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Minutes of 2025 Annual General Meeting of Shareholders

AssetWise Public Company Limited

Time and Venue

AssetWise Public Company Limited (“Company”) organized 2025 Annual General Meeting of Shareholders (“Meeting”) on Thursday 24 April 2025 at 14.00 hours solely through e-Shareholder Meeting in compliance with the Meeting Via Electronic Means Decree B.E.2563 (2020) and other applicable laws and regulations.

Attending Directors

There are a total of 9 directors attended the meeting at the Company or equivalent to 100% attendance of the directors as follows.

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| 1) Mr. Sarawut Charuchinda | Chairman of the Board of Directors / Independent Director/ Chairman of the Risk Management Committee |
| 2) Asst. Prof. Kriengkrai Boonlert-U-Thai | Independent Director/ Chairman of the Audit Committee |
| 3) Ms. Tidarat Kanchanawat | Independent Director/ Chairman of the Nomination and Remuneration Committee |
| 4) Prof.Dr.Nopadol Rompho | Independent Director/Member of the Audit Committee / Member of the Nomination and Remuneration Committee / Chairman of the Corporate Governance Committee |
| 5) Mr. Suchet Ritteepharnorn | Director |
| 6) Mr. Kobkiat Tananchaya | Independent Director/ Member of the Audit Committee / Member of the Risk Management Committee |
| 7) Mr. Kromchet Vipapong | Director / Member of the Risk Management Committee / Member of the Corporate Governance Committee / Chief Executive Officer |
| 8) Mr. Weerapan Wipapong | Director / Member of the Corporate Governance Committee / Deputy Chief Executive Officer (Business Development) |
| 9) Ms. Paneeta Malaivongs | Director/ Member of the Nomination and Remuneration Committee / Deputy Chief Executive Officer (Corporate Marketing & Communication and Customer Service) |

Attending Executives

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| 1) Mr. Wut Vipapong | Deputy Chief Executive Officer (Sustainability & Grow Green) |
| 2) Ms. Waraporn Jawgonun | Deputy Chief Executive Officer (Business Support) |
| 3) Mr. Nuthapon Luckkanalawan | Chief Financial Officer |
| 4) Ms. Siriporn Apasirikul | Executive Vice President (Financial and Accounting) |



Auditor from DIA International Audit Company Limited

Ms. Sineenart Jirachaikhuan Khan

Legal consulting company from Araya & Partners Company Limited

Ms. Amalapa Rakphan

Representative from Shareholders' Right Protection Volunteer Club of the Thai Investors Association

Ms. Chanatip Wittayakul

Meeting Started

Ms. Anongnarn Wannamas, Company Secretary and moderator of the meeting, welcomed shareholders and other attendees who joined 2025 Annual General Meeting of Shareholders. This meeting was conducted only through electronic means and in accordance with the laws, Articles of Association and rules imposed by the Stock Exchange of Thailand, the Office of Securities and Exchange Commission and Thai Investors Association for the interest of all shareholders and conducted the meeting through electronic means in accordance with the Meeting Via Electronic Means Decree B.E.2563 using DAP e-Shareholder Meeting provided by Digital Access Platform Company Limited., a subsidiary of the Stock Exchange of Thailand. The system meets the standards required by the Ministry of Digital Economy and Society's Notification on Maintenance of security of Meetings Via Electronic Means B.E.2563 and its meeting control system is already certified by the Electronic Transactions Development Agency (Public Organization) or ETDA.

The moderator at the Meeting introduced directors and executives who attended the meeting to all attendees and introduced the auditor from DIA International Audit Company Limited who attended the meeting to answer shareholders' questions and introduced the Legal consulting company from Araya & Partners Company Limited who takes charge in voting audit at the Meeting. The auditor and Legal consulting company are independent and have no interest in the Company to ensure the voting transparency. The moderator also introduced the representative from Shareholders' Right Protection Volunteer Club of the Thai Investors Association who participated in the meeting. To ensure compliance with laws, regulations and good corporate governance principles related to voting, the Company proposed rules and practices in casting the vote through an instruction video of DAP e-Shareholder Meeting. To ensure that the meeting is conducted according to good corporate governance principles on shareholders' rights at the meeting, practices in making inquiries, casting votes and counting votes only through electronic means or DAP e-Shareholder Meeting with the following details.

- **Sending Questions**

- 1) The Company encourages attendees to freely make inquiries and give opinions and suggestions before casting the vote for each agenda item. The attendee who intends to ask questions or offer opinions or suggestions shall give his/her name according to the shareholder registrar in the system to promote accuracy and clarity of the minutes of the meeting.

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- 2) In case that an attendee intends to ask a question or make a comment during the meeting, send question function shall be used in DAP e-Shareholding Meeting while the attendee has to go back to e-Service Platform page previously logged in and click “Send Questions” button, type the question and click “Confirm” button.
 - 3) In case that an attendee intends to ask questions or offer opinions or suggestions during the meeting by himself/herself through “Raise Hand” function in Webex program, the attendee must go to Webex page and click “Raise Hand” to queue in for asking questions. The Company will call out the name of the attendee when it is his/her turn to ask questions and “Unmute Me” button will appear at his/her screen. The attendee shall click the button to turn on the microphone and give your name and surname including his/her status as a shareholder or a proxy every time before asking questions or making comments.
 - 4) In case that there are a lot of questions, the Company will consider responding to questions in order. The Company reserve the right to perform any task to ensure that the meeting is concise and effective.
 - 5) In case that an attendee makes an inquiry or a comment not relevant to the agenda item under consideration, kindly make that inquiry or comment during the other businesses agenda item at the end of the meeting. Please also make suggestions and inquires in a concise manner and refrain from asking redundant questions or giving similar opinions in order to allow other attendees to exercise their rights so that the meeting runs smoothly and on time.
 - 6) The Company will record a video for all agenda items in the Annual General Meeting of Shareholders. After the meeting is closed, the Company will publicize the video through its website to accommodate for all attendees.
- **Casting A Vote**
- 1) During the voting for each agenda item, the Chairman will request the Meeting to cast the vote for each agenda item. DAP e-Shareholder Meeting system will permit attendees to vote while they shall go to e-Service Platform page previously logged in. The voting shall be completed within the specified time. For this meeting, the Company set the time limit for the voting to be 2 minutes.
 - 2) For the voting approach, attendees can cast their votes for each agenda item by voting “Approve”, “Disapprove” or “Abstain”. In case that an attendee does not cast a vote for any agenda item, the system will count the vote as “Approve” automatically.
 - 3) In case that an attendee intends to change the vote, he/she can go back and change within the remaining time. The system will count the latest change of the vote.
 - 4) In case that a shareholder appointed a proxy to attend the meeting through Proxy Form A, the proxy has the right to consider and cast the vote on behalf of the shareholder for all cases as deemed appropriate. Similar voting approach as the shareholder attends the meeting himself/herself applies.

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- 5) In case that a shareholder appointed a proxy to attend the meeting through Proxy Form B and C and the shareholder already specified in the proxy form of his/her vote for each agenda item, the voting will be counted as what were specified in the proxy form.

- **Counting Votes**

- 1) To cast a vote at the meeting, each shareholder has the number of vote equivalent to the number of shares they hold or as appointed in case of a proxy. One share shall be counted as one vote. In case that a shareholder has a special interest in a matter, that shareholder has no voting right in that particular matter. In case of an equality of votes of an agenda item, the Chairman shall have the second vote to cast to reach a resolution.
- 2) The Company will inform shareholders the number of votes to reach a resolution of each agenda item before voting. Counting of votes for each agenda items can be classified into 3 cases.
 - Agenda No. 2, 3, 9, 10 and 11 require a majority of the votes of shareholders who attend the meeting. The Company will calculate only votes of “Approve” and “Disapprove” from shareholders who are entitled to vote while “Abstain” votes will be excluded.
 - Agenda No. 12 require no less than two-thirds of the total number of votes of shareholders who attend the meeting and are entitled to vote. The Company will calculate all votes from shareholders who attend the meeting and are entitled to vote including “Approve”, “Disapprove” and “Abstain”.
 - Agenda No. 4, 5, 6, 7, 8 and 9 require no less than three fourths of the total number of votes of shareholders who attend the meeting and are entitled to vote. The Company will calculate all votes from shareholders who attend the meeting are entitled to vote including “Approve”, “Disapprove” and “Abstain”.
- 3) To count the votes for each agenda items, only the “Disapprove” and/or “Abstain” votes of the shareholders at the meeting will be counted and subtracted from the total number of votes at the meeting. The remaining will be counted as “Approve”. Note that the votes from proxies specified in the proxy forms are included and counted in advance during the registration of the meeting. Therefore, proxies with Proxy Form A and B shall not cast the vote at the meeting.
- 4) As this meeting was conducted via electronic means, there was no voided ballot.
- 5) The votes will be reported as “Approve”, “Disapprove” and “Abstain”. For each agenda item, latest number of shares of the attendees will be used. Vote base and number of shareholders for each agenda item do not have to be the same as shareholders and proxies continuously join the meeting system.

