

PROPERTY PERFECT

Invitation to attend the Annual General

Meeting of Shareholders for the year

2026

Property Perfect Public Company Limited

Thursday, 30 April 2026, at 15.00 hrs.

The meeting will be conducted via electronic meeting (E-Meeting) only

No. PP. 034/2026

20 April 2026

- Subject : Invitation to attend the Annual General Meeting of Shareholders of the Company for the year 2026.
- Attention : Shareholders of Property Perfect Public Company Limited.
- Enclosures : 1. Copy of Minutes of Annual General Meeting of Shareholders of the Company for the year 2025.
2. Form 56-1 One Report 2025, the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2025 (in QR Code).
3. Name list and profiles of the directors nominated to be elected as directors to replace those retiring by rotation.
4. Amount of Attendance Fees paid to Board of Directors and other Committees in the year 2025.
5. Definition of Independent Director.
6. Scope of Duties and Responsibilities of the Audit Committee.
7. Profiles of Independent Directors (acting as Proxy of the Shareholders).
8. Articles of Association related to the Shareholders Meeting.
9. Proxy Form "A" and "B".
10. The required documents or evidence to identify the right to attend the Annual General Meeting of Shareholders for the year 2026 via Electronic Meeting (E-MEETING).
11. Guidelines for attending the Annual General Meeting of Shareholders for the year 2026 via Electronic Meeting (E-MEETING).

The Board of Directors of Property Perfect Public Company Limited has resolved to call the Annual General Meeting of Shareholders for the year 2026 on Thursday, 30 April 2026, at 15.00 hrs., via Electronic Meeting (E-Meeting), to consider the matters in accordance with the following agenda:

Agenda 1. To acknowledge the matters to be notified by the Chairman of the Board.
(Resolution: This Agenda is for acknowledgement. Therefore, no votes will be cast)

Opinion of the Board: The Shareholders meeting is hereby advised to acknowledge the matters to be notified by the Chairman on the date of the Shareholders meeting.

Agenda 2. To consider and adopt the Minutes of the Annual General Meeting of Shareholders of the Company for the year 2025.
(Resolution: By a majority vote of shareholders attending the meeting and casting their votes)

Background Information: The Annual General Meeting of Shareholders of the Company for the year 2025 was held on 25 April 2025, and the minutes of the meeting has been submitted to the Stock Exchange of Thailand and the Ministry of Commerce within the timeframe prescribed by laws, which the details of the Minutes are attached hereto (**Enclosure 1**).

Opinion of the Board: The Shareholders meeting is hereby advised to adopt the Minutes of Annual General Meeting of Shareholders of the Company for the year 2025, which was held on 25 April 2025.

Agenda 3. To consider and adopt the performance results of the Board of Directors for the previous year and the Form 56-1 One Report 2025.

(Resolution: By a majority vote of shareholders attending the meeting and casting their votes)

Background Information: The report on the performance results of the Board of Directors for the previous year 2025 appeared on Part 1 Business Operations and Performance of the Form 56-1 One Report 2025 (in QR Code) (**Enclosure 2**).

Opinion of the Board: The Shareholders meeting is hereby advised to approve the performance results of the Board of Directors for the previous year and the Form 56-1 One Report 2025.

Agenda 4. To consider and approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2025.

(Resolution: By a majority vote of shareholders attending the meeting and casting their votes)

Background Information: In compliance with Section 112 of the Public Limited Companies Act B.E. 2535 and Article 43 of the Company's Articles of Association, which stipulate that the Board of Directors shall arrange for preparation of the Statement of Financial Position and the Statements of Comprehensive Income as of the end of the accounting period of the Company, and shall submit the same to the Shareholders Meeting at the Annual General Meeting for consideration and approval. Therefore, the Board of Directors proposed to the Annual General Meeting of Shareholders to consider and approve the Statement of Financial Position and the Statements of Comprehensive Income for the fiscal year ended 31 December 2025, which have been audited by the Auditor and have been reviewed by the Audit Committee as shown on Part 3 Financial Statements in the Form 56-1 One Report 2025 (in QR Code) (**Enclosure 2**).

Opinion of the Board: The Shareholders meeting is hereby advised to consider and approve the Statement of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2025, which have been reviewed by the Audit Committee and audited and certified by the Auditor.

Agenda 5. To acknowledge the non-payment of dividends for the Company's performance results for the year 2025.

(Resolution: This Agenda is for acknowledgement. Therefore, no votes will be cast)

Background Information: Pursuant to Section 116 of the Public Limited Companies Act B.E. 2535, and Article 46 of the Company's Articles of Association, the Company is required to allocate not less than five percent of the annual net profits as legal reserve, less the accumulated losses carried forward (if any), until the legal reserve reaches the amount not less than ten percent of the registered capital.

And pursuant to Section 115 of the Public Limited Companies Act B.E. 2535 and Article 45 of the Company's Articles of Association, the dividend shall not be paid out of other funds than out of profits and while the Company has accumulated losses. The dividends shall be distributed according to the number of shares, with each share receiving an equal amount, and shall be approved by the shareholders meeting.

Since the Company has the net loss from its performance results in accordance with the single financial statements ended 31 December 2025 in the amount of 4,929,229,344.- Baht, resulting that the separate financial statements of the Company has the accumulated losses in the amount of 1,077,232,879.- Baht. The Company then could not pay the dividends for its performance results of the year 2025 to the Shareholders.

Opinion of the Board: The Shareholders meeting is hereby advised to acknowledge the non-payment of dividends for the Company's performance results of the year 2025.

Agenda 6. To consider and approve the election of new Directors in place of those retiring by rotation.

(Resolution: By a majority vote of shareholders attending the meeting and casting their votes)

Background Information: In compliance with Section 71 of the Public Limited Companies Act B.E. 2535 and Article 16 of the Company's Articles of Association, it provides that one-third of the Directors are required to retire from their offices every year, whereby the Directors who have been with the longest term in offices are required to retire by rotation. But they are entitled to be re-elected to resume the positions of the Directors of the Company. And under the resolution of the Annual General Meeting of Shareholders of the Company for the year 2025, the Board of Directors of the Company was fixed twelve members in total. Therefore, there are four Directors who are to retire from offices by rotation in this occasion, as follows:

- | | | | |
|----|--------------|--------------|---|
| 1. | Dr. Thanong | Bidaya | Chairman of the Board
and Independent Director |
| 2. | Mr. Sanith | Adhyanasakul | Vice Chairman, Chairman of the Executive
Committee and Chief Executive Officer |
| 3. | Mr. Manit | Suthaporn | Director, Independent Director,
Audit Committee Member and
Chairman of the Governance Committee |
| 4. | Miss Sirirat | Wongwattana | Director, Executive Committee and
Nomination and Remuneration Committee
Member |

However, Miss Sirirat Wongwattana resigned as the Director, Executive Committee and Nomination and Remuneration Committee Member of the Company, effective from 1 July 2025, whereby the Company does not appoint any person to fill the position of the director of the Company to replace Miss Sirirat Wongwattana who resigned.

The Chairman of Nomination and Remuneration Committee has considered and viewed that Dr. Thanong Bidaya, Mr. Sanith Adhyanasakul and Mr. Manit Suthaporn who will retire from offices by rotation in this occasion are the persons who have the qualifications in accordance with relevant rules and regulations, knowledge, ability and experience that are relevant to the business operations of the Company, which will be beneficial to the business operations of the Company. In addition, Mr. Manit Suthaporn also has the qualifications in accordance with the related laws on the criteria of independent director and audit committee member. The Chairman of Nomination and Remuneration Committee therefore proposed to the Board of Directors of the Company for consideration of re-election of all three directors as aforementioned to their offices as the directors for another term.

In addition, the Management gave an opinion that the resignation as the director of the Company of Miss Sirirat Wongwattana did not affect to the management of the remaining directors. The Chairman of Nomination and Remuneration Committee then proposed to the Board of Directors of the Company for consideration of fixing the members of the Board of Directors of the Company to comprise 12 members, whereby it did not nominate any person to be the director of the Company in place of the position of Miss Sirirat Wongwattana who resigned.

The name list and profiles of the directors nominated to be elected as the Directors in place of those retiring by rotation appear in **Enclosure 3**.

In addition, the definition of the Independent Directors of the Company is provided in equivalence to those minimum requirement prescribed by the Office of Securities and Exchange Commission and requirements of the Stock Exchange of Thailand appears in **Enclosure 5**.

Opinion of the Board: The Board of Directors has considered and viewed that Dr. Thanong Bidaya, Mr. Sanith Adhyanasakul and Mr. Manit Suthaporn who are nominated to be re-elected as the directors for another term, are thoroughly considered by the Chairman of Nomination and Remuneration Committee and qualified in accordance with the related regulations and suitable for the business operations of the Company. And the Board of Directors deemed it appropriate to propose to the Shareholders' meeting to consider as follows:

1. Re-election of Dr. Thanong Bidaya, being the Director due to retire by rotation on this occasion, to resume the office as the Director and Independent Director of the Company for another term.
2. Re-election of Mr. Sanith Adhyanasakul, being the Director due to retire by rotation on this occasion, to resume the office as the Director of the Company for another term.
3. Re-election of Mr. Manit Suthaporn, being the Director due to retire by rotation on this occasion, to resume the office as the Director, Independent Director and Audit Committee Member of the Company for another term.
4. Fixing of the members of the Board of Directors of the Company to comprise 11 members, whereby it did not nominate any person to be the director of the Company in place of the position of Miss Sirirat Wongwattana who resigned.

Agenda 7. To consider and approve the payment of remuneration (Attendance Fees) for the year 2026 to the Board of Directors.

(Resolution: By the votes not less than two-third of the total number of votes of shareholders attending the meeting and having right to vote)

Background Information: In compliance with Section 90 of the Public Limited Companies Act B.E. 2535 and Article 14 of the Company's Articles of Association, it provides that in payment of the remuneration to the Board of Directors of the Company, it requires the approval at the Shareholders Meeting. At the Annual General Meeting of Shareholders of the Company for the year 2025 held on 25 April 2025, it approved for the Company to pay remuneration in the form of attendance fees to the Board of Directors of the Company for the year 2025 as follows:

1. Attendance fees for the meeting of the Board of Directors of the Company:
 - Chairman of the Board 100,000.- Baht per meeting
 - Vice Chairman 70,000.- Baht per meeting
 - Directors 50,000.- Baht per meeting
2. Attendance fees for the meeting of other Committees:
 - Chairman of the Committee 50,000.- Baht per meeting
 - Committee Member 30,000.- Baht per meeting

However, other Committees of the Company comprise the Audit Committee, Risk Management Committee, Nomination and Remuneration Committee, Governance Committee and Executive Committee. And the Company paid the attendance fees to the Board of Directors and other Committees in the year 2025 as per the details in **Enclosure 4**.

The Board of Directors has considered the remuneration to the Board of Directors as recommended by the Nomination and Remuneration Committee in comparison with the rates of the directors' remuneration of the property development companies of the same level as well as the appropriateness for the scope of duties and responsibilities of the Board of Directors, it is hereby proposed to the Shareholders' meeting to consider and determine the remuneration in the form of attendance fees to the Board of Directors for the year 2026 at the same rate as approved in the year 2025.

Opinion of the Board: The Shareholders meeting is hereby advised to approve to pay the remuneration in the form of attendance fees to the Board of Directors of the Company for the year 2026 as follows:

1. Attendance fees for the meeting of the Board of Directors of the Company:
 - Chairman of the Board 100,000.- Baht per meeting
 - Vice Chairman 70,000.- Baht per meeting
 - Directors 50,000.- Baht per meeting
2. Attendance fees for the meeting of other Committees:
 - Chairman of the Committee 50,000.- Baht per meeting
 - Committee Member 30,000.- Baht per meeting

However, other Committees of the Company comprise the Audit Committee, Risk Management Committee, Nomination and Remuneration Committee, Governance Committee and Executive Committee.

Agenda 8. To consider and appoint the auditors of the Company for the year 2026 and fix the remuneration.

(Resolution: By a majority vote of shareholders attending the meeting and casting their votes)

Background Information: In compliance with Section 120 of the Public Limited Companies Act B.E. 2535 and the Article 40 of the Company's Articles of Association which provides that every Annual General Meeting of Shareholders shall appoint the auditors and fix the auditing fee. Therefore, it is necessary for the Company to appoint the auditors for the fiscal year 2025 and fix their auditing fee.

The Board of Directors has considered at the deliberation and recommendation of the Audit Committee to be appropriate for the Meeting of the Shareholders to consider as follows:

1. Appointment of the auditors of EY Office Limited as the Company's auditor for the year 2026, considering that they are qualified under the regulations of the Office of Securities Exchange Commission, having independent, having expertise in auditing, as well as having the auditing standard as accepted by the listed companies in the Stock Exchange of Thailand, whereby the details of the auditors of EY Office Limited are as follows:

Auditor Names		CPA Registration No.	Years of auditing for the Company
1. Mr. Pornanan	Kitjanawanchai	7792	2
2. Mr. Kittiphun	Kiatsomphob	8050	--
3. Miss Krongkaew	Limkittikul	5874	--

Whereby any one of the above-mentioned auditors is authorized to audit and set his/her signature in its audit report. EY Office Limited and the auditors proposed to be the auditors of the Company and its subsidiary companies have no relationship or any interest with the Company or its subsidiary companies, nor as executives, major shareholders or persons related to the said persons in such a way which may have an impact on performing their task independently.

