijaisoradat, Chairman of the Board of Directors, to report.

Mr. Bibit Bijaisoradat, Chairman of the Board of Directors, 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



Disagreed	1,088	votes,	representing	0.0003%
Abstained	-	votes,		
Spoiled ballots	-	votes,		

**2. Mr. Piyabutr Lertdumrikarn received unanimous approval from the total votes of the shareholders present and voting, with the voting results as follows:**

Agreed	382,199,385	votes,	representing	100.0000%
Disagreed	-	votes,	representing	0.0000%
Abstained	-	votes,		
Spoiled ballots	-	votes,		

**3. Mr. Napon Janetumnugul received unanimous approval from the total votes of the shareholders present and voting, with the voting results as follows:**

Agreed	382,199,385	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
2. Mr. Piyabutr Lertdumrikarn Vice Chairman of the Board of Directors
3. Mr. Tawatchai Chongdarakul Independent Director / Chairman of the Audit Committee
4. Mr. Anuthip Krairiksh Independent Director / Audit Committee Member
5. Mrs. Koonthala Sasasmit Independent Director / Audit Committee Member
6. Mr. Satja Janetumnugul Director
7. Mr. Tawat Ungsuprasert Director
8. Mr. Kittipol Pramoj Na Ayudhya Director
9. Mr. Napon Janetumnugul Director

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 Pramoj 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 2026.**

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 2026 equal to the year 2025, a special remuneration for the operating results of 2025 shall be paid to eight directors (excluding the Chief Executive Officer) in the amount of Baht 32,000 per person, with no other benefits provided. For the operating results of 2024, no special remuneration shall be paid, and no other benefits shall be provided according to the invitation letter on page 4 and page 5.

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

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.

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 37 shareholders attending the meeting, totaling 382,199,385 shares, representing 59.5511% 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 2026 as proposed.**

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

Agreed	382,199,285	votes,	representing	100.0000%
Disagreed	-	votes,	representing	0.0000%
Abstained	100	votes,	representing	0.0000%
Spoiled ballots	-	votes,		

**Agenda 7: To Consider and Approve the Appointment of Auditors and Determination of Audit Fee for 2026.**

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 2026, 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, 2026, 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 or
2. Miss Rosaporn Decharkom Certified Public Accountant No. 5659 or
3. Miss Wilaiporn Chaowiwatkul Certified Public Accountant No. 9309

The first auditor has signed the Company's financial statements for a period of one year, while the second and third auditors have not previously signed 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	2026 (Baht) (Proposed)	2025 (Baht)
Audit Fee of the Company (SAMCO)	1,400,000	1,340,000
Audit Fee of the Subsidiaries	1,645,000	1,555,000
<b>Total</b>	<b>3,045,000</b>	<b>2,895,000</b>
Increase from last year (Baht)	150,000	312,000
Increasing Rate in %	5.18%	12.08%

In 2025, the non-audit fee amounted to Baht 16,800 and the IT system audit fee (relating to the implementation of the new ERP system) amounted to Baht 200,000. For 2026, other service fees will be paid on an actual cost basis.

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 2026 to appoint the auditor and determine the audit fee for the year 2026 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 2026. 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 37 shareholders attending the meeting, totaling 382,199,385 shares, representing 59.5511% 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 2026 as proposed.**

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

Agreed	382,199,385	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.

**Ms. Chanatip Wittayakul**, a Shareholder Rights Protection Volunteer and proxy holder representing the Thai Investors Association, attended the meeting in person via electronic means and submitted a total of two questions in advance, as follows:

1. Given that Thailand's economic growth in 2025 was only 2.4%, together with the increasingly stringent loan approval criteria imposed by commercial banks, what measures does the Company plan to implement to adjust its reservation terms and

down payment installment conditions, or to establish partnerships with financial institutions to facilitate loan approvals for its target customers? This is to ensure that the backlog of THB 145 million can be transferred as scheduled without reservation cancellations.

2. In light of the Company's consecutive net losses over the past two years, what plans or measures does the Company have in place to improve its operating performance and return to profitability in both the short and medium term, and when does the Company expect to begin seeing tangible results?

Mr. Napon Janetumnugul, Chief Executive Officer, addressed the inquiries, with the key points summarized as follows:

The Company considers each case on an individual basis, taking into account appropriateness and the specific needs of customers as a primary factor. Most of the Company's customers prefer to purchase completed residential units. Down payment installment plans are generally offered only to customers who are interested in properties under construction. However, if customers wish to purchase units in such projects, the Company will consider offering suitable down payment installment options on a case-by-case basis.

With respect to loan rejections by financial institutions, in the past year, financial institutions have generally adopted more stringent mortgage approval criteria, resulting in a significant decline in new loan approvals compared to the previous year. In this regard, the Company has collaborated with several financial institutions to launch sales promotion campaigns and to facilitate customers' access to financing. The Company has also established a dedicated task force (Win Back Team) to assist customers in preparing the necessary information for loan applications. This includes supporting customers who were initially rejected by helping them compile additional documentation and clarifying relevant facts with financial institutions to enhance the likelihood of loan approval. In the past year, the Company has successfully assisted a number of customers in obtaining loan approvals.