The previously presented procedures and steps will ensure that the meeting is conducted in a speedy, transparent and accurate manner in accordance with the Company’s Articles of Association as well as regulations and recommendations from the Office of Securities and Exchange Commission and the Stock Exchange of Thailand.

At this meeting, the company has recorded the meeting in the form of video media. to publish on the company's website.

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The Company complies with good corporate governance principles on equitable treatment of shareholders and published the notice of the shareholders' meeting including supporting documents on the Company's website in advance before the meeting date earlier than the legal requirement of no less than 30 days since 24 March 2025. The meeting will be conducted according to the meeting agenda as stated in the notice of the meeting without additional agenda items to consider so that the meeting is conducted according to good corporate governance principles.

In addition, the Company provided an opportunity for shareholders to propose agenda items, nominate candidates to be directors and send questions in advance related to the meeting agenda to the Company through letters or emails to the Company Secretary from 15 November 2024 until 15 January 2025. However, there was no shareholder proposing agenda items, nominating candidates for directorship, or sending questions in advance to the Company within the specified period.

The list of shareholders who are entitled to attend the 2025 Annual General Meeting of Shareholders (Record Date) on March 11, 2025, the Company currently has THB 1,410,406,937 in registered capital, THB 899,744,550 in paid-up capital and a par value of THB 1.00 per share.

Regarding the quorum of the Annual General Meeting of Shareholders according to Section 103 of the Public Listed Company Act B.E.2535 (1991) and Clause 33 of the Company's Articles of Association, it is to be informed to the Meeting that that there shall be no less than 25 people or a half of total number of shareholders and combined number of shares must be no less than one third of the issued shares or not below 299,914,850 shares to constitute a quorum.

For this Annual General Meeting of Shareholders, there were 26 shareholders attending online, representing 319,118,759 shares including 19 proxies appointed by shareholders, representing 370,217,024 shares. Therefore, the total number of shareholders attending the meeting was 45 shareholders or 689,335,785 shares, equivalent to 76.62% of total issued shares of the Company. This is more than 25 shareholders and higher than one third of total issued shares. The quorum was thereby constituted according to the law and the Company's Articles of Association.

The moderator invited Mr. Sarawut Charuchinda, Chairman of the Board of Directors, to preside over the meeting ("Chairman") and welcome shareholders and attendees before opening the 2024 Annual General Meeting of Shareholders.

The Chairman extended a welcome message to all attending shareholders and informed the Meeting that there were 13 agenda items for today's meeting as notified in the notice of the meeting sent earlier to shareholders per following.

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| Agenda 1 | To consider and acknowledge the Company's operating results for the year 2024. |
| Agenda 2 | To consider and approve the Consolidated Financial Statements for the year ended December 31, 2024. |
| Agenda 3 | To consider and approve the allocation of profits for the Company's operating results for the accounting period ending on December 31, 2024 and consider and approve the omission of dividend payment for the Company's operating results of the accounting period ending on December 31, 2024. |
| Agenda 4 | To consider and approve the expansion of the Company's debentures issuance and offering an additional amount of 1,000 million Baht from the original line of not more than 6,000 million Baht, totaling a new line of not more than 7,000 million Baht |

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| Agenda 5 | To consider and approve the issuance and offering of warrants to purchase ordinary shares of the Company No. 3 (ASW-W3) in the amount not exceeding 89,974,455 shares to be allocated to the existing shareholders in proportion to their respective shareholdings without allocating to the shareholders who would cause the Company to have obligation under foreign law (Preferential Public Offering: PPO). |
| Agenda 6 | To consider and approve the reduction of the Company's registered capital in the amount of 510,662,387.00 Baht from the original registered capital of 1,410,406,937.00 Baht to the registered capital of 899,744,550.00 Baht and the amendment of the Memorandum of Association Clause 4 to be in line with the reduction of the Company's registered capital. |
| Agenda 7 | To consider and approve the capital increase under a general mandate, totaling not more than 89,974,455 shares with a par value of 1.00 Baht per share, totaling not more than 89,974,455.00 Baht (or equivalent to 10 percent of the Company's paid-up capital) to be offered to a specific investor (Private Placement) |
| Agenda 8 | To consider and approve the increase of the Company's registered in the amount of 179,948,910.00 Baht from the original registered capital amount 899,744,550.00 Baht to the registered capital amount 1,079,693,460.00 Baht to support the issuance of warrants to purchase ordinary shares of the Company No. 3 (ASW-W3), issuance of new ordinary shares under a general mandate to private placement and the amendment of the Memorandum of Association Clause 4 to be in line with the increase of the Company's registered capital |
| Agenda 9 | To consider and approve the allocation of 179,948,910 newly issued ordinary shares with a par value of 1.00 Baht per share to support the issuance and offering of warrants to purchase ordinary shares of the Company No. 3 ("ASW-W3") and the issuance of newly issued ordinary shares under a general mandate (Private Placement) |
| Agenda 10 | To consider and approve the appointment of the auditor and determine the auditor's remuneration for the year 2025. |
| Agenda 11 | To consider and approve the appointment of directors to replace those who have retired by rotation. |
| Agenda 12 | To consider and approve the determination of directors' remuneration for the year 2025. |
| Agenda 13 | To consider other matters (if any). |

Afterward, the Chairman formally kicked off the meeting to consider the matters as specified in the notice of the 2025 Annual General Meeting of Shareholders of the Company and informed the Meeting about the approval of the minutes of the meeting that the Company does not include the agenda on the approval of the minutes of the 2024 Annual General Meeting of Shareholders which is the latest meeting as the Company already published the minutes of the meeting on the Company's website and notified shareholders on the disclosure through the Stock Exchange of Thailand since 3 May 2024. The Company also provided an opportunity for shareholders to make inquiries or share opinions on the minutes within 1 month time after the meeting date while no shareholder asked questions or gave opinions. Then, the meeting started while the Company will conduct the meeting as scheduled by each agenda item as stated in the notice of the meeting sent to all shareholders. The meeting shall begin according to the agenda as follows.

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Agenda 1 To consider and acknowledge the Company's operating performance of 2024.

The Chairman assigned Mr. Kromchet Vipapong, Director and Chief Executive Officer, and Mr. Nuthapon Luckkanalawan, Chief Financial Officer, to jointly present the Company's operating performance for 2024 to the Meeting.

Mr. Kromchet Vipapong, Director and Chief Executive Officer, reported to the meeting that the Company has been continuously operating for 20 years in 2024, with the main business of developing real estate project for sale, totaling 75 projects, worth 121,732 million baht, both in terms of condominiums and housing projects. The Company also operates other businesses, including Treasure M Company Limited, which is engaged in the management of rental space; WHB Company Limited which is engaged in the health and beauty business; Asset A Plus Company Limited which is engaged in the business of being an agent for sale and rental of real estate; Digitonize Company Limited which is engaged in the study and investment of digital assets and technology; and Zapp World Entertainment Company Limited which is engaged in the entertainment business. In addition, the Company has invested in Rombho Property Public Company Limited ("TITLE"), which is engaged in the real estate development business in Phuket Province.

Currently, there are 41 projects under the operating of the Company divided into 14 ready-to-move-in projects, 13 under construction projects, and 7 projects that are in preparation for construction and already open for sale and. there is 1 ready-to-move-in project and 6 under construction project which is under the operating of TITLE.

The Company operates its business mainly in Bangkok Metropolitan Region under the brands Kave, Atmoz, Modiz, The Honor, The Arbor Esta and Chann, and has expanded to the Eastern Economic Corridor (EEC) area, including the Atmoz Serene, Kave Universe, Kave Coco, Atmoz Canvas and Aquarous projects, as well as in Phuket Province under the brands The Title and Botanica Grand Avenue.

The Company's products include real estate projects, both condominiums and low-rise projects. Condominium projects consist of Modiz as luxury high-end condominiums, Atmoz as mid-range, resort-style condominiums, Kave as condominiums for university segment and The Title as condominiums in Phuket. Regarding horizontal projects, the Company's brands include The Honor, a luxury single-detached home project with private pool villa style; The Arbor, a premium single-detached housing project; Esta, an affordable housing project with single-detached houses and semi-detached houses; and Botanica, a luxury single-detached housing project in Phuket.

Businesses related to the Company's main business consist of rental space management business under the operation of Treasure M Company Limited including community mall namely "Mingle" and beauty and wellness center namely "Well Aesthetic and Wellness Center", health and beauty business under the operation of WHB Company Limited and fitness including fitness business namely "Rocket Fitness" and a medical polyclinic business to provide physical medicine and rehabilitation services namely "Vitala".

Important operating results and activities in the past 2024 include:

- The Company launched a total of 13 projects with a combined value of 36,860 million baht, with presale value of 19,330 million baht.