2. Fixing of the remuneration for the year 2026 of the Auditors in the amount not exceeding 3,150,000.- Baht which equals to the previous year 2025.

Opinion of the Board: The Shareholders meeting is hereby advised to appoint the auditors of EY Office Limited by Mr. Pornanan Kitjanawanchai, Certified Public Accountant No. 7792 and/or Mr. Kittiphun Kiatsomphob, Certified Public Accountant No. 8050 and/or Miss Krongkaew Limkittikul, Certified Public Accountant No. 5874 as the Auditors of the Company for the year 2026, and fix the remuneration of the Auditors in the amount not exceeding 3,150,000.- Baht.

Agenda 9. To consider other businesses (if any).

You are hereby invited to attend the Annual General Meeting of Shareholders for the year 2026 via Electronic Meeting on the date and time specified above. In this regard, all shareholders could attend the Annual General Meeting of Shareholders for the year 2026 via Electronic Meeting by yourself or may appoint other persons or the Company's Independent Director or Audit Committee to be the proxies, whose names and details as shown in **Enclosure 7**, so as to attend the meeting and vote on your behalf. The Company hereby prepares a Proxy Form B in **Enclosure 9**, which clearly specifies certain items and authority to be delegated to the proxy. Please fill out the box in front of the name of the person whom you wish to appoint as your proxy to attend the meeting and vote on your behalf and sign your name in the proxy form. In addition, there is Proxy Form A, a general and simple proxy form, and Proxy Form C, applicable to foreign shareholders who make an appointment of a custodian in Thailand. You may download proxy form either Proxy Form A or Proxy Form B or Proxy Form C on the Company website at www.pf.co.th/ir. And you are required to select any one out of the Forms as specified above only.

The Company has fixed the names of Shareholders who are entitled to attend the Annual General Meeting of Shareholders for the year 2026, on 17 April 2026 (Record Date).

In order for the registration of attending the Meeting of Shareholders via Electronic Meeting is correction and completion, the Company is kindly requested that the shareholders and/or the proxies prepare the documents or evidences to identify the right to attend the Annual General Meeting of Shareholders as per the details of which appears in **Enclosure 10** and to comply with the guideline for attending to the Annual General Meeting of Shareholders via Electronic Meeting (E-Meeting) as per the details of which appears in **Enclosure 11**.

However, the shareholders who wish to grant the proxies to the Company's Independent Director or Audit Committee, please deliver the proxy form and the supporting documents as per the details of which appear in **Enclosure 10** to the Company **on or before 29 April 2026** by referring to:

**“Khun Piyatass Piyasantiwong
Office of the Company Secretary
Property Perfect Public Company Limited,
17th Floor, Vorasombat Building,
No. 100/1 Rama IX Road, Kwaeng Huaykwang,
Khet Huaykwang, Bangkok 10310.”**

In addition, the Company would like to inform the channel for submission of questions in advance, whereby the shareholders who wish to submit questions in advance shall be done through the channels as follows:

1. To send the questions together with the proxy form which will be submitted to the Company in the same envelope;
2. To send the questions to the email address: secpf@pf.co.th
3. To send the questions to facsimile No. 02-245-6064

According to Section 105 of the Public Limited Companies Act B.E. 2535, it provides that a shareholder of the Company may propose additional agenda(s) for consideration at a Shareholders Meeting. However, they shall hold shares in aggregate amount not less than one-third of the total issued shares of the Company.

By resolution of the Board of Directors



Mr. Sanith Adhyanasakul
Chief Executive Officer

Remark: The Company has disseminated the Notice of the Meeting of Shareholders, together with all related documents which are the same version as sent to the shareholders, on the Company's website: www.pf.co.th/ir

(Translation)

PROPERTY PERFECT PUBLIC COMPANY LIMITED
Minutes of the Annual General Meeting of Shareholders for the fiscal year 2025

Time and Place.

Held on Friday, 25 April 2025, at 10.00 hrs., via Electronic Meeting (E-Meeting) at the head office of the Company, No. 100/1, Vorasombat Building, 17th Floor, Rama IX Road, Huaykwang Sub-district, Huaykwang District, Bangkok Metropolis.

Preliminary Proceedings.

Miss Somsri Kiattirarat, Legal Counselor, was assigned by the Chairman of the Board to act as the Secretary of the Meeting and assist the Chairman to conduct in the Annual General Meeting of Shareholders of the Company for the fiscal year 2025, which was held via electronic means or E-Meeting. And there were 107 Shareholders presenting in person and by proxy, representing 4,756,677,855 shares out of the total 10,011,080,604 shares, being equivalent to 47.51 percent of the total number of issued shares, constituting the quorum as required by the Articles of Association of the Company.

And during the meeting, additional Shareholders attended the meeting, making up a total of 108 Shareholders were present in person and by proxy, representing 4,768,977,855 shares, being equivalent to 47.64 percent of the total number of 10,011,080,604 shares.

Prior to the Chairman opened and conducted the meeting in accordance with the Agenda as stated in the notice of meeting, Miss Somsri introduced the Directors of the Company who attended this meeting, as follows:

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| 1. | Dr. Thanong Bidaya | Chairman of the Board and Independent Director |
| 2. | Mr. Sanith Adhyanasakul | Vice Chairman, Chairman of the Executive Committee and Chief Executive Officer |
| 3. | Mr. Thongchai Jira-alongkorn | Director |
| 4. | Mr. Banlue Chantadisai | Director, Independent Director and Chairman of the Audit Committee |
| 5. | Mr. Ekamol Kiriwat | Director and Independent Director |
| 6. | Mr. Wattana Suthipinijtham | Director, Independent Director, Audit Committee Member and Chairman of the Risk Management Committee. |
| 7. | Mr. Manit Suthaporn | Director, Independent Director, Audit Committee Member and Chairman of the Governance Committee |
| 8. | Mr. Vidhya Nativivat | Director and Chairman of the Nomination and Remuneration Committee |
| 9. | Miss Sirirat Wongwattana | Director, Nomination and Remuneration Committee Member, Executive Committee and Chief Financial Officer |
| 10. | Mr. Wicharn Siriwetwarawut | Director, Executive Committee and Chief Operating Officer 1 |

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|-----|--------------|------------------|---|
| 11. | Mr. Wason | Srirattanapong | Director, Governance Committee Member,
Executive Committee and Chief Business
Development Officer |
| 12. | Mr. Roongroj | Singhattanatgige | Director and Deputy Chief Operating Officer 1 |

In additional, Miss Somsri introduced the Executives and other related persons attending the meeting for explanation of the facts and answering the inquiries of the Shareholders as follows:

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|----|-----------------|-----------------|---|
| 1. | Miss Damisa | Chitanuwat | Director of Accounting |
| 2. | Miss Nattawadee | Makwattanasuk | Auditor from PricewaterhouseCoopers ABAS
Company Limited |
| 3. | Mr. Chutipas | Udomsud | Auditor from PricewaterhouseCoopers ABAS
Company Limited |
| 4. | Miss Natnicha | Thanusuwannasak | Auditor from PricewaterhouseCoopers ABAS
Company Limited |
| 5. | Miss Somsri | Kiattirarat | Legal Counselor acted as the Secretary of the
Meeting |
| 6. | Mr. Nattavat | Tumawong | Legal Counselor acted as the Assistant of the
Secretary of the Meeting |

Miss Somsri notified the meeting that the Company had notified the Shareholders for holding of this Annual General Meeting of Shareholders by two means, as follows:

1. Sending by registered mail the notices of this meeting in form of OR Code to every Shareholder; and
2. Sending the information relating to the holding of the Annual General Meeting of Shareholders to the electronic system of the Stock Exchange of Thailand and the website of the Company.

And Miss Somsri informed the details of the procedures of the casting and counting of votes in each agenda of the meeting to the Shareholders for acknowledgement as follows:

1. Each Shareholder has the right to vote according to the number of shares held by him/her, whereby one share is equal to one vote. Shareholder is entitled to cast his/her votes in each agenda to either approve, disapprove or abstain from voting, except that the proxies for foreign investors who have appointed custodians in Thailand to safe keep and take care of their shares, such proxies are required to vote according to the Shareholders indication in the Proxy Form.
2. Before voting in each agenda, the Chairman will provide the Shareholders who attend the meeting, to inquire as appropriate which the procedures of inquiry or giving of suggestion of the Shareholders are as follows:
 - 2.1 The Shareholders or Proxies who wish to inquire or give the suggestion, can select the text typing button, which the system will appear on the left panel menu of the screen, and typing the text of inquiry or suggestion, and then click "Send" to the Company. After that the Company will read the inquiries or suggestions of the Shareholders or Proxies, whereby the Company hereby reserves the right to answer the inquiries relating to the agenda that is considering. If any inquiry is not related to the considering agenda, it will be answered in the relevant agenda or other agendas. And if there are many inquiries, the Company hereby reserves the right to choose inquiries as appropriate.

- 2.2 For the casting of votes in each agenda, the Company will take the time for 1 minute to the Shareholders for consideration and casting of votes, and the Shareholders are required to proceed as follows:
 - 2.2.1 When the Shareholders or Proxies wish to cast the votes, can select the voting button, which the system will appear the “Correct Symbol” on the left panel menu of the screen, then select any buttons to choose between Approve, Disapprove or Abstain and then click “Send” to the Company, and once the vote is submitted, the Shareholders or Proxies will be notified by message saying “Vote is submitted”.
 - 2.2.2 The Shareholders or Proxies who entered the system and do not click any button for voting, the system will consider the votes as Approve or Agree with the proposal of the Board of Directors of the Company.
 - 2.2.3 The Shareholders or Proxies can cast votes, change or edit votes in each agenda until the meeting announces the closing of the voting for such agenda.
 - 2.2.4 For security reasons, each Shareholder or Proxy can login to the system only on one device and if the Shareholders or Proxies try to login to the system on another device or different browser on the same computer, the previous login to the system will get logged out automatically. Therefore, you do not disclose the username and password with other persons.
 - 2.2.5 If the Shareholders or Proxies has requested for the username and password for attending the meeting and have sent the Proxy Form B which the votes have already been casted, the system will not allow to change the votes. But the Shareholders or Proxies can watch the broadcasting of the meeting and asking questions.
3. To count votes of each agenda, the Company will deduct the total votes casted in disapproval and abstentions, from the total votes of Shareholders attending at the meeting and being entitled to vote. The result shall be taken as the votes in approval. As for the Shareholders who have entrusted their proxies to other persons to attend the meeting and cast their votes in accordance with their wishes, the result thereof shall be the votes including the votes in accordance with the wishes of the principals.
4. After that, the Chairman will assign the Secretary of the Meeting to summarize the result of the votes counting in each agenda to the meeting for acknowledgement that each agenda being unanimously approved or approved by majority votes by how many votes, as well as the numbers of disapproved votes and abstained votes.

Afterwards, Miss Somsri invited Dr. Thanong Bidaya, Chairman of the Board, to act as the Chairman of the meeting to open and conduct the meeting in accordance with the agenda.

Dr. Thanong Bidaya, Chairman of the Board, presided at the Chairman of the meeting. The Chairman notified the meeting that the Annual General Meeting of Shareholders of the Company in this occasion was held via electronic mean or E-MEETING. When the Shareholders attended the meeting in person and by proxy, constituting the quorum as required by the Articles of Association of the Company, the Chairman then declared the opening of the Annual General Meeting of Shareholders of the Company for the fiscal year 2025 and conducted the meeting in accordance with the agenda as specified in the notice as follows:

Agenda 1. Acknowledgement of the matters notified by the Chairman of the Board.

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Agenda 2. Consideration for adoption of the Minutes of Annual General Meeting of Shareholders of the Company for the fiscal year 2024.

The Chairman requested the meeting to consider and adopt the Minutes of Annual General Meeting of Shareholders of the Company for the fiscal year 2024, held on 25 April 2024, and the Company had distributed the copy of the said Minutes to the Shareholders for consideration along with the notice of the meeting.

The Chairman had inquired for any opinion from the meeting, and there was no Shareholder raising any objection nor requesting any amendment, the Chairman then proposed to the meeting for voting.

Resolution: *After due consideration, the meeting resolved for adoption of the Minutes of Annual General Meeting of Shareholders of the Company for the fiscal year 2024, held on 25 April 2024, by a unanimous vote of the votes of the Shareholders who attended the meeting and voted as follows:*

<i>Resolutions</i>	<i>No. of Voters</i>	<i>No. of votes resolved (1 vote = 1 share)</i>	<i>% of the number of the total votes attending the meeting and voting</i>
<i>Approved</i>	<i>108</i>	<i>4,768,977,855</i>	<i>100.00</i>
<i>Disapproved</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Abstained</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Voided ballot</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Total</i>	<i>108</i>	<i>4,768,977,855</i>	<i>100.00</i>

Agenda 3. Consideration for adoption of the performance results of the Board of Directors for the previous year and the Form 56-1 One Report 2024.

The Chairman assigned Mr. Wason Srirattanapong Director, Governance Committee Member, Executive Committee and Chief Business Development Officer, to explain on details of the performance results of the Board of Directors for the previous year 2024 to the meeting for acknowledgement and consideration.