Regarding the backlog of THB 145 million, most of this amount relates to reservations made by customers who are ready to transfer ownership. The Company will proceed with ownership transfers in accordance with its planned schedule. However, in cases where transfers cannot be completed, the primary reason is the customer's inability to obtain loan approval from financial institutions. In the past year, the Company's loan rejection rate was approximately 35-40%.

As for the Company's operating performance over the past two years, the overall real estate industry has experienced a slowdown, resulting in declines in revenue and profit margins across the sector. The Company has been affected in the same direction. In addition, the Company has faced intense price competition in certain areas, necessitating pricing strategy adjustments to maintain competitiveness. Nevertheless, the Company has prioritized cash flow management to preserve liquidity and ensure business continuity, and has managed this effectively, enabling it to navigate through the challenging period. Furthermore, the Company has undertaken organizational restructuring and improvements to internal processes to reduce costs and expenses, and expects to begin seeing improved results in the current year.

**Mr. Kittipong Jiamwittayanukul**, a shareholder, attended the meeting in person via electronic means and submitted a total of three questions in advance, as follows:

1. What measures does the Company have in place to address customer complaints arising after the purchase of residential units? The shareholder requests clarification on the Company's Service Level Agreement (SLA) and Standard Operating Procedures (SOP) for resolving customer issues, as there have been complaints indicating that certain issues have remained unresolved for more than two years.

2. Please elaborate on the policies and views of the management regarding the supervision and management of housing estate projects that have already been sold. What processes are in place, and under what circumstances does the Company engage outsourced service providers to manage such housing estate projects?
3. The shareholder requests the Company to investigate the management and customer care practices in the Sammakorn Rangsit Klong 2 housing project, as reports of inadequate customer service may negatively affect the Company's image and raise concerns regarding transparency and good corporate governance practices.

Mr. Napon Janetumnugul, Chief Executive Officer, addressed the inquiries, with the key points summarized as follows:

The Company has established clear procedures for receiving complaints from residents and provides multiple communication channels for such purposes. Most complaints are typically escalated to management for consideration and resolution. The majority of issues have already been resolved. For certain matters that remain outstanding, the Company considers that immediate action is not yet necessary, as such issues do not materially affect usability and remain in a condition suitable for use. These matters are currently under consideration to determine the most appropriate course of action.

With respect to project management, the Company had not previously engaged external service providers (outsourcing) for project management. In the past year, the Company has begun to adopt such arrangements, and in the current year, plans to further increase the role of outsourced service providers in project management. Regarding the establishment of juristic persons for housing estates, once a project has completed sales and the construction of common areas, the Company will proceed in accordance with the relevant procedures for establishing the juristic person. In the past year, the Company has successfully established juristic persons for certain projects.

In addition, with respect to the further issues raised, Mr. Napon Janetumnugul, Chief Executive Officer, has acknowledged the matters and will proceed with further investigation and consideration of appropriate corrective actions.

**Mr. Chanyut Parnutat**, a shareholder, attended the meeting in person via electronic means and is also a resident of the Sammakorn Rangsit Klong 2 project. He raised his hand and spoke to provide additional comments to the meeting as follows:

He acknowledged the Company's progress and improvements in management over the past period. However, he expressed concerns regarding the launch of new projects, particularly in light of the Company's continued net losses and the uncertainty of the global economic environment, such as the situation in the Middle East, which may affect consumer confidence in making residential purchase decisions. The shareholder therefore recommended that the Board of Directors and management consider approaches to cost management and enhancing shareholder confidence. He also suggested that the Company disclose such information or operational guidelines through the Company's website to ensure that shareholders are adequately informed.

In addition, he commended the Sammakorn project as a quality development. As a resident of the Sammakorn Rangsit Klong 2 project for more than 20 years, he expressed continued satisfaction with living in the project. He further provided suggestions regarding after-sales services, citing the Sammakorn Rangsit Klong 2 project as an example, where certain repair requests have been reported. Although the relevant teams have taken action, some issues remain incomplete. He therefore requested the Company to ensure that such matters are fully resolved, while expressing appreciation for the initial actions taken.

With respect to security within the project, the number of security personnel has been reduced from six to four, which may affect the safety of residents, particularly during nighttime and in flood situations where personnel need to be deployed to

multiple locations. He therefore requested the Company to review the appropriateness of the number of security personnel. He also suggested that the Company pay attention to the maintenance of large trees within the project ahead of the rainy season. Furthermore, he proposed that the Company consider establishing a forum or platform to facilitate communication and exchange of views among residents within the project.

As there were no further questions or matters proposed by the shareholders for consideration, the Chairperson informed the meeting that the Company would disclose the resolutions of this meeting by 9.00 a.m. of the next business day. The Company will prepare the minutes of this Annual General Meeting of Shareholders and publish them on the Company's website within 14 days, or by 5 May 2026. If no amendments or objections are raised within the specified period, the Company shall deem that all attendees have approved the accuracy and completeness of the said minutes.

The meeting adjourned at 11.30 hrs.

Sign..... - Mr. Bibit Bijaisoradat - .....Chairman of the Meeting  
( Mr. Bibit Bijaisoradat )  
***Chairman of the meeting***

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