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- Joint ventures with domestic and foreign investor. The Company has 2 projects under joint ventures with total project value of THB 3,360 million which are Kave Genesis Nakhon Pathom, a joint venture with Infinte Real Estate Co., Ltd; Modiz Vault Kaset-Sripatum, a joint venture with Takara Leben (Thailand) Co., Ltd.
- The Company's projects have received 9 awards from various agencies for 6 projects, namely Atmoz Oasis Onnut, Modiz Rhyme Ramkhamhaeng, Atmoz Portrait Srisaman, Kave Town Island, Aquarous Jomtien Pattaya, and ESTA Serenity Boromratchachonnani.
- The Company created brand awareness through various media by different activities, such as sponsoring Miss Universe Thailand, sponsoring tennis and football competitions, and sponsoring the Piano & I program and Piano & I concert. In addition, the business operations of Zaap World Entertainment Company Limited, an affiliate of the Company, in organizing various entertainment activities comprehensively, is also support the creation of greater brand awareness for the Company.
- The Company places importance on conducting business under the principles of sustainable development, encompassing Environmental, Social, and Governance (ESG). Under the "GrowGreen" initiative, the Company is committed to comprehensive environmental stewardship that considers both internal and external stakeholders. It also supports community and social development through the "Punn by AssetWise" project and accordance with the principles of good corporate governance. The Company became a member of the Thai Private Sector Collective Action Coalition Against Corruption (Thai CAC) of the Thai Institute of Directors (IOD). In 2024, the Company was selected to be included in the SET ESG Ratings of sustainable stocks with an AA rating by the Stock Exchange of Thailand and received an excellent corporate governance evaluation score from the Thai Institute of Directors (IOD) for the third consecutive year.

Next, Mr. Nuthapon Luckkanalawan, Chief Financial Officer, was assigned to report the Company's financial performance.

Mr. Nuthapon Luckkanalawan, Chief Financial Officer, presented to the meeting that in 2024 the Company launched a total of 13 new projects worth 36,860 million baht, 22% growth from 2023, representing presales value of 19,330 million baht, an increase of 17% from 2023. The Company's project sales can be divided into 53% condominium projects, 7% housing projects and 40% TITLE projects, with a total revenue of 9,987 million baht, increasing 39% from the previous year. The majority of revenue was derived from revenue from sales at 9,266 million baht, a 47% increase from 2023 and a net profit of 1,457 million baht, a 33% decrease from 2023, while a gross profit margin stood at 40% and a net profit margin was 15%.

Important financial performance include:

- The Company launched a total of 13 projects with a combined value of 36,860 million baht, consisting of condominium project value of 36,860 million baht and housing project value of 4,100 million baht.
- The company achieved sales totaling 19,330 million baht including 11,638 million baht from the Company and 7,692 million baht from TITLE.

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- The company is involved in 8 joint venture projects with a value of 15,082 million baht which the construction has been completed and are in the process of transferring ownership 4 projects totaling value is 7,922 million baht (Atmoz Tropicana Bangna, Atmoz Oasis Onnut, Atmoz Flow Minburi, and Kave Seed Kaset).
- The Company completed ownership transfers from various projects amounting to 11,291 million baht. This includes 9,266 million baht from non-joint ventures and 2,026 million baht from joint ventures project. The main contributions was from Kave Town Island 28%, The Title Halo 11%, Kave Seed Kaset 8%, Atmoz Kanaal Rangsit 8%, and other projects 45%.
- The company generated revenue from non-joint projects with a value of 9,266 million baht. The significant revenue was from Kave Town Island with a value 3,179 million baht or 34%, The Title Halo with a value 1,239 million baht or 14%, Atmoz Kanaal Rangsit with a value of 917 million baht or 10%, Kave Colony with a value 771 million baht or 8%, and other projects with a value of 3,160 million baht or 34%.
- The Company reported total revenue of 9,987 million baht, with 93% from real estate sales, 3% from management revenue, 1% from joint venture profits, and 3% from other income.
- According to Financial Performance of 2024 compared to 2023, the Company has a growth in revenue, sales, and profits with a gross profit margin of 4,414 million baht or 40%, a net profit margin of 1,457 million baht or 15%, and maintained a debt-to-equity ratio of 1.4 times.
- The company's backlog stands at 25,413 million baht or 7,705 units. 46% of backlog is expected to be recognized as revenue in 2025, totaling 11,699 million baht or 3,964 units. The remaining 54% of backlog is estimated to recognize revenue between the year 2026 to 2027, totaling 13,714 million baht or 3,741 units, divided by project areas as follows; Bangkok and surrounding areas 50% value of 12,665 million baht, Phuket province 39% value of 9,960 million baht, and the Eastern Economic Corridor (EEC) 11% value of 2,788 million baht and divided by the Company's brands as follows: Title 39% value of 9,960 million baht, Kave 24% value of 6,136 million baht, Modiz 15% value of 3,760 million baht, Atmoz 12% value of 3,705 million baht, and other projects 10% value of 2,482 million.

Later, Mr. Kromchet Vipapong, Director and Chief Executive Officer, presented to the meeting on the ownership transfer plan in a long-term period from 3 years ahead. In 2025, the Company shall transfer ownership of 7 condominium projects with a value of 14,050 million baht and 6 housing projects with a value of 11,000 million baht. In 2026, the Company shall transfer ownership of 11 projects with a value of 27,960 million baht and 7 projects with a value of 23,500 million baht in 2027.

The Company's operation plan for 2025 is to launch a total of 10 projects with a total value of 22 billion baht, divided into 8 condominium projects with a value of 20.5 billion baht and 2 housing projects with a value of 1.5 billion baht. This plan expands the Company's growth to Phuket province with a ratio of 55%, including 5 projects with a value of 12.2 billion baht, and Bangkok and Metropolitan area at 45%, including 5 projects with a value of 9.8 billion baht. The company has set the target for revenue growth of 10.5 billion baht and sales growth of 19.5 billion baht.

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On March 28, 2025, there was an earthquake. After the incident subsided, the company's engineer team inspect all of the company's projects, divided into 50 condominium projects and 6 housing projects. The inspection results found that all building structures were strong, safe, and caused no danger to the residents. The building could be occupied and used normally. This could be ensured to the shareholders and customers of the Company's project construction standards.

In addition, the government's real estate stimulus measures in 2025 have had a positive effect on the company's business and customers' purchasing power, such as the measure to reduce transfer fees, the Bank of Thailand temporarily relaxing the LTV, and the commercial banks are considering reducing the policy interest rate by 0.25% from 2.25% to 2.00%.

The moderator of the meeting further reported on the anti-corruption operations. The company has been certified as a member of the Private Sector Collective Action Coalition Against Corruption (CAC) since December 31, 2023. Currently, the company is still committed to strong anti-corruption operations. In 2024, the company reviewed the anti-corruption policies and practices in various related areas and updated the compliance policy to provide an opportunity for stakeholders to report information and make complaints in cases of witnessing corruption. In addition, the company has established a No Gift policy for stakeholders to acknowledge, accept, and practice on a regular basis.

The moderator informed shareholders that the earlier reporting is an explanation that summarizes key changes in financial performance including other factors with significant impacts to the Company, both positive and negative. All details can be found in the section "Management Discussion and Analysis" of Form 56-1 One Report of 2024 which was sent to shareholders together with the meeting notice. Note that shareholders can also study further information of MD&A and One Report on the website of the Stock Exchange of Thailand or the Company's website under Investor Relations section.

The moderator notified attendees that they can share opinions or make inquiries to the Meeting. As there was no shareholder asking questions or sharing opinions, the moderator finished the Q&A session for this agenda item and notified to the Meeting that this agenda item is to inform shareholders only and no voting was required.

Resolution **The Meeting acknowledged the Company's operating performance for 2024.**

Agenda 2 **To consider and approve the Consolidated Financial Statements for the year ended December 31, 2024.**

The Chairman assigned Assoc.Prof. Kriengkrai Boonlert-U-Thai, Ph.D., Chairman of the Audit Committee, to present financial statements and statements of comprehensive income for the past accounting period to the Meeting.

Assoc.Prof. Kriengkrai Boonlert-U-Thai, Ph.D., Chairman of the Audit Committee, presented to the Meeting that to comply with the Public Listed Companies Act B.E.2535(1992) (including amendments) ("Public Listed Companies Act") and the Company's Articles of Association, the Company prepared Financial Statements for the year for the accounting period ending 31 December 2024 as disclosed in Form 56-1 One Report for 2024 (in QR code format) enclosed with the meeting notice sent to shareholders in Attachment 1.

The financial statements are reviewed by the Company's certified auditor and the Board of Directors approved the financial statements as recommended by the Audit Committee with the opinion that the financial statements are accurate and

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credible. More information can be found in the section “Financial Statements” of the Form 56-1 One Report for 2024 which was sent to shareholders together with the meeting notice which can be summarized below.