Mr. Wason Srirattanapong explained and presented the visuals regarding the Company's performance results in the previous year 2024 to the meeting for acknowledgement and consideration, covering the major issues as follows:

1. Overview of the sales and revenues of the real estate business of the year 2024 in comparison with the same items of the year 2023 including the performance results of the year 2024 of the companies in the group of real estate business by separation of each segment.
2. Overview of the backlog of the year 2024 of the companies in the group of real estate business by separation of each segment.
3. Estimation of the sale targets and revenues of the companies in the group of real estate business for the year 2025.

4. Operation plan of the companies in the group for the year 2025 such as the details of new projects launching in many areas, strategic plans and operation plans for environment used with real estate business for sustainable development in international level by collaboration with alliances having the policy for sustainable development of environment.

And other information appeared in the Form 56-1 One Report 2024 which had been formerly distributed to the Shareholders for consideration together with the notice of the meeting.

After that, the Chairman proposed to the meeting to consider the performance results of the Board of Directors for the previous year 2024.

There were the Shareholders inquired, and the Directors answered as follows:

1. Mr. Chet Mueansom, the Shareholder, inquired that the Company has a plan for launching many real estate projects in the middle level. Whether the Company worries about an informed source that the commercial banks refuse to provide loans to their customers in this group or not?

Mr. Wason Srirattanapong explained the meeting that the Company worries the refusion rate of loans from commercial banks with customers in this group. However, the customers in this group are the large group of the Company, and they are still able to purchase a lot of products in real estate. The Company believes in creating sales and revenues from the customers in this group as well. In addition, Mr. Sanith Adhyanasakul additionally explained to the meeting that the refusion rate of loans from commercial banks with customers in the middle level is less than customers in lower level. Meanwhile, the high-level market has high competition. The Company will not focus on launching new projects for the customers in lower level in 2025, but it will focus on the customers in middle level who are the most people of this country and have purchasing power enough for making the sale targets and revenues of real estate business in 2025 to be in accordance with the estimation as specified.

2. Mr. Natthi Surametakul, the Shareholder, inquired that the Company has a lot of debts, and he would like to acknowledge the progress from a plan for reducing debts from sales of land and other assets.

Mr. Sanith Adhyanasakul explained the meeting that prior to five years ago, the Company has the burden of debts from debentures more than 20,000 Million Baht. However, the Company always reduces the burden of debts from debentures under the period of five years ago. And if the Company can repay the debentures which will be due in May 2025, the Company will retain the debentures in an approximate amount of 4,000 Million Baht. The Company expected that the operation plan of the companies in the group as explained to the meeting for acknowledgement together with the reduction of the burden of debts from debentures, will make better performance results of the companies in the group respectively.

When there was no additional inquiry from the Shareholders, the Chairman then proposed to the meeting for voting.

Resolution: *After due consideration, the meeting resolved for adoption of the performance results of the Board of Directors for the previous year 2024 and the Form 56-1 One Report 2024, by a unanimous vote of the votes of the Shareholders who attended the meeting and voted as follows:*

<i>Resolutions</i>	<i>No. of Voters</i>	<i>No. of votes resolved (1 vote = 1 share)</i>	<i>% of the number of the total votes attending the meeting and voting</i>
<i>Approved</i>	<i>107</i>	<i>4,761,259,568</i>	<i>100.00</i>
<i>Disapproved</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Abstained</i>	<i>1</i>	<i>7,718,287</i>	<i>-</i>
<i>Voided ballot</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Total</i>	<i>108</i>	<i>4,768,977,855</i>	<i>100.00</i>

Agenda 4. Consideration for approval of the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2024.

The Chairman assigned Miss Damisa Chitanuwat, Director of Accounting, to explain the details in this agenda to the meeting for consideration.

Miss Damisa Chitanuwat summarized the key items of the Consolidated Financial Statements of the Company for the fiscal year ended 31 December 2024, which have been audited and certified by the auditor including reviewed by the Audit Committee as well as approved by the Board of Directors of the Company in order to propose to the Shareholders' meeting for consideration, covering the details in the following issues:

1. Important details of the Statement of Financial Position in comparison with the same items contained in 2023.
2. Important details of the Statement of Comprehensive Income in comparison with the same items contained in 2023.
3. Ratio of income by each type of business in comparison with the same items contained in 2023.
4. Details of the Statement of Cash Flow in comparison with the same items contained in 2023.

And other information appeared in the financial statements of the Company which have been distributed to the Shareholders for consideration together with the notice of the meeting.

The Chairman then proposed to the meeting for consideration.

Mr. Chet Mueansom, the Shareholder, inquired that there was information that the Company will require to postpone the repayment of debentures. He then would like to acknowledge whether the Company has cash flow enough for investment this year or not? And how are the plans for acquiring an investment fund and management of debts in this year?

Mr. Sanith Adhyanasakul explained to the meeting for acknowledgement that the Company will require to postpone the payment of debentures from the existing due date for 2 weeks, whereby the Company has already requested a loan from commercial bank for payment of the debentures of the Company which is under consideration of commercial bank. However, the incurrance of earthquake in Thailand in the late March 2025 together with many holidays in April affected to the late approval of loan from commercial bank, but the Company still believes that it will obtain the loan from commercial bank as requested. And when it is included with the funds expected to obtain from the sales of land and other assets within 2025, the Company will have cash flow enough for investment and management of debts.

When there was no additional inquiry from the Shareholders, the Chairman then proposed to the meeting for voting.

Resolution: *After due consideration, the meeting resolved for approval of the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2024, by a unanimous vote of the votes of the Shareholders who attended the meeting and voted as follows:*

<i>Resolutions</i>	<i>No. of Voters</i>	<i>No. of votes resolved (1 vote = 1 share)</i>	<i>% of the number of the total votes attending the meeting and voting</i>
<i>Approved</i>	<i>107</i>	<i>4,761,259,568</i>	<i>100.00</i>
<i>Disapproved</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Abstained</i>	<i>1</i>	<i>7,718,287</i>	<i>-</i>
<i>Voided ballot</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Total</i>	<i>108</i>	<i>4,768,977,855</i>	<i>100.00</i>

Agenda 5. Acknowledgement of the non-payment of dividends for the Company's performance results of the fiscal year 2024.

The Chairman assigned Miss Somsri Kiattirarat, Legal Counselor, to explain the details in this agenda to the meeting for consideration.

Miss Somsri Kiattirarat explained to the meeting that since the Company has the net loss from its performance results in accordance with the single financial statements ended 31 December 2024 in the amount of 345.12 Million Baht, the Company then could not appropriate a part of profits as a legal reserve. But the Company has the unappropriated retained earnings in accordance with the single financial statements ended 31 December 2024 in the amount of 3,817.62 Million Baht which could be pay the dividends to the Shareholders. However, the real estate market from 2024 until now is still not recovered as expected by many sectors because consumers are still encountering with household debts and a lack of confidence. Meanwhile, financial institutions are still restrict with providing loans for real estate, resulting in a potential decline in purchasing power. Furthermore, there is an external factor from tax measurement of the United States of America affects its worldwide trading countries. As a result, it is difficult to predict when the economic situation and the real estate market will return to normal status. Therefore, the Company is required to preserve the reserve funds for administration of the companies in the group. The Board of Directors of the Company then resolved to propose to the Shareholders meeting to acknowledge the non-payment of dividends for the Company's performance results of the fiscal year 2024 to the Shareholders of the Company because the Company has the net loss from its performance results of the year 2024, and it must preserve the reserve funds for encouraging the liquidity for administration of the companies in the group.

When there was no shareholder's inquiry, the Chairman then proposed to the meeting for acknowledgement.

Resolution: *After due consideration, the meeting acknowledged the non-payment of dividends for the Company's performance results of the fiscal year 2024 to the Shareholders of the Company because the Company has the net loss from its performance results of the year 2024, and it must preserve the reserve funds for encouraging the liquidity for administration of the companies in the group.*

Agenda 6. Consideration for approval of election of new Directors in place of those retiring by rotation.

The Chairman assigned Miss Somsri Kiattirarat, Legal Advisor, to explain the details in this agenda to the meeting for consideration.

Miss Somsri Kiattirarat explained to the meeting that this agenda should be considered to comply with the Public Limited Companies Act and the Article of Association of the Company which provide that one-third of the Directors were required to retire from offices every year, whereby the Directors who had been in the longest term in office were required to retire by rotation. However, they were entitled to be re-elected to resume the positions of the Directors of the Company. And according to the resolution of the Annual General Meeting of Shareholders for the year 2024 fixed the Board of Directors of the Company consists of fourteen Directors in total. Therefore, there were five Directors who were to retire from offices by rotation on this occasion, as follows:

- | | | |
|------------------|-----------------|--|
| 1. Mr. Wattana | Suthipinijtham | Director, Independent Director,
Audit Committee Member and
Chairman of the Risk Management Committee |
| 2. Mr. Thongchai | Jira-alongkorn | Director |
| 3. Mr. Wicharn | Siriwetwarawut | Director and Executive Committee Member |
| 4. Mr. Wason | Srirattanapong | Director, Governance Committee Member and
Executive Committee Member |
| 5. Mr. Pornswat | Katechulasriroj | Director and Executive Committee Member |

The Nomination and Remuneration Committee Meeting has considered based on the nomination process as specified by the Company and has the opinion that Mr. Wattana Suthipinijtham, Mr. Thongchai Jira-alongkorn, Mr. Wicharn Siriwetwarawut and Mr. Wason Srirattanapong who retired from offices by rotation in this occasion are the persons who have the qualifications in accordance with relevant rules and regulations, knowledge, ability and experience that are relevant to the business operations of the Company, which will be beneficial to the business operations of the Company. In addition, Mr. Wattana Suthipinijtham also has the qualifications in accordance with the related laws on the criteria of independent director and audit committee member. In this regard, Mr. Wattana Suthipinijtham, Mr. Wicharn Siriwetwarawut and Mr. Wason Srirattanapong, are not directors in any other companies which conduct the same business and in competition with the Company. For Mr. Thongchai Jira-alongkorn, he is the Director of Sansiri Public Company Limited which conducts the same business and in competition with the Company.

Furthermore, Mr. Wongsakorn Prasitvipat and Mr. Pornswat Katechulasriroj resigned as the Director of the Company, effective from 1 March 2025, whereby the Company did not appointed any person to fill the position of the Directors of the Company to replace both Directors who resigned.

The Board of Directors of the Company having considered it carefully and under the scrutinization of the Nomination and Remuneration Committee hereby proposed to the Shareholders Meeting for consideration as follows:

1. Re-election of Mr. Wattana Suthipinijtham, being the Director due to retire by rotation on this occasion, to resume the office as the Director, Independent Director, Audit Committee Member and Chairman of Risk Management Committee of the Company for another term.
2. Re-election of Mr. Thongchai Jira-alongkorn, Mr. Wicharn Siriwetwarawut and Mr. Wason Srirattanapong, being the Directors due to retire by rotation on this occasion, to resume the offices as the Directors of the Company for another term.
3. Fixing of the members of the Board of Directors of the Company to comprise 12 members, whereby it did not nominate any person to be the directors of the Company in place of the positions of Mr. Wongsakorn Prasitvipat who resigned during his term and Mr. Pornswat Katechulasriroj who retired by rotation in the Annual General Meeting of Shareholders for year 2025.

After that, Miss Somsri additionally explained to the meeting that the voting for election of the Directors in this agenda, all Shareholders or proxies must exercise their rights to vote individually in the election for each of the four different nominated persons and fixing of the members of the Board of Directors of the Company appeared in the voting system, to either approve or disapprove or abstain from voting. However, any Shareholders who did not cast their vote would be assumed to have approved the proposal of the Board of Directors.

The Chairman then proposed to the meeting for consideration.

There was no shareholder's inquiry. The Chairman then proposed to the meeting for voting.