Unit: THB Million

Item in Consolidated Financial Statement	31 December 2024	31 December 2023	31 December 2022
Total Assets	31,832.36	24,363.73	15,536.61
Total Liabilities	23,202.82	16,879.89	9,583.75
Total Shareholders' Equity	8,629.54	7,483.84	5,952.86
For the Year Ending			
Item in Consolidated Financial Statement	31 December 2024	31 December 2023	31 December 2022
Total Revenue	9,941.31	7,146.88	5,968.46
Gross Profit (Loss) (Before Tax)	1,952.60	1,521.06	1,641.38
Net Profit (Loss)	1,989.48	1,212.83	1,353.02
Profit Attributable to the Parent	1,456.72	1,092.22	1,118.52
Net Profit (Loss) Per Share	1.62	1.28	1.31

Hence, the meeting was proposed to approve the consolidated financial statements for the accounting period ending 31 December 2024.

The moderator notified attendees that they can share opinions or make inquiries to the Meeting. As there was no shareholder asking questions or sharing opinions, the moderator requested the Meeting to cast their votes and notified the Meeting that this agenda item must be approved by a majority of the total number of votes from shareholders attending the meeting with voting rights.

Resolution

The Meeting considered and resolved to approve the Consolidated Financial Statements for the year ended December 31, 2024 as proposed with the majority of the total votes of shareholders attending the meeting and casting votes. Voting results are as follows.

Approve	705,546,838	votes	equivalent to	100.0000%
Disapprove	0	votes	equivalent to	0.0000%
Abstain	0	votes	equivalent to	-

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Agenda 3 To consider and approve the allocation of profits for the Company's operating results for the accounting period ending on December 31, 2024 and consider and approve the omission of dividend payment for the Company's operating results of the accounting period ending on December 31, 2024.

The Chairman assigned Mr. Kromchet Vipapong, Director and Chief Executive Officer, to propose details of this agenda item to the Meeting.

Mr. Kromchet Vipapong, Director and Chief Executive Officer, reported to the Meeting that to comply with Section 115 and Section 116 of the Public Listed Companies Act as well as Clause 45 and Clause 46 of the Company's Articles of Association, it is required that the Company pay dividend only from profit and entitle the Board of Directors to have the approval authority to pay interim dividend occasionally in case that the Company has adequate profit. When the interim dividend payment is approved, the Board of Directors shall report to shareholders at the next shareholders' meeting. It is also stipulated that the Company must allocate a portion of its annual net profit as reserve of no less than 5% of annual net profit deducted by accumulative loss (if any) to the level that the reserve is no less than 10% of registered capital except there is other rules of the Company or other laws that require higher reserves.

Moreover, the Company established a dividend payment policy that requires that Company to pay dividend to shareholders at a rate of no less than 40% of net profit according to consolidated financial statements after deductions of corporate income tax and all types of legal reserve depending on the Company's performance each year. In addition, the Board of Directors has an authority to consider to not conform with the policy or revise the policy occasionally under the condition that the action must be in the best interest of shareholders.

Therefore, the Company proposed the Meeting to deliberate the following.

- 1) As the Company allocates a legal reserve in the amount of 62,343.00 Baht, which is 0.0057% of the annual net profit. Total amount of accumulated legal reserve 89,974,455 Baht, or 10% of the registered capital.
- 2) The Company's operating performance for the year 2024 has shown net profit of 1,456,720,350 Baht. The Company has considered the necessity of using capital fund for operations and considered investment plans in the business which will be initiated in 2025, both in the core business, related business, or in other businesses which could be linked, extended and create strong growth of the Company business, therefore the Board proposes the omission of dividend payment for the Company's operating results of the accounting period ending on December 31, 2024.

The Board of Directors agreed to propose to the AGM to consider and approve the allocation of a legal reserve in the amount of 62,343.00 Baht, which is 0.0057% of the annual net profit. The Board also proposes to omission the dividend payment for the fiscal year 2024, based on the net profit shown in the consolidated financial statements for the year.

The moderator informed the meeting that as there was no shareholder asking further questions or making additional comments, the Q&A for the agenda ended. The meeting shall cast the votes on the agenda which requires votes of no less than half of total votes of attending shareholders with voting rights to be approved.

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Resolution **The Meeting considered and resolved to approve the approve the allocation of profits and approve the dividend payment for the Company's operating results for the accounting period ending on December 31, 2024 as proposed the with the majority of the total votes of shareholders attending the meeting and casting votes. Voting results are as follows.**

Approve	705,535,488	votes	equivalent to	99.9984%
Disapprove	11,350	votes	equivalent to	0.0016%
Abstain	0	votes	equivalent to	-

Agenda 4 **To consider and approve the expansion of the Company's debentures issuance and offering an additional amount of 1,000 million Baht from the original line of not more than 6,000 million Baht, totaling a new line of not more than 7,000 million Baht**

The Chairman assigned Mr. Nuthapon Luckkanalawan, Chief Financial Officer to propose details of this agenda item to the Meeting.

Mr. Nuthapon Luckkanalawan, Chief Financial Officer, presented to the meeting that the Board of Directors proposed to the meeting to consider and approve the increase of the debenture limit from THB 6,000 million approved at the 2024 Annual General Meeting of Shareholders for additional THB 1,000 million to be no more than THB 7,000 million or in other currencies with the equivalent amount. The issuance of the debenture covers all types and all formats, with or without debenture holder, subordinated or unsubordinated, secured or unsecured, with or without debenture representative, or with or without maturity date depending on the suitability under the market condition during the issuance and offering of each lot. The issue amount must not exceed THB 5,000 million and the proceeds are to be used to support business operations and / or business expansion and / or as working capital for the business and / or debt repayment and / or any other purpose. More details can be found in Attachment 2

Note that the Board of Directors and / or the Executive Committee and / or persons assigned by the Executive Committee were authorized to undertake the following actions.

- 1) Specify all details related to the debenture including type, name, interest rate, maturity, appointment of debenture representative as well as information related to the offering such as the offering of debenture in different formats and timing. When a portion of debenture reaches maturity, new debenture can be issued and offered. Details shall include but not limited to price, approach, offer and allocation period.
- 2) Appoint financial advisors and / or underwriters and / or credit rating agencies for securities issuers and / or securities and / or any other person required to be appointed to comply with related regulations or as deemed appropriate.

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- 3) Contact, discuss, sign amend contracts and / or other documents including submission of documents to the Office of Securities and Exchange Commission and / or other agencies responsible for the issuance and offering of the debenture as well as taking related or necessary actions as deemed appropriate.

The Board of Directors agreed to propose to the 2025 Annual General Meeting of Shareholders to approve the increase in the limit of the debenture from THB 6,000 million which was approved by the 2024 Annual General Meeting of Shareholders for additional THB 1,000 million to be no more than THB 7,000 million or in other currencies with equivalent amount. The issuance of the debenture covers all types and all formats, with or without debenture holder, subordinated or unsubordinated, secured or unsecured, with or without debenture representative, or with or without maturity date depending on the suitability under the market condition during the issuance and offering of each lot. The issued amount must not exceed THB 7,000 million and the proceeds are to be used to support business operations and / or business expansion and / or as working capital for the business and / or debt repayment and / or any other purpose according to the mentioned details.

The moderator notified attendees that they can share opinions or make inquiries to the Meeting. The meeting participants asked questions or shared their opinions as follows:

Mr. Paniang Pongsatha, the shareholder, has the question about the opinion of company in relation to the current situation, risks, and risk management of Thailand Bond Market.

Mr. Nuthapon Luckkanalawan, Chief Financial Officer, answered that the current situation of Thailand Bond Market is still sensitive due to the default of bond payments and the postponement of bond payment from many companies. The Company is aware of the risk and has established a comprehensive procedure to manage the risk arising from inability to issue new bonds to ensure that the company maintain sufficient sources of fund to repay bonds maturing in 2025 and 2026.

Mr. Kromchet Wipanpong, Director and Chief Executive Officer, responded with additional details that emphasizing an investment in the Company's bonds rely on the creditworthiness and rating of the bond, reflects the Company's demonstrated capacity to repay the debts and indicates the financial performance. Therefore, the Company's bonds serve as a viable investment option that may aid investors in mitigating investment risk.

The moderator informed the meeting that as there was no shareholder asking further questions or sharing opinions, the Q&A for the agenda ended. The meeting shall cast the votes on the agenda which requires votes of no less than three fourths (3/4) of total votes of attending shareholders with voting rights to be approved.

Resolution **The meeting considered and resolved to the approve the expansion of the Company's debentures issuance and offering an additional amount of 1,000 million Baht from the original line of not more than 6,000 million Baht, totaling a new line of not more than 7,000 million Baht as well as related authorization as proposed with the votes of more than three fourths (3/4) of total votes of attending shareholders with voting rights. Voting results are as follows.**

ASSETwise

Approve	705,505,551	votes	equivalent to	100%
Disapprove	0	votes	equivalent too	0.0000%
Abstain	0	votes	equivalent to	0.0000%

Agenda 5 To consider and approve the issuance and offering of warrants to purchase ordinary shares of the Company No. 3 (ASW-W3) in the amount not exceeding 89,974,455 shares to be allocated to the existing shareholders in proportion to their respective shareholdings without allocating to the shareholders who would cause the Company to have obligation under foreign law (Preferential Public Offering: PPO).

The Chairman assigned Mr. Nuthapon Luckkanalawan, Chief Financial Officer to propose details of this agenda item to the Meeting.

Mr. Nuthapon Luckkanalawan, Chief Financial Officer, reported to the meeting that for the purpose to be used as reserve to the Company's business expansion in the future which are related to the Company's current business and to support business operations, the Company intended to issue and offer warrants for the Company's ordinary shares No. 3 (ASW-W3) ("ASW-W3") in the amount not exceeding 89,974,455 units to be allocated to the existing shareholders in proportion to their respective shareholdings without allocating to the shareholders who would cause the Company to have obligation under foreign law (Preferential Public Offering: PPO) in the ratio of 10 shares per 1 units of Warrants No. 3, at a price of 0 baht per unit. Summary of the issuance and offering of ASW-W3 including other important details can be found in Attachment 3 enclosed with the notice of the meeting sent earlier to shareholders.

Note that authorities are delegated to the Board of Directors and/or Executive Committee and/or CEO or any other person assigned by the Board of Directors and/or Executive Committee and/or CEO to be authorized persons to determine and change the rules, conditions, and details for the issuance and offering of Warrants No. 3 (ASW-W3) in all respects as it deems appropriate and under the jurisdiction prescribed by law such as the allocation and issuance of the Warrants No. 3 (ASW-W3), etc. That includes the power to perform various actions necessary and appropriate in connection with the issuance of the Warrants No. 3 (ASW-W3) in all respects which includes but is not limited to communicating with, making, signing, certifying, endorsing, and/or delivering any documents necessary or related to the issuance and offering of Warrants No.3 (ASW-W3) and the listing of the Warrants No.3 (ASW-W3) as listed securities on the Stock Exchange of Thailand as well as requesting permission from relevant agencies and the appointment of a sub-appointee, etc.

The Board of Directors agreed to propose to the 2025 Annual General Meeting of Shareholders to consider and approve the issuance and offering of warrant for the Company's shares No. 3 (ASW-W3) in the amount not exceeding 89,974,455 shares to be allocated to the existing shareholders in proportion to their respective shareholdings without allocating to the shareholders who would cause the Company to have obligation under foreign law (Preferential Public Offering: PPO) and consider the delegation of authority according to mentioned details.

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The moderator notified attendees that they can share opinions or make inquiries to the Meeting. As there was no shareholder asking questions or sharing opinions, the moderator requested the Meeting to cast their votes and notified the Meeting that this agenda item must be approved by three fourths (3/4) of the total number of votes from shareholders attending the meeting with voting rights.

Resolution **The meeting considered and resolved to approve the issuance and offering of warrants to purchase ordinary shares of the Company No. 3 (ASW-W3) in the amount not exceeding 89,974,455 shares to be allocated to the existing shareholders in proportion to their respective shareholdings without allocating to the shareholders who would cause the Company to have obligation under foreign law (Preferential Public Offering: PPO) as proposed with the votes of more than three fourths (3/4) of total votes of attending shareholders with voting rights. Voting results are as follows.**

Approve	705,505,551	votes	equivalent to	100%
Disapprove	0	votes	equivalent too	0.0000%
Abstain	0	votes	equivalent to	0.0000%

Agenda 6 **To consider and approve the reduction of the Company's registered capital in the amount of 510,662,387.00 Baht from the original registered capital of 1,410,406,937.00 Baht to the registered capital of 899,744,550.00 Baht and the amendment of the Memorandum of Association Clause 4 to be in line with the reduction of the Company's registered capital.**

The Chairman assigned Ms. Anongnard Wannamas, Company Secretary and moderator of the meeting, to propose details of this agenda item to the Meeting.

Ms. Anongnard Wannamas, Company Secretary and moderator of the meeting, reported to the Meeting that the Board of Directors proposed to the meeting to consider and approve the reduction of the registered capital in the amount of 510,662,387.00 Baht from the original registered capital of 1,410,406,937.00 Baht divided into 1,410,406,937 shares with a par value of 1.00 Baht per share to the registered capital of 899,744,550.00 shares divided into 899,744,550 shares with a par value of 1.00 Baht per share by cutting off the unallocated from issuance of warrants to purchase ordinary shares of the Company No. 1 (ASW-W1), issuance of convertible debentures, issuance of warrants to purchase ordinary shares of the Company No. 2 (ASW-W2) and the Capital Increase by general mandate to be offered to a specific investor (Private Placement) and amendment of the Memorandum of Association Clause 4 to be consistent with the reduction of the Company's registered capital by authorizing a person assigned by the Board of Directors to register the amendment of the Memorandum of Association to the Department of Business Development, Ministry of Commerce and to have the authority to amend and revise the application to comply with the instruction of the registrar as follows:

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“Clause 4. Registered Capital	899,744,550.00	Baht	(Eight hundred ninety nine million seven hundred forty four thousand five hundred fifty baht)
Divided into	899,744,550	Shares	(Eight hundred ninety nine million seven hundred forty four thousand five hundred fifty shares)
Par Value per share	1.00	Baht	(One Baht)
Divided into:			
Ordinary Share	899,744,550	Shares	(Eight hundred ninety nine million seven hundred forty four thousand five hundred fifty shares)
Preferred Share	-	Shares	(-)”

The Board of Directors deems it appropriate to propose to the 2025 Annual General Meeting of Shareholders to consider and approve the reduction of the Company's registered capital in the amount of 510,662,387.00 Baht from the original registered capital of 1,410,406,937.00 Baht to the registered capital of 899,744,550.00 Baht divided into 899,744,550 shares with a par value of 1.00 Baht per share by eliminate the remaining unreserved shares from issuance of warrants to purchase ordinary shares of the Company No. 1 (ASW-W1), issuance of convertible debentures, issuance of warrants to purchase ordinary shares of the Company No. 2 (ASW-W2) and the Capital Increase by general mandate to be offered to a specific investor (Private Placement) and the amendment of the Memorandum of Association Clause 4 to be in line with the reduction of the Company's registered capital according to the details above.

The moderator notified attendees that they can share opinions or make inquiries to the Meeting. As there was no shareholder asking questions or sharing opinions, the Q&A for the agenda ended. The meeting shall cast the votes on the agenda which requires votes of no less than three fourths (3/4) of total votes of attending shareholders with voting rights to be approved.

Resolution **The meeting considered and resolved to approve the reduction of the Company's registered capital in the amount of 510,662,387.00 Baht from the original registered capital of 1,410,406,937.00 Baht to the registered capital of 899,744,550.00 Baht and the amendment of the Memorandum of Association Clause 4 to be in line with the reduction of the Company's registered capital as proposed with the votes of more than three fourths (3/4) of total votes of attending shareholders with voting rights. Voting results are as follows.**

Approve	705,506,551	votes	equivalent to	100%
Disapprove	0	votes	equivalent too	0.0000%
Abstain	0	votes	equivalent to	0.0000%

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Agenda 7 To consider and approve the capital increase under a general mandate, totaling not more than 89,974,455 shares with a par value of 1.00 Baht per share, totaling not more than 89,974,455.00 Baht (or equivalent to 10 percent of the Company's paid-up capital) to be offered to a specific investor (Private Placement)

The Chairman assigned Mr. Nuthapon Luckkanalawan, Chief Financial Officer to propose details of this agenda item to the Meeting.