Resolutions: *After due consideration, the meeting resolved for election of new directors replacing those retiring by rotation as follows:*

1. *Re-election of Mr. Wattana Suthipinijtham, being the Director due to retire by rotation on this occasion, to resume the office as the Director, Independent Director, Audit Committee Member and Chairman of Risk Management Committee of the Company for another term.*
2. *Re-election of Mr. Thongchai Jira-alongkorn, Mr. Wicharn Siriwetwarawut and Mr. Wason Srirattanapong, being the Directors due to retire by rotation on this occasion, to resume the offices as the Directors of the Company for another term.*
3. *Fixing of the members of the Board of Directors of the Company to comprise 12 members, whereby it did not nominate any person to be the directors of the Company in place of the positions of Mr. Wongsakorn Prasitvipat who resigned during his term and Mr. Pornswat Katechulasriroj who retired by rotation in the Annual General Meeting of Shareholders for the year 2025.*

Whereby the meeting resolved by a unanimous vote of the votes of the shareholders who attended and voted as follows:

1) Mr. Wattana Suthipinijtham

<i>Resolutions</i>	<i>No. of Voters</i>	<i>No. of votes resolved (1 vote = 1 share)</i>	<i>% of the number of the total votes attending the meeting and voting</i>
<i>Approved</i>	108	4,768,977,855	100.00
<i>Disapproved</i>	-	-	-
<i>Abstained</i>	-	-	-
<i>Voided ballot</i>	-	-	-
Total	108	4,768,977,855	100.00

2) Mr. Thongchai Jira-alongkorn

<i>Resolutions</i>	<i>No. of Voters</i>	<i>No. of votes resolved (1 vote = 1 share)</i>	<i>% of the number of the total votes attending the meeting and voting</i>
<i>Approved</i>	108	4,768,977,855	100.00
<i>Disapproved</i>	-	-	-
<i>Abstained</i>	-	-	-
<i>Voided ballot</i>	-	-	-
Total	108	4,768,977,855	100.00

3) Mr. Wicharn Siriwetwarawut

<i>Resolutions</i>	<i>No. of Voters</i>	<i>No. of votes resolved (1 vote = 1 share)</i>	<i>% of the number of the total votes attending the meeting and voting</i>
<i>Approved</i>	108	4,768,977,855	100.00
<i>Disapproved</i>	-	-	-
<i>Abstained</i>	-	-	-
<i>Voided ballot</i>	-	-	-
Total	108	4,768,977,855	100.00

4) Mr. Wason Srirattanapong

<i>Resolutions</i>	<i>No. of Voters</i>	<i>No. of votes resolved (1 vote = 1 share)</i>	<i>% of the number of the total votes attending the meeting and voting</i>
<i>Approved</i>	108	4,768,977,855	100.00
<i>Disapproved</i>	-	-	-
<i>Abstained</i>	-	-	-
<i>Voided ballot</i>	-	-	-
Total	108	4,768,977,855	100.00

5) *Fixing of the members of the Board of Directors of the Company to comprise 12 members.*

<i>Resolutions</i>	<i>No. of Voters</i>	<i>No. of votes resolved (1 vote = 1 share)</i>	<i>% of the number of the total votes attending the meeting and voting</i>
<i>Approved</i>	<i>102</i>	<i>4,646,408,073</i>	<i>100.00</i>
<i>Disapproved</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Abstained</i>	<i>6</i>	<i>122,569,782</i>	<i>-</i>
<i>Voided ballot</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Total</i>	<i>108</i>	<i>4,768,977,855</i>	<i>100.00</i>

Therefore, the Board of Directors would comprise 12 members, whose names and positions are as follows:

1. *Dr. Thanong Bidaya Chairman of the Board and Independent Director*
2. *Mr. Sanith Adhyanasakul Vice Chairman, Chairman of the Executive Committee, and Chief Executive Officer*
3. *Mr. Thongchai Jira-alongkorn Director*
4. *Mr. Banlue Chantadisai Director, Independent Director and Chairman of the Audit Committee*
5. *Mr. Ekamol Kiriwat Director and Independent Director*
6. *Mr. Wattana Suthipinijtham Director, Independent Director, Audit Committee Member and Chairman of the Risk Management Committee*
7. *Mr. Manit Suthaporn Director, Independent Director, Audit Committee Member and Chairman of the Governance Committee*
8. *Mr. Vidhya Nativivat Director and Chairman of the Nomination and Remuneration Committee*
9. *Miss Sirirat Wongwattana Director, Nomination and Remuneration Committee Member, Executive Committee and Chief Financial Officer*
10. *Mr. Wicharn Siriwetwarawut Director, Executive Committee and Chief Operating Officer 1*
11. *Mr. Wason Srirattanapong Director, Governance Committee Member, Executive Committee and Chief Business Development Officer*
12. *Mr. Roongroj Singhattanatgige Director and Deputy Chief Operating Officer 1*

Agenda 7. Consideration for approval of the payment of remuneration (attendance fees) for the year 2025 to the Board of Directors.

The Chairman assigned Miss Somsri Kiattirarat, Legal Advisor, to explain the details in this agenda to the meeting for consideration.

Miss Somsri Kiattirarat explained to the meeting that this agenda should be considered to comply with the Public Limited Companies Act and the Article of Association of the Company which provide that the payment of the remuneration to the Board of Directors of the Company shall require the approval from the Meeting of Shareholders. The Board of Directors had considered the remuneration for the year 2025 as recommended by the Nomination and Remuneration Committee of the Company by comparing with the rates of the directors' remuneration in the property development business of the same level, as well as the appropriateness of the scope of duties and responsibilities of the Board of Directors and it was hereby proposed to the Annual General Meeting of Shareholders to determine the remuneration in the form of attendance fees for the Board of Directors of the Company for the fiscal year 2025 as follows:

1. Attendance fees for the meeting of the Board of Directors of the Company:
 - Chairman of the Board 100,000.- Baht per meeting
 - Vice Chairman 70,000.- Baht per meeting
 - Directors 50,000.- Baht per meeting
2. Attendance fees for the meeting of other Committees:
 - Chairman of the Committee 50,000.- Baht per meeting
 - Committee Member 30,000.- Baht per meeting

However, other Committees of the Company comprise the Audit Committee, Risk Management Committee, Nomination and Remuneration Committee, Governance Committee and Executive Committee.

The information of the attendance fees in the past years are as follows:

Attendance Fees for the year	Year 2024	Year 2023	Year 2022
Amount approved by the shareholders' meeting	10,000,000	10,000,000	10,000,000
Attendance Fees paid to Directors	5,040,000	4,070,000	4,000,000
Number of Directors	14 persons	14 persons	14 persons

The Chairman then proposed to the meeting for consideration.

There was no shareholder's inquiry. The Chairman then proposed to the meeting for voting.

Resolution: *After due consideration, the meeting resolved for approval of the Company to pay the remuneration in the form of attendance fees to the Board of Directors of the Company for the fiscal year 2025 as follows:*

1. ***Attendance fees for the meeting of the Board of Directors of the Company:***
 - ***Chairman of the Board*** ***100,000.- Baht per meeting***
 - ***Vice Chairman*** ***70,000.- Baht per meeting***
 - ***Directors*** ***50,000.- Baht per meeting***
2. ***Attendance fees for the meeting of other Committees:***
 - ***Chairman of the Committee*** ***50,000.- Baht per meeting***
 - ***Committee Member*** ***30,000.- Baht per meeting***

However, other Committees of the Company comprise the Audit Committee, Risk Management Committee, Nomination and Remuneration Committee, Governance Committee and Executive Committee.

Whereby the meeting resolved by a unanimous vote of the votes of the shareholders who attended the meeting as follows:

<i>Resolutions</i>	<i>No. of Voters</i>	<i>No. of votes resolved (1 vote = 1 share)</i>	<i>% of the number of the total votes attending the meeting and voting</i>
<i>Approved</i>	<i>108</i>	<i>4,768,977,855</i>	<i>100.00</i>
<i>Disapproved</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Abstained</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Voided ballot</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Total</i>	<i>108</i>	<i>4,768,977,855</i>	<i>100.00</i>

Agenda 8. Consideration of appointment of the Auditors of the Company for the fiscal year 2025 and fixing the remuneration.

The Chairman assigned Miss Somsri Kiattirarat, Legal Advisor, to explain the details in this agenda to the meeting for consideration.

Miss Somsri Kiattirarat informed the meeting that this agenda should be considered to comply with the Public Limited Companies Act and the Article of Association of the Company which provide that every Annual General Meeting of Shareholders shall appoint the auditors and fix the auditor's remuneration, the Board of Directors, by the consideration and recommendation of the Audit Committee, deemed it appropriate for the Annual General Meeting of Shareholders to consider as follows:

1. Appointment the auditors of EY Office Limited as the Company's auditor for the fiscal year 2025, considering that they are qualified under the regulations of the Office of Securities Exchange Commission, having independent, having expertise in auditing, as well as having the auditing standard as accepted by the listed companies in the Stock Exchange of Thailand. Moreover, EY Office Limited would also be the auditor of the Company's subsidiaries, the details of Auditors are as follows:

Auditor Names	CPA Registration No.	Years of auditing for the Company
1. Mr. Pornanan Kitjanawanchai	7792	--
2. Miss Krongkaew Limkittikul	5874	--
3. Miss Sirirat Sricharoensup	5419	--
4. Miss Sumesa Tangyoosuk	7627	--

Whereby any one of the above-mentioned auditors is authorized to audit and set his/her signature in its audit report. EY Office Limited and the auditors proposed to be the auditors of the Company and its subsidiary companies have no relationship or any interest with the Company or its subsidiary companies, nor as executives, major shareholders or persons related to the said persons in such a way which may have an impact on performing their task independently.

2. Fixing of the remuneration for the fiscal year 2025 of the Auditors in the amount not exceeding 3,150,000.- Baht. However, the Company appointed Pricewaterhousecoopers ABAS Company Limited to be the auditors of the Company from 2018-2024. And the information of the payment of remuneration of the auditors for the past years are as follows:

Items	Year 2025	Year 2024	Year 2023	Year 2022
Audit Fee	3,150,000	3,450,000	3,350,000	3,200,000
Increase / reduce from the past year	(300,000)	100,000	150,000	200,000
Equivalent to	(8.70%)	2.99%	4.69%	
Non-audit fee	-None-	-None-	-None-	

The Chairman then proposed to the meeting for consideration.

There was no shareholder's inquiry. The Chairman then proposed to the meeting for voting.

Resolution: *After due consideration, the meeting resolved for approval of the appointment of the Auditors of EY Office Limited by Mr. Pornanan Kitjanawanchai, Certified Public Accountant No. 7792 and/or Miss Krongkaew Limkittikul, Certified Public Accountant No. 5874 and/or Miss Sirirat Sricharoensup, Certified Public Accountant No. 5419 and/or Miss Sumesa Tangyoosuk, Certified Public Accountant No. 7627 as the Auditors of the Company for the fiscal year 2025, and fixing the remuneration of the Auditors in the amount not exceeding 3,150,000.- Baht, by a unanimous vote of the votes of the Shareholders who attended the meeting and voted as follows:*

<i>Resolutions</i>	<i>No. of Voters</i>	<i>No. of votes resolved (1 vote = 1 share)</i>	<i>% of the number of the total votes attending the meeting and voting</i>
<i>Approved</i>	<i>108</i>	<i>4,768,977,855</i>	<i>100.00</i>
<i>Disapproved</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Abstained</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Voided ballot</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Total</i>	<i>108</i>	<i>4,768,977,855</i>	<i>100.00</i>

Agenda 9. Consideration for approval of an issuance of long-term Debentures in an amount not exceeding Baht Three Billion.

The Company assigned Miss Sirirat Wongwattana, Director and Chief Financial Officer, to explain the details in this agenda to the meeting for consideration.

Miss Sirirat Wongwattana explained and presented visuals in support of her explanation to the meeting for acknowledgement that the Company wished to issue the Debentures for used as the working capital and to accommodate the expansion of business of the companies in the group, including acquiring lands for the development of projects and repayment of debts. The Board of Directors therefore proposed to the meeting to consider and approve for the Company to issue long-term debentures in an amount not exceeding Baht Three Billion,

with the details as shown in the visuals as presented by Miss Sirirat for consideration by the Shareholders, the details appeared in the notices of the meeting which had already been submitted to the Shareholders.

The Chairman then proposed to the meeting for consideration.

There was no shareholder's inquiry. The Chairman then proposed to the meeting for voting.

Resolution: *After due consideration, the meeting resolved for approval of the Company to issue and offer the long-term Debentures in an amount not exceeding Baht Three Billion, with the following particulars:*

<i>Type</i>	<i>All types and all forms of debentures (subordinated and/or unsubordinated, secured or unsecured debentures), depending on prevailing market conditions at such time the debentures being issued and offered in each occasion.</i>
<i>Currency</i>	<i>Baht and/or any foreign currency using the exchange rate prevailing at such time the debentures are issued and offered in each occasion.</i>
<i>Total value of Debenture</i>	<i>Total amount not exceeding Baht Three Billion or equivalent in other currencies.</i>
<i>Maturity</i>	<i>Not over 5 years of date of issuance of Debentures in each occasion.</i>
<i>Offering</i>	<i>The Debentures will be offered in one or several occasions, and/or as a project, offered to the public and/or a private placement and/or institutional investors and/or high net worth investors both local and/or aboard. Such offerings may be made in one time or several times in accordance with the notifications of the Capital Market Supervisory Board ("CSB") and/or other related rules and regulations in force at the time the debentures are issued and offered.</i>
<i>Premature Redemption</i>	<i>The holders of the Debentures and the Company may or may not be entitled to the right to premature redemption, subject to the terms and conditions of each issuance.</i>
<i>Interest Rate</i>	<i>Subject to the prevailing market conditions at the time of issue and offering or under terms and conditions of the Debentures issued at such time, it shall also be subject to notifications of the CSB and/or other related notifications, rules and regulations in force at such time the debentures are issued and offered.</i>
<i>Authorization</i>	<i>In relation to restrictions, conditions and other details necessary and related to the issuance and offering of the Debentures; such as, its name, type, face value, offering price per unit, interest rate, appointment of Debenture</i>

	<p><i>holders' Representative, offering amount of each issuance, total amount, term, principal repayment method, allocation procedures, type of security, details of offering, period of redemption, redemption prior to maturity and registration of listing on the secondary market, etc., including applications for the approval from the agencies concerned, appointment of the advisor or other person concerning the issuance of the Debentures in accordance with the regulations concerned including doing any acts as necessary and related to the issuance and offering the Debentures of the Company, they are empowered to the authorized directors acting on behalf of the Company and/or the person(s) authorized by the authorized director(s) to consider and determine.</i></p>
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Whereby the meeting resolved for approval by a unanimous vote of the votes of shareholders attending the meeting and having right to vote as follows:

<i>Resolutions</i>	<i>No. of Voters</i>	<i>No. of votes resolved (1 vote = 1 share)</i>	<i>% of the number of the total votes attending the meeting and voting</i>
<i>Approved</i>	<i>108</i>	<i>4,768,977,855</i>	<i>100.00</i>
<i>Disapproved</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Abstained</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Voided ballot</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Total</i>	<i>108</i>	<i>4,768,977,855</i>	<i>100.00</i>

Agenda 10. Consideration other businesses.

Mr. Natthi Surametakul, the Shareholders additionally inquired, and the Chairman assigned the Director of the Company answered as follows:

1. Grande Asset Hotels and Property Public Company Limited (“GRAND”) which is a subsidiary company, has serious problems relating to its financial status. Will it affect Property Perfect Public Company Limited or not? And he wished to acknowledge the development of the sale of assets of Royal Orchid Sheraton Riverside Hotel Bangkok.

Mr. Sanith Adhyanasakul explained to the meeting that GRAND holds the shares in Royal Orchid Hotel (Thailand) Public Company Limited (“ROH”) which is the owner of Royal Orchid Sheraton Riverside Hotel Bangkok in proportion of 97% of the total number of shares of ROH. At present, many investors are interested to request for purchasing the investment fund in ROH at a price higher than the cost of GRAND. And if GRAND can sell the investment fund in ROH as specified price, it will significantly reduce the burden of debts of GRAND, resulting that the financial status of GRAND will be better respectively.

2. Whether the Company has a plan for treasury stock or not? If not, the Company should be required to consider this matter in future.

Mr. Sanith Adhyanasakul explained to the meeting that at present, the Company does not consider a plan for treasury stock. And if the Company arranges the debts as specified target and having enough liquidity, the Company will bring the suggestion of the Shareholder for consideration in next occasion.

Conclusion

There were no further business to transact, the Chairman thanked all Shareholders for attending the meeting and for their continued support to the Company, and called the meeting to be adjourned at 11.45 hrs.

(Signed) _____ -Signature- _____ Chairman of the Meeting
(Dr. Thanong Bidaya)


(Signed) _____ -Signature- _____ Secretary of the Meeting
(Miss Somsri Kiattirarat)

PROPERTY PERFECT


ENCLOSURE 2

Form 56-1 One Report 2025,
the Statements of Financial Position and
the Statements of Comprehensive Income
of the Company for the fiscal year
ended 31 December 2025
(in QR Code).

**Name list and profiles of Directors nominated to be elected
as directors in place of those retiring by rotation**

Name-Surname	Dr. Thanong Bidaya																
Type of proposed director	Chairman of the Board of Directors and Independent Director																
Present Position in the Company	Director / Chairman of the Board of Directors / Independent Director																
Age	78 years (July 1947)																
Nationality	Thai																
Education Background and Training	<ul style="list-style-type: none"> - Ph.D. in Management, Northwestern University, U.S.A. - M.A. in Economics, Northwestern University, U.S.A. - B.A. in Economics, Yokohama National University, Japan - Director Accreditation Program (DAP) Class 25/2004; Thai Institute of Directors Association (IOD) 																
Years of Directorship in the Company	7 years 5 months (November 2018)																
Current Position in Other Organizations																	
<ul style="list-style-type: none"> ● In listed companies 	<ul style="list-style-type: none"> - Chairman of the Board of Directors and Independent Director, CK Power Plc. - Chairman of the Board of Directors and Independent Director, TTW Plc. 																
<ul style="list-style-type: none"> ● In non-listed companies 	<ul style="list-style-type: none"> - Chairman of the Board of Directors, Luang Prabang Power Co.,Ltd. - Chairman of the Board of Directors, Xayaburi Power Co.,Ltd. - Director, Kiroro Resort Holdings Co., Ltd. (Subsidiary Company) 																
<ul style="list-style-type: none"> ● In other organization that may cause any conflict of interests to the Company 	-None-																
Work Experience	<table border="0"> <tr> <td style="padding-right: 20px;">2020-Present</td> <td>Chairman of the Board of Directors, Luang Prabang Power Co.,Ltd.</td> </tr> <tr> <td>2018-Present</td> <td>Chairman of the Board of Directors and Independent Director, Property Perfect Plc.</td> </tr> <tr> <td>2018-Present</td> <td>Director, Kiroro Resort Holdings Co., Ltd.</td> </tr> <tr> <td>2012-Present</td> <td>Chairman of the Board of Directors and Independent Director, CK Power Plc.</td> </tr> <tr> <td>2010-Present</td> <td>Chairman of the Board of Directors, Xayaburi Power Co., Ltd.</td> </tr> <tr> <td>2008-Present</td> <td>Chairman of the Board of Directors and Independent Director, TTW Plc.</td> </tr> <tr> <td>2005-2006</td> <td>Minister of Finance</td> </tr> <tr> <td>2005</td> <td>Minister of Commerce</td> </tr> </table>	2020-Present	Chairman of the Board of Directors, Luang Prabang Power Co.,Ltd.	2018-Present	Chairman of the Board of Directors and Independent Director, Property Perfect Plc.	2018-Present	Director, Kiroro Resort Holdings Co., Ltd.	2012-Present	Chairman of the Board of Directors and Independent Director, CK Power Plc.	2010-Present	Chairman of the Board of Directors, Xayaburi Power Co., Ltd.	2008-Present	Chairman of the Board of Directors and Independent Director, TTW Plc.	2005-2006	Minister of Finance	2005	Minister of Commerce
2020-Present	Chairman of the Board of Directors, Luang Prabang Power Co.,Ltd.																
2018-Present	Chairman of the Board of Directors and Independent Director, Property Perfect Plc.																
2018-Present	Director, Kiroro Resort Holdings Co., Ltd.																
2012-Present	Chairman of the Board of Directors and Independent Director, CK Power Plc.																
2010-Present	Chairman of the Board of Directors, Xayaburi Power Co., Ltd.																
2008-Present	Chairman of the Board of Directors and Independent Director, TTW Plc.																
2005-2006	Minister of Finance																
2005	Minister of Commerce																
Number of shares held in the Company	-None-																
Meeting Attendance	5 times of total 5 times of Board of Directors Meetings.																
Other	No history record on committing a criminal offence on property with dishonesty.																

**Name list and profiles of Directors nominated to be elected
as directors in place of those retiring by rotation**

Name-Surname	Mr. Sanith Adhyanasakul	
Type of proposed director	Authorized director	
Present Position in the Company	Director / Vice Chairman of the Board of Directors / Chief Executive Officer / Chairman of Executive Committee	
Age	71 years (May 1954)	
Nationality	Thai	
Education Background and Training	- Bachelor of Laws, Chulalongkorn University. - Member of the Thai Bar, Bureau of Legal Studies of the Council of Thai Bar Members - Honorary Doctor of Arts Degree, University of the Thai Chamber of Commerce - Honorary Doctor of Arts Degree, Kasem Bundit University - Director Accreditation Program (DAP) Class 114/2015; Thai Institute of Directors Association (IOD)	
Years of Directorship in the Company	40 years (1985)	
Current Position in Other Organization		
<ul style="list-style-type: none"> ● In listed companies ● In non-listed companies ● In other organization that may cause any conflict of interests to the Company 	<ul style="list-style-type: none"> - Director and Chairman of Executive Committee, Royal Orchid Hotel (Thailand) Pcl. - Director and Vice Chairman of the Executive Committee, Grande Asset Hotels and Property Pcl. (Subsidiary Company) - Vice Chairman of the Board of Directors, We Retail Pcl. (Subsidiary Company) - Director, Grand Star Co., Ltd. (Subsidiary Company) - Director, T Utilities Co., Ltd. (Joint Venture) - Director, Property Perfect International Pte. Ltd. (Subsidiary Company) - Director, Kiroro Resort Holdings Co., Ltd. (Subsidiary Company) - Director, Kabushiki Kaisha Kiroro Associates (Subsidiary Company) - Director, Centrepoint Shopping Mall Co., Ltd. (Subsidiary Company) -None- 	
Work Experience	<p>1985-Present Director, Vice Chairman of the Board of Directors, Chief Executive Officer, Chairman of Executive Committee, Property Perfect Pcl.</p> <p>2018-Present Director and Chairman of Executive Committee, Royal Orchid Hotel (Thailand) Pcl.</p> <p>2017-Present Director, Grand Star Co., Ltd.</p> <p>2015-Present Director and Vice Chairman of the Executive Committee, Grande Asset Hotels and Property Pcl.</p>	

Enclosure 3

(supporting documents for the consideration of Agenda 6)

Work Experience	2015-Present	Director, T Utilities Co., Ltd.
	2012-Present	Director, Property Perfect International Pte. Ltd. (Singapore)
	2012-Present	Director, Kiroro Resort Holdings Co., Ltd. (Japan)
	2012-Present	Director, Kabushiki Kaisha Kiroro Associates (Japan)
	2011-Present	Vice Chairman of the Board of Directors, We Retail Pcl.
	2007-Present	Director, Centrepoint Shopping Mall Co., Ltd.
Number of shares held in the Company	1,311,033,202 shares or equivalent	13.10 percent of paid-up capital (including the shares held by spouse and minor children)
Meeting Attendance	5 times of total	5 times of Board of Directors Meetings.
Other	No history record on committing a criminal offence on property with dishonesty.	

**Name list and profiles of Directors nominated to be elected
as directors in place of those retiring by rotation**

Name-Surname	Mr. Manit Suthaporn	
Type of proposed director	Non-Executive Director, Independent Director, and Audit Committee	
Present Position in the Company	Director, Independent Director, Audit Committee and Chairman of the Governance Committee	
Age	72 years (January 1954)	
Nationality	Thai	
Education	- Master of Laws, Chulalongkorn University	
Background and Training	- Member of the Thai Bar, Bureau of Legal Studies of the Council of Thai Bar Members - Bachelor of Laws, Thammasat University. - Thailand National Defense College (TNDC) Program, Class 399, Thailand National Defense College - Executive Training Course; Vision and Moral Leader of the Civil Service Commission, Office of the Civil Service Commission - Director Certification Program (DCP), Class 134/2010, Thai Institute of Directors Association (IOD) - Advanced Security Management Program No.2, The Association National Defense College of Thailand under the Royal Patronage of His Majesty the King - Thammasat Leadership Program (TLP) (1st) Thammasat University	
Years of Directorship in the Company	11 years (April 2015)	
Current Position in Other Organization	Legal Counselor, IRPC Public Company Limited	
<ul style="list-style-type: none"> ● In listed companies ● In non-listed companies ● In other organization that may cause any conflict of interests to the Company 	-None- -None-	
Work Experience	2024 – Present Chairman of the Governance Committee, Property Perfect Public Company Limited 2015 - Present Director, Independent Director and Audit Committee, Property Perfect Public Company Limited 2015 - Present Legal Counselor, IRPC Public Company Limited 2018 – 2019 Secretary to the Deputy Minister of Transport, Ministry of Transport 2007 - 2014 Senior Executive Vice President Corporate Legal, IRPC Public Company Limited 2004 - 2006 Deputy Permanent Secretary, Head of the mission of Justice Promotion Cluster, Ministry of Justice	

Number of shares held in the Company -None-

Meeting Attendance - 5 times of total 5 times of Board of Directors Meetings.
- 6 times of total 6 times of Audit Committee Meetings.

Other No history record on committing a criminal offence on property with dishonesty.

Additional information to consider the election of Independent Director

- **Kin Relationship with executive directors or major shareholders of the Company and Subsidiaries.**
-None-
- **Relationship with the Company / Subsidiaries / Associates or any business registrations that may cause conflict of interest at the present.**
-None-
- **Significant business relationship that may restrain one from performing his job independently.**
-None-

Property Perfect Public Company Limited
Amount of Attendance Fees paid to the Board of Directors
and other Committees in year 2025

Names of Committees	Number of Committee	Attendance Fees per Meeting	Number of Meeting per Year	Total Amount of Attendance Fees
Board of Directors	12	670,000	5	3,300,000
Audit Committee	3	110,000	6	660,000
Nomination and Remuneration Committee	2	80,000	1	80,000
Risk Management Committee	3	110,000	4	440,000
Governance Committee	3	110,000	-	-
			Total	4,480,000

Definition of Independent Directors

(Definition of Independent Directors of the Company is equal to the minimal requirements of the Office of the Securities and Exchange Commission and the Stock Exchange of Thailand).