Mr. Nuthapon Luckkanalawan, Chief Financial Officer, reported to the meeting that the Capital increase by general mandate means the capital increase of a listed company by requesting a resolution from the shareholders' meeting in advance and to authorize the Board of Directors to determine the objectives of issuing and allotment of newly issued shares, such as setting prices, the date and time to be offered for sale or conditions for each offer as appropriate

Therefore, the Company proposed to the meeting more than 89,974,455 shares with a par value of 1.00 Baht per share, totaling not more than 89,974,455.00 Baht (or equivalent to 10 percent of the Company's paid-up capital as of the date of the Board of Directors Meeting No. 1/2025, held on February 20, 2025) to be offered to a specific investor (Private Placement). It must not be an offering of shares at a low price (according to the Notification of the Capital Market Supervisory Board regarding the request for permission and the approval of the public offering of shares or to a specific person) and in determining the offering price of newly issued shares to the private placement It must be in order to maintain the best interests of the Company and its shareholders as a whole and must not be lower than one of the following prices:

- (a) Weighted average pea price of shares in the Stock Exchange of Thailand for the past 7 consecutive business days but not more than 15 consecutive business days prior to the date of the offering price and a discount of not more than 10% of the above price may be determined or
- (b) The price is determined through a process that allows investors to express their intention to purchase the Company's newly issued shares at the desired price level (Book Building), surveyed by the securities company; (according to the rules prescribed in the Notification of the Capital Market Supervisory Board No. TorJor. 72/2558 (including any amendments))

In this regard, the Board of Directors to be given the following powers:

- (1) Consider offering the newly issued ordinary shares one time or several times, provided that the allocation of the newly issued ordinary shares to be offered to a specific person in a Private Placement, the additional paid-up capital shall not exceed the percentage of 10 of the Company's paid-up capital or 89,974,455 shares as of the date the Board of Directors resolved to increase the capital. It must not be an offering of shares at a low price (according to the Notification of the Capital Market Supervisory Board regarding the request for permission and the approval of the public offering of shares or to a specific person). When determining the offering price of newly issued shares to the private placement, it must be in order to maintain the best interests of the Company and its shareholders as a whole and must not be lower than one of the following

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prices: (a) the weighted average price of the stocks in the Stock Exchange of Thailand for the past 7 consecutive business days but not more than 15 consecutive business days prior to the date of the offering price and the discount may not be more than 10 percent of the said price, or (b) the price determined through a process that allows investors to express their intention to purchase the Company's newly issued shares at the desired price level (Book Building), surveyed by the securities company (according to the rules prescribed in the Notification of the Capital Market Supervisory Board No. TorJor. 72/2558 on Approval for Listed Companies to Offer Newly Issued Shares to Private Placement (including any amendments)).

- (2) Set objectives, offering date and time, offering price, including details and conditions related to the allocation of newly issued ordinary shares which must not be allocated to connected persons according to the Notification of the Capital Market Supervisory Board No. TorJor. 21/2551 on the rules for making connected transactions and the Notification of the Board of Governors of the Stock Exchange of Thailand on Disclosure of Information and Other Acts of Listed Companies Concerning Connected Transactions B.E.2546 (2003) in respect of the Private Placement Offering.
- (3) Negotiate, agree, and sign relevant documents and contracts and take any other necessary and appropriate actions in connection with the issuance and offering of new ordinary shares including assigning to the top management or the person assigned by the Board of Directors has the authority to perform the abovementioned actions. In this regard, the allocation of such newly issued ordinary shares must be completed within the date that the Company arranges for the next annual general meeting of shareholders of the Company or within the date required by law to hold the next annual general meeting of shareholders, whichever is the earliest.

The Board of Directors deems it appropriate to propose to the 2025 Annual General Meeting of Shareholders to consider and approve the capital increase under a general mandate, totaling not more than 89,974,455 shares with a par value of 1.00 Baht per share, totaling not more than 89,974,455.00 Baht (or equivalent to 10 percent of the Company's paid-up capital) to be offered to a specific investor (Private Placement) according to the details above.

The moderator notified attendees that they can share opinions or make inquiries to the Meeting. As there was no shareholder asking questions or sharing opinions, the Q&A for the agenda ended. The meeting shall cast the votes on the agenda which requires votes of no less than three fourths (3/4) of total votes of attending shareholders with voting rights to be approved.

Resolution

The meeting considered and resolved to approve the capital increase under a general mandate, totaling not more than 89,974,455 shares with a par value of 1.00 Baht per share, totaling not more than 89,974,455.00 Baht (or equivalent to 10 percent of the Company's paid-up capital) to be offered to a specific investor (Private Placement) as proposed with the votes of more than three fourths (3/4) of total votes of attending shareholders with voting rights. Voting results are as follows.

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Approve	705,128,051	votes	equivalent to	99.9464%
Disapprove	378,000	votes	equivalent too	0.0536%
Abstain	500	votes	equivalent to	0.0001%

Agenda 8 **To consider and approve the increase of the Company's registered in the amount of 179,948,910.00 Baht from the original registered capital amount 899,744,550.00 Baht to the registered capital amount 1,079,693,460.00 Baht to support the issuance of warrants to purchase ordinary shares of the Company No. 3 (ASW-W3), issuance of new ordinary shares under a general mandate to private placement and the amendment of the Memorandum of Association Clause 4 to be in line with the increase of the Company's registered capital.**

The Chairman assigned Ms. Anongnard Wannamas, Company Secretary and moderator of the meeting, to propose details of this agenda item to the Meeting.

Ms. Anongnard Wannamas, Company Secretary and moderator of the meeting, reported to the Meeting that the Board of Directors proposed to the meeting to consider and approve the increase of the Company's registered in the amount of 179,948,910.00 Baht from the original registered capital amount 899,744,550.00 Baht to the registered capital amount 1,079,693,460.00 Baht divided into 1,079,693,460 shares with a par value of 1.00 Baht per share to support the issuance of 89,974,455 shares of newly issued ordinary shares under a general mandate (Private Placement) and the issuance and offering of warrants to purchase ordinary shares of the Company No.3 ("ASW-W3") as set out in Attachment 4 Capital Increase Form (F53-4) and amendment of the Memorandum of Association Clause 4 to be consistent with the reduction of the Company's registered capital by authorizing a person assigned by the Board of Directors to register the amendment of the Memorandum of Association to the Department of Business Development, Ministry of Commerce and to have the authority to amend and revise the application to comply with the instruction of the registrar as follows:

"Clause 4.	Registered Capital	1,079,693,460.00	Baht	(One billion seventy-nine million six hundred ninety-three thousand four hundred sixty Baht)
	Divided into	1,079,693,460	Shares	(One billion seventy-nine million six hundred ninety-three thousand four hundred sixty shares)
	Par Value per share	1.00	Baht	(One Baht)
	Divided into:			

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Ordinary Share	1,079,693,460	Shares	(One billion seventy-nine million six hundred ninety-three thousand four hundred sixty shares)
Preferred Share	-	Shares	(-)"

The Board of Directors deems it appropriate to propose to the 2025 Annual General Meeting of Shareholders to consider and approve the increase of the Company's registered in the amount of 179,948,910.00 Baht from the original registered capital amount 899,744,550.00 Baht to the registered capital amount 1,079,693,460.00 Baht to support the issuance of warrants to purchase ordinary shares of the Company No. 3 (ASW-W3), issuance of new ordinary shares under a general mandate to private placement and the amendment of the Memorandum of Association Clause 4 to be in line with the increase of the Company's registered capital according to the details above.

The moderator notified attendees that they can share opinions or make inquiries to the Meeting. As there was no shareholder asking questions or sharing opinions, the Q&A for the agenda ended. The meeting shall cast the votes on the agenda which requires votes of no less than three fourths (3/4) of total votes of attending shareholders with voting rights to be approved.

Resolution **The meeting considered and resolved to approve the increase of the Company's registered in the amount of 179,948,910.00 Baht from the original registered capital amount 899,744,550.00 Baht to the registered capital amount 1,079,693,460.00 Baht to support the issuance of warrants to purchase ordinary shares of the Company No. 3 (ASW-W3), issuance of new ordinary shares under a general mandate to private placement and the amendment of the Memorandum of Association Clause 4 to be in line with the increase of the Company's registered capital as proposed with the votes of more than three fourths (3/4) of total votes of attending shareholders with voting rights. Voting results are as follows.**

Approve	705,128,340	votes	equivalent to	99.9464%
Disapprove	378,000	votes	equivalent too	0.0536%
Abstain	0	votes	equivalent to	0.0000%

Agenda 9 **To consider and approve the allocation of 179,948,910 newly issued ordinary shares with a par value of 1.00 Baht per share to support the issuance and offering of warrants to purchase ordinary shares of the Company No. 3 ("ASW-W3") and the issuance of newly issued ordinary shares under a general mandate (Private Placement).**

The Chairman assigned Ms. Anongnard Wannamas, Company Secretary and moderator of the meeting, to propose details of this agenda item to the Meeting.

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Ms. Anongnard Wannamas, Company Secretary and moderator of the meeting, reported that according to Agenda 8 which the meeting was considered and resolved to approve the increase of the Company's registered in the amount of 179,948,910.00 Baht from the original registered capital amount 899,744,550.00 Baht to the registered capital amount 1,079,693,460.00 Baht divided into 1,079,693,460 shares with a par value of 1.00 Baht by issuing new ordinary shares 179,948,910 shares with a par value of 1.00 Baht as set out in Attachment 4 Capital Increase Form (F53-4).

In this regards, the Company has proposed to the 2025 Annual General Meeting of Shareholders the allocation of 179,948,910 newly issued ordinary shares with a par value of 1.00 Baht per share to support the issuance of newly issued ordinary shares under a general mandate (Private Placement) 89,974,455 shares and the issuance and offering of warrants to purchase ordinary shares of the Company No. 3 ("ASW-W3") in an amount of 89,974,455 shares

- (1) Allocate newly issued ordinary shares under a general mandate not more than 89,974,455 shares from with a par value of 1.00 Baht to support the offering of newly issued ordinary shares to a private placement (Private Placement), which must not be an offering at a low price. (According to the Notification of the Capital Market Supervisory Board regarding the request for permission and the approval of the public offering of shares or to a specific person) and in determining the offering price of newly issued shares to the private placement It must be in order to maintain the best interests of the Company and its shareholders as a whole. and must not be lower than one of the following prices: (a) the weighted average price of the stocks in the Stock Exchange of Thailand for at least 7 consecutive business days, but not more than 15 consecutive business days prior to the date of fixing the offering price and may specify a discount of not more than 10 percent of the said price; or (b) a price determined through a process that allows investors to express their intention to purchase the Company's newly issued shares at the desired price level (Book Building), surveyed by the securities company (according to the rules prescribed in the Notification of the Capital Market Supervisory Board No. TorJor. 72/2558 on Approval for Listed Companies to Offer Newly Issued Shares to Private Placement (including any amendments)).
- (2) Allocate not more than 89,974,455 shares newly issued ordinary shares to support the issuance and offering of warrants to purchase ordinary shares of the Company No. 3 ("ASW-W3") to existing shareholders in proportion to their respective shareholdings without allocating to the shareholders who would cause the Company to have obligation under foreign law (Preferential Public Offering: PPO) in the ratio of 10 shares per 1 units of Warrants No.3 (ASW-W3) , totaling not more than 89,974,455 units.

The Board of Directors deems it appropriate to propose to the 2025 Annual General Meeting of Shareholders to consider and approve the increase of the registered capital from the original registered capital to support issuance of new ordinary shares under a general mandate to private placement and the issuance of warrants to purchase ordinary shares of the Company No. 3 (ASW-W3) as set out in Attachment 4 Capital Increase Form (F53-4).

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The moderator notified attendees that they can share opinions or make inquiries to the Meeting. As there was no shareholder asking questions or sharing opinions, the Q&A for the agenda ended. The meeting shall cast the votes on the agenda which requires votes of no less than three fourths (3/4) of total votes of attending shareholders with voting rights to be approved.

Resolution **The meeting considered and resolved to approve the allocation of 179,948,910 newly issued ordinary shares with a par value of 1.00 Baht per share to support the issuance and offering of warrants to purchase ordinary shares of the Company No. 3 (“ASW-W3”) and the issuance of newly issued ordinary shares under a general mandate (Private Placement) as proposed with the votes of more than three fourths (3/4) of total votes of attending shareholders with voting rights. Voting results are as follows:**

Approve	705,104,790	votes	equivalent to	99.9464%
Disapprove	378,100	votes	equivalent to	0.0536%
Abstain	0	votes	equivalent to	0.0000%

Agenda 10 **To consider and approve the appointment of the auditor and determine the auditor's remuneration for the year 2025.**

The Chairman invited Assoc.Prof. Kriengkrai Boonlert-U-Thai, Ph.D., Chairman of the Audit Committee, to present details of this agenda item to the Meeting.

Assoc.Prof. Kriengkrai Boonlert-U-Thai, Ph.D., Chairman of the Audit Committee, reported that to comply with the Public Limited Companies Act B.E.2535 Section 120 and the Company’s Articles of Association No. 36 require a general meeting of shareholders to consider and appoint an auditor and determine annual audit fee for the Company. To appoint an auditor, the existing auditor is allowed to be reappointed. According to the notification of the Securities and Exchange Commission, auditors are to be rotated in case that the same auditor has performed the duty of audit, review and provision of opinion to companies’ financial statements for a total of 7 accounting periods already, either consecutively or not. The Company can appoint the same auditor again as the Company’s auditor only when at least 5 consecutive accounting periods pass.

The Audit Committee has selected the auditors for the year 2025 have considered focused on independent and competent of external auditors and proposed them to the Board of Directors in order for the Board of Directors to propose that the shareholders’ meeting appoint three auditors from EY Office Company Limited as the auditor of Company for the year 2025, namely

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Name	Certified Public Accountant Registration number	Year of Services
Ms. Sineenart Jirachaikhuan Khan	6287	2
Mrs. Poonnard Paucharoen	5238	2
Mrs. Wilai Sunthornwanee	7356	2

In the case that these auditors fail to satisfactorily perform their duties, EY Office Company Limited is allowed to arrange for other of its auditors to review the accounts and render opinions on the Financial Statements of the Company in place of these auditors and approval for empowering the Board to have an authority on behalf of shareholders to approve the auditor's fee for financial statements of the Company's subsidiaries, associated companies and any joint ventures in 2025.

The determined audit fee including quarterly review fee will be fixed at the total amount of 1,470,000 Baht, which is higher than the audit fee for year 2024, which was at the total amount of 1,350,000 Baht. This rate is acceptable because it is in a similar range of audit fee charged by other audit firms.

Unit : Baht

Audit fee	2025 (Proposed Year)	2024	2023
Audit fee	1,470,000	1,350,000	650,000
Other fee	None	None	None
Total	1,470,000	1,350,000	650,000

The Company has a total of 45 subsidiaries, of which 32 subsidiaries will appoint EY Office Company Limited, which is the same auditor as the Company. The remaining 13 subsidiaries will appoint MMN Syndicate Audit Company Limited as auditor, which has a list of 2 auditors;

1. Mr. Marnit Aongphisud Certified Public Accountant Registration number 7113 and/or
2. Miss Kamolthip Katudat Certified Public Accountant Registration number 6816

In the case that these auditors fail to satisfactorily perform their duties, the Audit Committee shall propose the Board of Directors to consider and approve proposing to the shareholders' meeting of the Company's subsidiaries to consider and approve the appointment of the certified auditors to review the accounts and render opinions on the Financial Statements of the

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subsidiaries in place of the aforementioned auditors and approval for empowering the Board to have an authority on behalf of shareholders to approve the auditor's fee for financial statements of the Company's subsidiaries

The Board of directors will supervise the preparation of financial statements of the Company and its subsidiaries to be finished and issued in time.

In this regard, all the auditors are not shareholders of the Company, do not have any conflict of interest with the Company/ the subsidiaries of the Company/ the executives/ the major shareholders/ or the related persons of the aforementioned and do not provide any advisory service to the Company. Therefore, such auditors are able to audit and render opinions towards the Company's Financial Statement independently.

The Board of Directors considered and agreed to propose to the Meeting to consider and approve the appointment of auditors and determine the audit fees for 2025 according to the details above.

The moderator notified attendees that they can share opinions or make inquiries to the Meeting. As there was no shareholder asking questions or sharing opinions, the moderator requested the Meeting to cast their votes and notified the Meeting that this agenda item must be approved by the majority of the votes from shareholders attending the meeting with voting rights.

Resolution **The Meeting considered and resolved to approve the appointment of the auditor and determine the auditor's remuneration for the year 2025 as proposed with unanimous voting decision. Voting results are as follows.**

Approve	705,505,840	votes	equivalent to	100.0000%
Disapprove	0	votes	equivalent to	0.0000%
Abstain	0	votes	equivalent to	-

Agenda 11 **To consider and approve the appointment of directors to replace those retiring by rotation.**

The Chairman asked Mr. Kromchet Vipanpong, Mr. Weerapan Wipanpong and Mr. Kobkiat Tananchaya who are directors with interests in this agenda item, to leave the meeting according to good corporate governance principles. Then, the Chairman invited Ms. Tidarat Kanchanawat, the Chairman of the Nomination and Remuneration Committee, to present details of this agenda item to the Meeting.

Ms. Tidarat Kanchanawat, the Chairman of the Nomination and Remuneration Committee, reported that this is to comply with Section 71 of the Public Listed Companies Act B.E.2535 (1992) and Clause 17 of the Company's Articles of Association that require one third of directors to vacate office at the AGM. If the number of directors is not a multiple of three, then the number nearest to one-third shall vacate office and director who vacates office may be re-appointed.

The Nomination and Remuneration Committee is responsible for searching and considering candidates with experience in the best interest of the Company and complete qualifications for directorship in accordance with the Public Listed

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Companies Act B.E.2535 (1992) (and amendments), related notifications of the Stock Exchange of Thailand and related notifications of Capital Market Supervisory Board to propose to the Board of Directors to consider and appoint directors to replace those retiring by rotation and later propose to the shareholders' meeting for approval.

There were 3 directors who were to vacate office at the 2025 Annual General Meeting of Shareholders per following.

- | | |
|---------------------------|--|
| 1. Mr. Kromchet Vipanpong | Director / Chairman of the Executive Director / Risk Management Committee/ Corporate Governance Committee |
| 2. Mr. Weerapan Wipanpong | Director / Executive Director / Corporate Governance Committee / Deputy Chief Executive Officer (Business Development) |
| 3. Mr. Kobkiat Tananchaya | Independent Director / Audit Committee / Risk Management Committee |

Note that the Company provided an opportunity for shareholders to nominate candidates to be selected as directors of the Company in advance for the 2025 Annual General Meeting of Shareholders from 15 December 2024 to 31 January 2025 by publishing on the Company's website. However, no shareholder nominated any candidate to be considered and elected as the Company's director.