1. Holding not more than one percent of the total number of shares with the voting rights of the Company, parent company, subsidiaries, associated companies, major shareholders, or controlling persons of the Company. In this case, for the purpose of calculation, the number of shares held by the related person of each member of the Audit Committee shall also be included.
2. Neither being a director who takes part or used to take part in management, nor being or used to be an employee, staff, an advisor who receives regular salary, nor the controlling person of the Company, parent company, subsidiaries, associated companies, major shareholders or the controlling person of the Company, unless such director has resigned from such position for at least two years.
3. Not being a blood-related person nor legally related as father, mother, spouse, brother, sister and children, including being the spouse of the children of the executives, major shareholders, controlling persons or the persons who will be nominated as the executive or controlling person of the Company or subsidiaries.
4. Neither having, nor used to have any business relationship with the Company, parent company, subsidiaries, associated companies, major shareholders, or controlling persons of the Company in the manner that may obstruct the exercise of independent judgment as a member of the Audit Committee. Moreover, a member of the Audit Committee must neither being, nor used to be a key shareholder or controlling person of the entities having business relationship with the Company, parent company, subsidiaries, associated companies, major shareholders, or the controlling persons of the Company, unless such director has resigned from such position for at least two years.
5. Neither being, nor used to be the auditor of the Company, parent company, subsidiaries, associated companies, major shareholders, controlling persons of the Company, nor being a key shareholder, controlling person or partner of the audit office having the auditor providing auditing service to the Company, parent company, subsidiaries, associated companies, major shareholders, or the controlling persons of the Company, as a member, unless such director has resigned from such position for at least two years.
6. Neither being, nor used to be a provider of any professional services including the legal advisory or financial advisory services that received fees in the amount of more than Baht 2 million per year from the Company, parent company, subsidiaries, associated companies, major shareholders, or controlling persons of the Company, nor being shareholder, the controlling person, or partner of such professional services provider, unless such director has resigned from such position for at least two years.
7. Not being a director who has been appointed as a representative of the Company, major shareholders or shareholders relating to major shareholders.
8. Neither operating the business having the same nature which significantly competes with the business of Company or its subsidiaries, nor being a significant partner or a director who involves in the management, nor being an employee, staff, a member, and a consultant who receives regular salary, or holds more than 1 percent of the total number of shares with the voting rights of a company that operates the business having the same nature and significantly competes with the businesses of the Company or its subsidiaries.
9. Having no other conditions that may obstruct the independent expression of comment on the Company's operation.

Scope of Duties and Responsibilities of the Audit Committee

Scope of duties of Audit Committee


1. To review the Company financial reporting process to ensure that it is accurate and adequately disclosed;
2. To review the Company internal control system and internal audit system to ensure that they are suitable, adequate and efficient and to review the Internal Audit Unit to have independency, as well as to approve the consideration of the appointment, transfer, and dismissal of the Chief of Internal Audit Unit or any other unit in charge of an internal audit;
3. To review the Company compliance with the law on securities and exchange, the Exchange's regulations, and the laws relating to the Company business;
4. To consider, select, and nominate an independent person to be the Company Auditor, and to propose suitable remuneration, as well as attending a meeting with an auditor at least once a year without Company Management;
5. To review the connected transactions, or the transactions that may lead or have potential to lead to the conflict of interests, to ensure that these transactions are in full compliance with the relevant laws, and the Exchange's regulations, and are reasonable, and are for the highest benefit of the Company;
6. To prepare and disclose in the Company's annual report, an Audit Committee's Report which must be signed by the Chairman of the Audit Committee. The report must at least contain the following information:
 - (a) an opinion on the accuracy, completeness, fairness, and reliability of the Company financial report,
 - (b) an opinion on the adequacy of the Company internal control system,
 - (c) an opinion on the compliance with the law on securities and exchange, the Exchange's regulations, or the law relating to the Company's business,
 - (d) an opinion on the suitability of an Auditor,
 - (e) an opinion on the transactions that may lead to conflicts of interests,
 - (f) the number of the Audit Committee meetings, and the attendance record of such meetings attended by each committee member,
 - (g) an opinion or observation of the Audit Committee from the conduct of its duty and responsibility in accordance with the charter, and
 - (h) other transactions which, according to the Audit Committee opinion, should be known to the shareholders, and general investors, subject to the scope of duties and responsibilities assigned by the Company Board of Directors; and
7. To perform any other duty as assigned by the Company's Board of Directors, with the approval of the audit committee;
8. To prepare the Charter of Audit Committee to be in accordance with the scope of responsibility for the operations with the approval by the Board of Directors and to review at least once a year;
9. To plan the inspection of the internal audit system together with the Internal Audit Unit, in consideration with the types and the level of risks, as well as to supervise the audit operations to be accordance with the work plan and standards for professional practice of internal auditing;
10. To review and approve the Charter of Internal Audit Unit at least once a year to ensure that the objectives, authority and responsibility are consistent with the required compulsory components of international professional practices of internal auditing Framework.

Responsibilities of the Audit Committee

11. After the Audit Committee is informed by the auditor to discover any suspicious behavior of directors, managers or persons responsible for business operation of the Company, may have committed a violation of the Securities and Exchange Act, Section 281/2 Paragraph 2, Section 305, 306, 308, 309, 310, 311, 312 or 313, the Audit Committee is requested to investigate the case and submit a preliminary report to the Securities and Exchange Commission (SEC) and the auditor within 30 days of being informed by the auditor.
12. In performing of duties of the Audit Committee, upon finding or having doubt about the following actions or transactions, which may significantly affect the financial position and performance of the Company, the Audit Committee shall report it to the Board of Directors in order to find remedy within a period that the Audit Committee deemed appropriate:
 - 1) Conflict of Interest Transaction;
 - 2) Fraud or irregular events or significant defect in the internal control system;
 - 3) Violations of laws governing the Securities and the Stock Exchange, the regulations of the Stock Exchange, or laws governing to the Company's business.

If the Board of Directors or management fail to remedy the issues within the period as specified by the Audit Committee, any member of the Audit Committee may report such transaction or action issues to the SEC or the SET.

**Profiles of Independent Directors
(acting as Proxy of the Shareholders)**

Name-Surname	Mr. Wattana Suthipinijtham	
Position	Director, Independent Director, Audit Committee and Chairman of the Risk Management Committee	
Nationality	Thai	
Occupation	Businessman	
Age	79 years (October 1946)	
Address	No. 3 Soi Ekachai 59, Kwaeng Bangbon, Khet Bangbon, Bangkok Metropolis	

Number of shares held in the Company, subsidiaries, affiliated companies or related companies (as of 17 April 2026)

- None-

Education	- Master Degree in Accounting, Thammasat University.
Background and Training	- Master Degree in Business Administration, New York University, U.S.A. (Scholarship student of the Bank of Thailand) - Bachelor Degree in Accounting (Honors), Thammasat University. - Certified Public Accountant - Directors Accreditation Program (DAP); Thai Institute of Directors Association (IOD), 2004

Work Experience	Apr.2022-Present	Director, Independent Director, Audit Committee and Chairman of the Risk Management Committee, Property Perfect Public Company Limited
	2015-Apr.2022	Director, Independent Director, Audit Committee and Risk Management Committee, Grande Asset Hotels and Property Public Company Limited.
	2004-Present	Independent Director and Vice Chairman of the Board, Samchai Steel Industries Public Company Limited
	Past	Working Group on Capital Market Development & Department of Financial Institution Supervision and Inspection, Bank of Thailand.
	Past	Executive Vice President, Siam City Bank Public Company Limited.

Direct and indirect interest in any transaction which the Company, or its subsidiaries is a party. - None-

Conflict of interest in agenda that has been proposed to the Annual General Meeting of Shareholders.

- Having an interest in Agenda 7: To consider and approve the payment of remuneration (Attendance Fees) for the year 2026 to the Board of Directors.
- Having no special interest which is different from other directors in all agenda proposed at the Annual General Meeting of Shareholders for the year 2026.

**Profiles of Independent Directors
(acting as Proxy of the Shareholders)**

Name-Surname Mr. Manit Suthaporn

Position Director, Independent Director, Audit Committee and Chairman of the Governance Committee

Nationality Thai

Occupation Businessman

Age 72 years (January 1954)

Address No. 242/151, Soi Kanchanapisek 0015, Kwaeng Salathammasop, Khet Thawiwatthana, Bangkok Metropolis



Number of shares held in the Company, subsidiaries, affiliated companies or related companies (as of 17 April 2026)

- None-

Education - Master of Laws, Chulalongkorn University

Background and Training - Member of the Thai Bar, Bureau of Legal Studies of the Council of Thai Bar Members

- Bachelor of Laws, Thammasat University.

- Thailand National Defense College (TNDC) Program, Class 399, Thailand National Defense College

- Executive Training Course; Vision and Moral Leader of the Civil Service Commission, Office of the Civil Service Commission

- Director Certification Program (DCP), Class 134/2010, Thai Institute of Directors Association (IOD)

- Advanced Security Management Program No.2, The Association National Defense College of Thailand under the Royal Patronage of His Majesty the King

- Thammasat Leadership Program (TLP) (1st) Thammasat University

Work Experience	2024-Present	Chairman of the Governance Committee, Property Perfect Public Company Limited
	2015-Present	Director, Independent Director and Audit Committee, Property Perfect Public Company Limited
	2015-Present	Legal Counselor, IRPC Public Company Limited
	2018-2019	Secretary to the Deputy Minister of Transport, Ministry of Transport
	2007-2014	Senior Executive Vice President, Corporate Legal, IRPC Public Company Limited
	2004-2006	Deputy Permanent Secretary, Head of the mission of Justice Promotion Cluster Ministry of Justice

Direct and indirect interest in any transaction which the Company, or its subsidiaries is a party. - None-

Conflict of interest in agenda that has been proposed to the Annual General Meeting of Shareholders.

- Having an interest in Agenda 6: To consider and approve the election of new directors in place of those retiring by rotation because this director is due to retire in this year and has been nominated to be re-elected for another directorship term.
- Having an interest in Agenda 7: To consider and approve the payment of remuneration (Attendance Fees) for the year 2026 to the Board of Directors.
- Having no special interest which is different from other directors in all agenda proposed at the Annual General Meeting of Shareholders for the year 2026.

Articles of Association related the Shareholders Meeting

1. Calling of the Shareholders Meeting.

Clause 33 The Board of Directors shall hold the Shareholders' Meeting as an Annual General Meeting within 4 months from the end of the accounting year of the Company.

Other Shareholders' Meetings than as mentioned above shall be called "Extraordinary Meetings".

The Shareholders' meeting of the Company in the first and second paragraphs may be proceeded via electronic media in accordance with the laws stipulated on the meetings via electronic media.

The Board of Directors may call Extraordinary Meetings whenever it thinks fit. Or a shareholder or several shareholders holding aggregate shares amounting to not less than 10% of the total amount of shares issued, may at any time sign up in a written request to the Board of Directors to summon a Shareholders' Meeting as an Extraordinary Meeting; provided that the agenda and reason for calling the meeting must be clearly specified in such request. In this case, the Board of Directors shall hold the Shareholders' Meeting within 45 days from the date of having received the shareholders' request.

In case the Board of Directors does not hold the meeting within the period as prescribed under fourth paragraph, the shareholders who subscribe their names or other shareholders holding the number of shares as required may convene such meeting within 45 days as from the completion of the period as prescribed under fourth paragraph. In this regard, the meeting shall be considered as the shareholders' meeting called by the Board of Directors, whereby the Company shall be responsible for necessary expenses arising from such a meeting and reasonably provide facilitation.

In case the quorum of the shareholders' meeting called by the shareholders as prescribed under five paragraph is not formed according to Clause 36, the shareholders as prescribed under five paragraph shall be collectively responsible to the Company for expenses arising from such meeting.

Clause 34 The Chairman of the Board or the director designated by him shall specify date, time, and place for a Shareholders' Meeting, which place of the meeting may be located in other area than the location where the head office of the Company is situated or the nearby provinces.

In case that a meeting is carried out via electronic media in accordance with the third paragraph of Clause 33 of Articles of Association, it shall be deemed that the head office of the Company is the venue of such meetings.

Clause 35 In calling a Shareholders' Meeting, the Board of Directors shall prepare a notice of the meeting stating place, date, time, agenda and matters to be proposed to the meeting, together with the details as appropriate whereby it must be clearly stated whether they are the matters proposed for acknowledgment, for approval or for consideration as the case may be, and the opinions of the Board of Directors in such matters must also be provided. The notice shall be sent to the shareholders and the Registrar for information, not less than 7 days before the date of the meeting, and shall be published in the newspapers for a period of 3 consecutive days and not less than 3 days before the date of the meeting.

The publication of notice of the meeting in a newspaper as prescribed in the first paragraph may be published via electronic media instead according to the criteria as specified by the Registrar.

2. The Quorum.

Clause 36 At the Shareholders' Meeting, the quorum shall consist of the shareholders and the proxies (if any) attending the meeting not less than 25 persons or not less than a half of the total number of the shareholders and whose aggregate shares amounting to not less than one-third of the total amount of shares issued.

In case it appears that at any Shareholders' Meeting, when the appointed time passes for 1 hour, the number of shareholders attending the meeting cannot form the quorum as provided, the meeting, if summoned upon the request of the shareholders, shall be canceled. If the Shareholders' Meeting has not been summoned upon the request of the shareholders, another meeting shall be summoned and the notice of such meeting shall be sent to the shareholders not less than 7 days before the date of the meeting. And at such subsequent meeting, no quorum shall be required.

Clause 37 At the Shareholders' Meeting, a shareholder may appoint another person, who has reached adult maturity, as his/her proxy to attend and vote on his/her behalf. The instrument appointing a proxy shall be dated and signed by the appointing shareholder and be pursuant to the form as prescribed by the Registrar.

The instrument appointing a proxy must be deposited with the Chairman of the Board or the director designated by him at the place of the meeting before the proxy attends the meeting.

An appointment of a proxy in the first paragraph may be carried out via electronic method, provided that such methods are safe and credible to such appointment of proxy is duly made by the shareholder, so as to the criteria specified by the registrar.

Clause 38 The Chairman of the Board shall act as the chairman of the Shareholders' Meeting. In the case of the Chairman of the Board being absent or unable to perform his duty, if there is a Vice Chairman, the Vice Chairman shall then act as the chairman of the meeting; and if there is no Vice Chairman or he could not perform his duty, the shareholders attending thereat shall elect one shareholder among themselves as the chairman of the meeting.