The Nomination and Remuneration Committee and the Board of Directors carried out according to rules on nomination and selection of directors by considering suitability, attributes, qualifications, experience, skills and professional expertise including the overall board composition of the Company, board effectiveness and past performance as directors with prudence and carefulness. It was concluded that the 3 directors who are due to retire from office possess complete and suitable qualifications for the Company's business and all of them have performed their duties as directors satisfactorily and effectively.

Therefore, it is appropriate to propose to the Meeting to consider and approve the re-appointment of 3 directors to become directors for another term. Details on biography, educational background, work experience, shareholding in the Company and directorship in other companies of the 3 directors who are due to vacate office by rotation and to be re-appointed as directors for another term can be found in Attachment 5 enclosed with the notice of the meeting sent to shareholders earlier.

The Board deliberated prudently and carefully and agreed to propose to the Meeting to approve the appointment of all 3 directors who are to vacate office by rotation namely, (1) Mr. Kromchet Vipanpong, (2) Mr. Weerapan Wipanpong, and (3) Mr. Kobkiat Tananchaya for another term of directorship according to details above.

The moderator notified attendees that they can share opinions or make inquiries to the Meeting. As there was no shareholder asking questions or sharing opinions, the moderator requested the Meeting to cast their votes and notified the Meeting that this agenda item must be approved by the majority of the total votes from shareholders attending the meeting with voting rights.

Resolution **The Meeting considered and resolved to approve the appointment of 3 directors who are to vacate office by rotation for another term of directorship as proposed with unanimous voting decision. Voting results for each director are as follows.**

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1) Mr. Kromchet Vipanpong

Approve	486,201,490	votes	equivalent to	100.0000%
Disapprove	0	votes	equivalent to	0.0000%
Abstain	0	votes	equivalent to	-

2) Mr. Weerapan Wipanpong

Approve	684,600,420	votes	equivalent to	100.0000%
Disapprove	0	votes	equivalent to	0.0000%
Abstain	0	votes	equivalent to	-

3) Mr. Kobkiat Tananchaya

Approve	705,448,578	votes	equivalent to	100.0000%
Disapprove	0	votes	equivalent to	0.0000%
Abstain	0	votes	equivalent to	-

Agenda 12 To consider and approve the determination of directors' remuneration for the year 2025.

The Chairman invited Ms. Tidarat Kanchanawat, the Chairman of Nomination and Remuneration Committee, to present details of this agenda item to the Meeting.

Ms. Tidarat Kanchanawat, the Chairman of Nomination and Remuneration Committee, reported that to in compliance with Section 90 of the Public Listed Companies Act B.E.2535 and Clause 22 of the Company's Articles of Association, directors are entitled to receive remuneration from the Company in the form of monetary rewards, meeting allowance, bonus or other benefits according to the Articles of Association or as the meeting of shareholders considers and resolves with the voting results of at least two-thirds (2/3) of the total votes from shareholders attending the meeting. Remuneration can be determined as certain amounts or specified rules to be determined at a time or to be effective unless the shareholders' meeting has a resolution otherwise. Besides, directors are entitled to receive other allowances and welfare according to the Company's rules.

The Nomination and Remuneration Committee considered compensation of the Board and sub-committees with prudence to assess suitability in various aspects by taking into consideration business size and the Board's responsibilities and compare with other companies listed in the Stock Exchange of Thailand with similar market capitalization to the Company as well as promoting proper incentives for qualified personnel. The Nomination and Remuneration Committee agreed to propose to the Meeting to consider and approve the director fees for 2025 for the Board of Directors, the Audit Committee, the Risk Management

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Committee, the Nomination and Remuneration Committee and the Corporate Governance Committee. The remuneration of all committees for the year 2025 which is slightly higher than rate charged in 2024 and set the total monetary remuneration limit to not exceed 5 million baht, same as the previous year. The allowances of each committee are as follows:

1. Monetary Compensation

Unit: Baht

Remuneration for the Board and Sub-Committee	2025 (Proposal)			2024		
	Monthly Remuneration (Baht/person/month)	Meeting Allowance (Baht/person/time)	Bonus	Monthly Remuneration (Baht/person/month)	Meeting Allowance (Baht/person/time)	Bonus
1. Board of Directors						
• Chairman	42,000	30,000	Maximum at 1,000,000 Baht per year	40,000	30,000	Maximum at 1,000,000 Baht per year
• Non-Executive Directors	25,000	20,000		25,000	15,000	
• Executive Directors	-	-	-	-	-	-
2. Audit Committee						
• Chairman	-	25,000		-	25,000	-
• Member	-	17,000		-	12,000	-
3. Other sub-committees (Nomination and Remuneration Committee, Risk Management Committee, Corporate Governance Committee)						
• Chairman	-	20,000		-	15,000	-
• Non-Executive Directors	-	15,000		-	10,000	-
• Executive Directors	-	-		-	-	-

2. Non-Monetary Compensation or other kind of Remuneration

Board of Directors	2025 (Proposal)	2024
• Chairman	Group Health Insurance plan 3	Group Health Insurance plan 3
• Non-Executive Directors		
• Executive Directors	-	-

The Board agreed to propose to the Meeting to approve the director fees for 2025 according to all the details as proposed. Note that the determination of director fees was deliberated by the Nomination and Remuneration Committee and agreed by the meeting of the Board of Directors.

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The moderator notified attendees that they can share opinions or make inquiries to the Meeting. As there was no shareholder asking questions or sharing opinions, the moderator requested the Meeting to cast their votes and notified the Meeting that this agenda item must be approved by two thirds (2/3) of the total number of votes from shareholders attending the meeting with voting rights.

Resolution **The Meeting considered and resolved to approve the director fees for 2025 according to all the details as proposed with two thirds (2/3) of the total votes from shareholders attending the meeting. Voting results are as follows.**

Approve	705,505,840	votes	equivalent to	100.0000%
Disapprove	0	votes	equivalent to	0.0000%
Abstain	0	votes	equivalent to	0.0000%

Agenda 13 **To consider other matters (if any).**

For other businesses to be considered, the Company has no other matter to be proposed to the Meeting to further deliberate beyond what were discussed earlier. Nevertheless, Paragraph 2, Section 105 of the Public Limited Companies B.E.2535 (1992) (and the 2001 amendment) stipulates that shareholders holding the aggregate number of shares of not less than one third of the total number of shares sold may request the consideration at the meeting of other businesses in addition to that specified in the notice of the meeting. Therefore, the Board of Directors deemed that it is appropriate to include this agenda item to provide an opportunity for shareholders with intentions to request the Meeting to deliberate matters other than what the Board of Directors included in this meeting. However, no shareholder proposed any other agenda item to be considered.

The moderator informed attendees of the meeting that they can make comments and inquiries to the Meeting and there were attendees asking questions or sharing opinions per following:

Mr. Paniang Pongsatha, the shareholder, inquired about the company's executives' perspectives on the following two issues:

- 1) What impact do the economic conditions and the real estate market have on the Company? What opportunities or risks have arisen as a result?
- 2) What are the company's objectives and strategic plans for the upcoming one to three years?

Mr. Kromchet Vipamong, Director and Chief Executive Officer, responded that the current economic conditions have impacted the company's customers' financial situation, causing the delay purchases or be in the decision-making process. However, accommodation remains a fundamental necessity for daily life, the company is committed to developing quality residential project that meet customer needs and purchasing power. Additionally, the company has been able to effectively control construction

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costs. This presents a good opportunity for the company, as most of its projects are priced between 1.5 to 3 million baht, which continues to attract customer demand. Furthermore, the policies of commercial banks to reduce interest rates and government measures aimed at stimulating sales have contributed to ongoing growth in the company's sales. Nevertheless, the company remains cautious of economic uncertainties and the potential impact of U.S. tax policy changes on Thailand.

Regarding the company's goals and strategies for the next 1-3 years, the company will continue to invest in developing projects in Bangkok and its surroundings. It has also expanded investments to Phuket through its subsidiary, Rombho Property Public Company Limited, to support sales in case that real estate market in Bangkok slows down. In the future, if the real estate market in Bangkok becomes better, the company shall adjust investment plans accordingly.

Mr. Khanchai Chuenjai, the shareholder, inquired about the management's outlook on the trends in Thailand's real estate market over the next 2-3 years.

Mr. Kromchet Vipapong, Director and Chief Executive Officer, responded that Thailand real estate market is still in a downturn currently. As an initial step, the company is considering short-term prospects for the next 3-6 months to determine clearer future direction. It is expected that the trend may improve significantly, and the company might consider increasing investment in certain promising locations.

As there was no shareholder asking more questions or making further comments, the Chairman made a remark to close the meeting and thanked all attendees who spared time joining the meeting today to share useful opinions and suggestions with the Company before ending the meeting at 16.42 hours.

- Sarawut Charuchinda -
Signature.....

(Mr. Sarawut Charuchinda)

Chairman of the Meeting