3. Agenda of the Meeting.

Clause 40 At the Annual General Meeting, the following matters shall be carried out:-

- (1) To consider the report of the Board of Directors as proposed to the meeting showing the result of the Company's performance during the previous fiscal year.
- (2) To consider and approve the Balance Sheet and the Profit and Loss Accounts.
- (3) To consider the apportionment of the profits.
- (4) To consider the election of directors in place of those who must retire at the expiry of their terms.
- (5) To appoint auditor(s) and fixing the remuneration.
- (6) Other businesses.

4. Voting.

Clause 39 The resolutions of the shareholders' meeting shall be the following votes:-

- (1) In normal cases, the votes of the majority of the shareholders who attend the meeting and cast their votes shall prevail. In the case of equality of the vote, the chairman of the meeting shall have an additional vote as a casting vote.
- (2) In the following cases, the votes of not less than 75% of the total number of votes of the shareholders who attend the meeting and cast their votes shall prevail:
 - (a) The sale or transfer of the essential part of the business of the Company to other person, either in whole or in part;
 - (b) The purchase or taking transfer of the business of other company or private company;
 - (c) The performance, amendment or termination of agreement relating to the granting of lease of the essential part of the business of the Company, either in whole or in part;
 - (d) The entrustment of other person to manage the business of the Company;
 - (e) The merger of the business with other person for the purpose of sharing profit and loss;
 - (f) The addition to or amendment of the Memorandum of Association or the Articles of Association;
 - (g) The increase or the reduction of the Company's capital, or the issue of debentures;
 - (h) The amalgamation and dissolution of the Company.

5. Allocation of the Profit and Payment of Dividend.

Clause 45 No dividend shall be made out of other money than from the profits. In case the Company has an accumulated loss, no dividend shall be distributed.

The dividends shall be distributed in accordance with the number of shares, in equal amount for each share.

The Board of Directors may distribute interim dividends to the shareholders periodically when it considers that the Company has sufficient profits to do as such, and it shall report the same to the subsequent Shareholders' Meeting.

The payment of dividends shall be made within 1 month from the date the Shareholders' Meeting or the Board of Directors has resolved, as the case may be. In this regard, it is required to send a written notice to the shareholders and publish the notice of the payment of dividends in the newspaper.

Clause 46 The Company must allocate a portion of the annual net profit as reserve fund in the amount of not less than 5% of the annual net profit less the accumulated loss carried forwards (if any), until this reserve fund shall reach the amount of not less than 10% of the registered capital.

6. Remuneration of Directors, Election of Directors and Retired Directors by rotation.

Clause 14 The Board of Directors of the Company shall consist of not less than 5 directors, and not less than half of the number of directors shall have residence in the Kingdom.

The director is entitled to receive the remuneration from the Company in the forms of money reward, meeting allowance, pension, bonus, or other forms of benefits in accordance with the Articles of Association or the consideration of the shareholders' meeting which the remuneration may be either determined as a fixed sum or laid down as a criterion, and shall be determined from time to time or continuously effective until further change. In addition, the directors have the rights to receive allowance, and other welfare benefits in accordance with the Company's regulations.

The foregoing paragraph shall not prejudice the rights of the Company's officers or employees elected to become directors to entitle them to receive the remuneration and benefits as the officers or employees of the Company.

Clause 15 The Board of Directors shall be elected by the Shareholders' Meeting subject to the following rules and procedures:

15.1 Each shareholder shall have one vote for each share held by him.

15.2 In the election of directors, the shareholders may cast votes for individual director on a one-by-one basis or on several-directors basis deemed appropriate by the shareholders. In each voting, the shareholders must cast all the votes he has under sub-clause 15.1 above, the votes shall not be split for any one more or less.

15.3 The voting for election of directors shall be decided by a majority vote. In the case of an equality of votes, the chairman of the meeting shall be entitled to a second or casting vote.

Clause 16 At any the Annual Shareholders' Meeting, one-third of the directors, or, if the number is not a multiple of three, then the number nearest to one-third, must retire from offices. A retiring director under this clause is eligible for re-election.

The directors to retire in the first and second years following the registration of transformation into public company shall be determined by drawing lost. In subsequent years, the directors who hold office the longest term shall retire.

หนังสือมอบฉันทะ แบบ ข.

Proxy Form B.

สำหรับบุคคลธรรมดาและนิติบุคคล

For individual and juristic persons

- ขอให้ผู้ถือหุ้นพิจารณาเอกสาร/หลักฐานเพื่อแสดงสิทธิในการเข้าร่วมประชุมสามัญผู้ถือหุ้นผ่านสื่ออิเล็กทรอนิกส์ (E-MEETING) “สิ่งที่ส่งมาด้วย 10” และข้อปฏิบัติสำหรับการเข้าร่วมประชุมสามัญผู้ถือหุ้นผ่านสื่ออิเล็กทรอนิกส์ (E-MEETING) “สิ่งที่ส่งมาด้วย 11” ก่อนการมอบฉันทะ

Shareholders are required to consider the required documents or evidence to identify the right to attend the Annual General Meeting of Shareholders via Electronic Meeting (E-MEETING) “Enclosure 10” and the Guidelines for attending the Annual General Meeting of Shareholders via Electronic Meeting (E-MEETING) “Enclosure 11” before the appointment of proxies.

- กรุณาลงนามมอบฉันทะในหน้า 5 และหน้า 6
Please sign your name to appoint a proxy on pages 5 and 6.
- กรุณาแนบเอกสารที่ต้องใช้ประกอบการมอบฉันทะ ตามรายละเอียดที่ระบุไว้ใน “สิ่งที่ส่งมาด้วย 10”

Please attach the documents required in support of the appointment of a proxy, which is detailed in “Enclosure 10”

- กรุณาส่งเอกสารการมอบฉันทะนี้ทั้งชุดกลับคืนบริษัท
Please return the whole set of this proxy form documents to the Company.
- ผู้ถือหุ้นสามารถมอบฉันทะให้กรรมการอิสระของบริษัทได้ โดยดูข้อมูลกรรมการอิสระที่เป็นผู้รับมอบฉันทะใน “สิ่งที่ส่งมาด้วย 7”
Shareholders could appoint the Company’s Independent Directors as the Proxy. Please see the details of “Proxy” in the “Enclosure 7”

อากรแสตมป์ 20.- บาท
Duty Stamp 20.- Bahtหนังสือมอบฉันทะ
(PROXY FORM)

เขียนที่ _____

Made at _____

วันที่ _____

Date _____

(1) ข้าพเจ้า _____ สัญชาติ _____
I(We), _____ Nationality
อยู่บ้านเลขที่ _____ ถนน _____ ตำบล/แขวง _____
Residing at No. _____ Road _____ Sub-district _____
อำเภอ/เขต _____ จังหวัด _____ รหัสไปรษณีย์ _____
District _____ Province _____ Postal Code _____

(2) เป็นผู้ถือหุ้นของบริษัท พร็อพเพอร์ตี้ เพอร์เฟค จำกัด (มหาชน)
As a shareholder of Property Perfect Public Company Limited
โดยถือหุ้นจำนวนทั้งสิ้นรวม _____ หุ้น และออกเสียงลงคะแนนได้เท่ากับ _____ เสียง ดังนี้
holding a total number of _____ shares, and entitled to vote in the number of _____ votes as follows:
 หุ้นสามัญ _____ หุ้น ออกเสียงลงคะแนนได้เท่ากับ _____ เสียง
Ordinary shares of _____ shares, entitled to vote in the number of _____ votes
 หุ้นบุริมสิทธิ _____ หุ้น ออกเสียงลงคะแนนได้เท่ากับ _____ เสียง
Preference shares of _____ shares, entitled to vote in the number of _____ votes

(3) ขอมอบฉันทะให้ (ผู้ถือหุ้นสามารถมอบฉันทะให้กรรมการอิสระของบริษัทก็ได้ โดยมีรายละเอียดตามสิ่งที่ส่งมาด้วย 7)

Hereby grant (The shareholder may appoint an independent director of the Company to be the proxy, per details as shown in the Enclosure 7)

(1) _____ อายุ _____ ปี
Name _____ age _____ years

อยู่บ้านเลขที่ _____ ถนน _____ ตำบล/แขวง _____
Residing at No. _____ Road _____ Sub-district _____
อำเภอ/เขต _____ จังหวัด _____ รหัสไปรษณีย์ _____ หรือ
District _____ Province _____ Postal Code _____ or

(2) _____ อายุ _____ ปี
Name _____ age _____ years

อยู่บ้านเลขที่ _____ ถนน _____ ตำบล/แขวง _____
Residing at No. _____ Road _____ Sub-district _____
อำเภอ/เขต _____ จังหวัด _____ รหัสไปรษณีย์ _____ หรือ
District _____ Province _____ Postal Code _____ or

(3) _____ อายุ _____ ปี
Name _____ age _____ years

อยู่บ้านเลขที่ _____ ถนน _____ ตำบล/แขวง _____
Residing at No. _____ Road _____ Sub-district _____
อำเภอ/เขต _____ จังหวัด _____ รหัสไปรษณีย์ _____ หรือ
District _____ Province _____ Postal Code _____ or

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าร่วมประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมสามัญผู้ถือหุ้นของบริษัทประจำปี 2569 ในวันพฤหัสบดีที่ 30 เมษายน 2569 เวลา 15.00 น. ผ่านสื่ออิเล็กทรอนิกส์ (E-Meeting) เท่านั้น หรือที่จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

only anyone person as my (our) proxy to attend and vote on my (our) behalf at the Annual General Meeting of Shareholders for the year 2026, to be held on Thursday, 30 April 2026, at 15.00 hrs. via electronic meeting (E-Meeting) only, or at any adjournment thereof to any other date, time and venue.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุมนั้น ให้ถือเสมือนว่า ข้าพเจ้าได้กระทำเองทุกประการ

Any act(s) undertaken by the proxy at such meeting shall be deemed as my (our) own act(s) in every respect.

ลงชื่อ _____ ผู้มอบฉันทะ
Signed (_____) Grantor

ลงชื่อ _____ ผู้รับมอบฉันทะ
Signed (_____) Proxy

ลงชื่อ _____ ผู้รับมอบฉันทะ
Signed (_____) Proxy

ลงชื่อ _____ ผู้รับมอบฉันทะ
Signed (_____) Proxy

หมายเหตุ/Remarks

ผู้ถือหุ้นที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนน ไม่สามารถแบ่งแยกจำนวนหุ้นให้ผู้รับมอบฉันทะหลายคนเพื่อแยกการลงคะแนนเสียงได้

A shareholder shall grant only one proxy to attend and vote on his/her behalf at the meeting, and cannot divide his/her shares for several proxies to vote separately.

อากรแสตมป์ 20.- บาท
Stamp Duty 20.- Baht

หนังสือมอบฉันทะ
(PROXY FORM)

แบบ ข. (Form B)

เขียนที่ _____
Made at

วันที่ _____
Date

(1) ข้าพเจ้า _____ สัญชาติ _____
I(We), Nationality
อยู่บ้านเลขที่ _____ ถนน _____ ตำบล/แขวง _____
Residing at No. Road Sub-district
อำเภอ/เขต _____ จังหวัด _____ รหัสไปรษณีย์ _____
District Province Postal Code

(2) เป็นผู้ถือหุ้นของบริษัท พร็อพเพอร์ตี้ เพอร์เฟค จำกัด (มหาชน)
As a shareholder of Property Perfect Public Company Limited
โดยถือหุ้นจำนวนทั้งสิ้นรวม _____ หุ้น และออกเสียงลงคะแนนได้เท่ากับ _____ เสียง ดังนี้
holding a total number of shares, and entitled to vote in the number of votes as follows:
 หุ้นสามัญ _____ หุ้น ออกเสียงลงคะแนนได้เท่ากับ _____ เสียง
Ordinary shares of shares, entitled to vote in the number of votes
 หุ้นบุริมสิทธิ _____ หุ้น ออกเสียงลงคะแนนได้เท่ากับ _____ เสียง
Preference shares of shares, entitled to vote in the number of votes

(3) ขอมอบฉันทะให้ (ผู้ถือหุ้นสามารถมอบฉันทะให้กรรมการอิสระของบริษัทก็ได้ โดยมีรายละเอียดตามสิ่งที่ส่งมาด้วย 7)
Enclosure 7) Hereby grant (The shareholder may appoint an independent director of the Company to be the proxy, per details as shown in the

(1) _____ อายุ _____ ปี
Name age years
อยู่บ้านเลขที่ _____ ถนน _____ ตำบล/แขวง _____
Residing at No. Road Sub-district
อำเภอ/เขต _____ จังหวัด _____ รหัสไปรษณีย์ _____
District Province Postal Code

หรือ นายวัฒนา สุทธิพิณิจธรรม กรรมการอิสระ กรรมการตรวจสอบ อายุ 79 ปี
และประธานกรรมการบริหารความเสี่ยง
or Mr. Wattana Suthipinijtham Independent Director, Audit Committee and Chairman of the Risk Management Committee age 79 years

อยู่บ้านเลขที่ 3 ซอยเอกชัย 59 แขวงบางบอน เขตบางบอน กรุงเทพมหานคร
Residing at No. 3 Soi Ekachai 59, Kwaeng Bangbon, Khet Bangbon, Bangkok Metropolis

หรือ นายมานิตย์ สุธาพร กรรมการอิสระ กรรมการตรวจสอบ อายุ 72 ปี
และประธานกรรมการธรรมาภิบาล
or Mr. Manit Suthaporn Independent Director, Audit Committee and Chairman of the Governance Committee age 72 years

อยู่บ้านเลขที่ 242/151 ซอยกาญจนาภิเษก 0015 แขวงศาลาธรรมสพน์ เขตทวีวัฒนา กรุงเทพมหานคร
Residing at No. 242/151 Soi Kanchanapisek 0015, Kwaeng Salathammassop, Khet Thawiwatthana, Bangkok Metropolis

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าร่วมประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมสามัญผู้ถือหุ้น
ของบริษัทประจำปี 2569 ในวันพฤหัสบดีที่ 30 เมษายน 2569 เวลา 15.00 น. ผ่านสื่ออิเล็กทรอนิกส์ (E-Meeting) เท่านั้น หรือที่จะพึง
เลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

only anyone person as my (our) proxy to attend and vote on my (our) behalf at the Annual General Meeting of Shareholders for the year 2026,
to be held on Thursday, 30 April 2026, at 15.00 hrs., via electronic meeting (E-Meeting) only, or at any adjournment thereof to any other date, time
and venue.

(4) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี้ ดังนี้

I (we) hereby grant my (our) proxy to vote at this Meeting as follows:

- วาระที่ 1. เรื่องที่ประธานแจ้งให้ที่ประชุมทราบ
Agenda 1. To acknowledge the matters to be notified by the Chairman of the Board.
- เนื่องจากวาระนี้เป็นวาระแจ้งเพื่อทราบ จึงไม่มีการออกเสียงลงคะแนน
As this agenda is for information to shareholders, there will be no voting.
- วาระที่ 2. พิจารณารับรองรายงานการประชุมสามัญผู้ถือหุ้นของบริษัทประจำปี 2568
Agenda 2. To consider and adopt the Minutes of the Annual General Meeting of Shareholders of the Company for the year 2025.
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- เห็นด้วย ไม่เห็นด้วย จดออกเสียง
Approve Disapprove Abstain
- วาระที่ 3. พิจารณารับรองผลการดำเนินงานของคณะกรรมการบริษัทในรอบปีที่ผ่านมาและแบบ 56-1 One Report ประจำปี 2568
Agenda 3. To consider and adopt the performance results of the Board of Directors for the previous year and the Form 56-1 One Report 2025.
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- เห็นด้วย ไม่เห็นด้วย จดออกเสียง
Approve Disapprove Abstain
- วาระที่ 4. พิจารณานุมัติงบประมาณการเงินและงบกำไรขาดทุนเบ็ดเสร็จของบริษัทประจำปีสิ้นสุดวันที่ 31 ธันวาคม 2568
Agenda 4. To consider and approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2025.
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- เห็นด้วย ไม่เห็นด้วย จดออกเสียง
Approve Disapprove Abstain
- วาระที่ 5. พิจารณารับทราบการงดจ่ายเงินปันผลสำหรับผลการดำเนินงานประจำปี 2568
Agenda 5. To acknowledge the non-payment of dividends for the Company's performance results of the year 2025.
- เนื่องจากวาระนี้เป็นวาระแจ้งเพื่อทราบ จึงไม่มีการออกเสียงลงคะแนน
As this agenda is for information to shareholders, there will be no voting.

- วาระที่ 6. พิจารณานุมัติการเลือกตั้งกรรมการใหม่แทนกรรมการที่ออกจากตำแหน่งตามกำหนดวาระ
Agenda 6. To consider and approve the election of new Directors in place of those retiring by rotation
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- การเลือกตั้งกรรมการทั้งหมด
Election of all directors.
- เห็นด้วย ไม่เห็นด้วย งดออกเสียง
Approve Disapprove Abstain
- การเลือกตั้งกรรมการเป็นรายบุคคล
Election of each director.
- (1) ชื่อกรรมการ : ดร.ทนง พิทยะ
Director's Name : Dr. Thanong Bidaya
 เห็นด้วย ไม่เห็นด้วย งดออกเสียง
Approve Disapprove Abstain
- (2) ชื่อกรรมการ : นายศานิต อรรถญาณสกุล
Director's Name : Mr. Sanith Adhyanasakul
 เห็นด้วย ไม่เห็นด้วย งดออกเสียง
Approve Disapprove Abstain
- (3) ชื่อกรรมการ : นายมานิตย์ สุธาพร
Director's Name : Mr. Manit Suthaporn
 เห็นด้วย ไม่เห็นด้วย งดออกเสียง
Approve Disapprove Abstain
- กำหนดให้คณะกรรมการบริษัทประกอบด้วยกรรมการจำนวน 11 คน
Fixing of the members of the Board of Directors of the Company shall comprise 11 members.
- เห็นด้วย ไม่เห็นด้วย งดออกเสียง
Approve Disapprove Abstain
- วาระที่ 7. พิจารณานุมัติการจ่ายเงินค่าตอบแทน (ค่าเบี้ยประชุม) ประจำปี 2569 ให้แก่คณะกรรมการบริษัท
Agenda 7. To consider and approve the payment of remuneration (Attendance Fees) for the year 2026 to the Board of Directors.
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- เห็นด้วย ไม่เห็นด้วย งดออกเสียง
Approve Disapprove Abstain

- วาระที่ 8. พิจารณาแต่งตั้งผู้สอบบัญชีของบริษัทประจำปี 2569 และกำหนดค่าตอบแทน
- Agenda 8. To consider and appoint the auditors of the Company for the year 2026 and fix the remuneration.
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
- (a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
- (b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- | | | |
|-----------------------------------|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> เห็นด้วย | <input type="checkbox"/> ไม่เห็นด้วย | <input type="checkbox"/> งดออกเสียง |
| Approve | Disapprove | Abstain |

- วาระที่ 9. พิจารณาเรื่องอื่น ๆ (ถ้ามี)
- Agenda 9. To consider other businesses (if any).
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
- (a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
- (b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- | | | |
|-----------------------------------|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> เห็นด้วย | <input type="checkbox"/> ไม่เห็นด้วย | <input type="checkbox"/> งดออกเสียง |
| Approve | Disapprove | Abstain |

(5) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ ให้ถือว่าการลงคะแนนเสียงนั้นไม่ถูกต้อง และไม่ใช้เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหุ้น

The vote of the proxy in any agenda which does not follow those specified in this proxy form, it shall be deemed that such vote is incorrect and it does not vote on my (our) behalf as the shareholder.

(6) ในกรณีที่ข้าพเจ้าไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้ หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

In case I (we) do not specify or not clearly specify my (our) intention to vote in any agenda or in case the Meeting considers or votes in the matters other than the matters specified above, including there is the amendment or addition to any facts, the proxy can consider and vote on behalf of me(us) in all respects as he/she may think fit.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบฉันทะ ให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ

Any act(s) undertaken by the proxy at such meeting, except in case the proxy does not vote as I(we) specified in this proxy, shall be deemed as my (our) own act(s) in every respect.

ลงชื่อ _____ ผู้มอบฉันทะ
Signed (_____) Grantor

ลงชื่อ _____ ผู้รับมอบฉันทะ
Signed (_____) Proxy

ลงชื่อ _____ ผู้รับมอบฉันทะ
Signed (_____) Proxy

ลงชื่อ _____ ผู้รับมอบฉันทะ
Signed (_____) Proxy

หมายเหตุ/Remarks

1. ผู้ถือหุ้นที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนน ไม่สามารถแบ่งแยกจำนวนหุ้นให้ผู้รับมอบฉันทะหลายคนเพื่อแยกการลงคะแนนเสียงได้
A shareholder shall grant only one proxy to attend and vote on his/her behalf at the meeting, and cannot divide his/her shares for several proxies to vote separately.
2. วาระเลือกตั้งกรรมการสามารถเลือกตั้งกรรมการทั้งชุดหรือเลือกตั้งกรรมการเป็นรายบุคคล
In agenda for election of director(s) can vote to elect all directors or each director.
3. ในกรณีที่มวาระที่จะพิจารณาในการประชุมมากกว่าวาระที่ระบุไว้ข้างต้น ผู้มอบฉันทะสามารถระบุเพิ่มเติมได้ในใบประจำต่อแบบหนังสือมอบฉันทะแบบ ข. ตามแนบ
In case there are more agendas for consideration at the meeting than the agendas specified above, the grantor of the proxy could additionally specify in the Annex to the Proxy Form B as attached.

ใบประจำต่อแบบหนังสือมอบฉันทะแบบ ข.
Annex to the Proxy Form B.

การมอบฉันทะในฐานะเป็นผู้ถือหุ้นของบริษัท พร็อพเพอร์ตี้ เพอร์เฟค จำกัด (มหาชน)
Grant of proxy as a shareholder of Property Perfect Public Company Limited

ในการประชุมสามัญผู้ถือหุ้นของบริษัทประจำปี 2569 ในวันพฤหัสบดีที่ 30 เมษายน 2569 เวลา 15.00 น. ผ่านสื่ออิเล็กทรอนิกส์ (E-Meeting) เท่านั้น
หรือที่จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

At the Annual General Meeting of Shareholders for the year 2026, to be held on Thursday, 30 April 2026 at 15.00 hrs.,
via electronic meeting (E-Meeting) only, or at any adjournment thereof to any other date, time and venue.

วาระที่ _____ เรื่อง _____

- Agenda Subject
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My(our) proxy can consider and vote on behalf of me(us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My(our) proxy shall vote in accordance with my(our) intention as follows:
- เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain

วาระที่ _____ เรื่อง _____

- Agenda Subject
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My(our) proxy can consider and vote on behalf of me(us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My(our) proxy shall vote in accordance with my(our) intention as follows:
- เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain

วาระที่ _____ เรื่อง _____

- Agenda Subject
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My(our) proxy can consider and vote on behalf of me(us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My(our) proxy shall vote in accordance with my(our) intention as follows:
- เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain

วาระที่ 6 เรื่อง เลือกตั้งกรรมการ (ต่อ)

- Agenda 6 Subject Election of directors (continue).
- ชื่อกรรมการ (Director's Name): _____
 เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain
- ชื่อกรรมการ (Director's Name): _____
 เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain
- ชื่อกรรมการ (Director's Name): _____
 เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain
- ชื่อกรรมการ (Director's Name): _____
 เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain

ลงชื่อ _____ ผู้มอบฉันทะ
Signed (_____) Grantor

ลงชื่อ _____ ผู้รับมอบฉันทะ
Signed (_____) Proxy

**The required documents or evidence to identify the right to attend
the Annual General Meeting of Shareholders for the fiscal year 2026
via Electronic Meeting (E-MEETING)**

1. In case the shareholder is a natural person

- 1.1 In case of the shareholder attends the meeting by yourself, you are required to present the certified true copy of valid document or evidence issued by governmental authorities with showing the picture of shareholder, e.g., the identification card, government officer identification card, driver license or passport. And if there is the change of given name-surname, the evidence of such change to be certified true copy is also required.
- 1.2 In case of granting of proxy, the following documents are required to present:
 - 1.2.1 A proxy form as attached to the notice of the meeting (any one out of the forms as attached) which is completely filled out and signed by the shareholder and proxy.
 - 1.2.2 Certified true copy of the document or evidence identified to the shareholder and issued by governmental authorities as per the detail specified in item 1.1 above.
 - 1.2.3 Certified true copy of the document or evidence identified to the proxy and issued by governmental authorities as per the detail specified in item 1.1 above.

2. In case the shareholder is a juristic person

- 2.1 In case of a representative of juristic person of the shareholder attends the meeting by himself/herself, the following documents are required to present:
 - 2.1.1 Certified true copy of the valid document or evidence identified to the representative of juristic person and issued by governmental authorities with showing the picture of such representative as per the detail specified in item 1.1 above.
 - 2.1.2 Copy of the certificate of juristic person no longer than 6 months which is certified true copy by its representative and affixing its seal (if any), whereby such certificate is required to show that its representative who attends the meeting is the authorized person of such juristic person.
- 2.2 In case of granting of proxy, the following documents are required to present:
 - 2.2.1 A proxy form as attached to the notice of the meeting (any one out of the forms as attached) which is completely filled out and signed by the representative of juristic person with affixing its seal (if any) and proxy.
 - 2.2.2 Copy of the certificate of juristic person no longer than 6 months which is certified true copy by its representative and affixing its seal (if any), whereby such certificate is required to show that the representative who signs in the proxy form as the item 2.2.1 is the authorized person of such juristic person.

2.2.3 Certified true copy of the valid document or evidence identified to the representative of juristic person and issued by governmental authorities with showing the picture of such representative as per the detail specified in item 1.1 above.

2.2.4 Certified true copy of the document or evidence identified to the proxy and issued by governmental authorities as per the detail specified in item 1.1 above.

In case of the shareholder is a juristic person registered outside Thailand, it is required to present the documents in items 2.1 and 2.2 as the case may be. And if the copies of such documents are prepared outside Thailand, they are also required to be notarized by a Notary Public. However, if the original documents are not prepared in English, they are required to attach their English translation with certification by the representative of such juristic person.

3. In case the shareholder is a foreign investor and appointing a custodian in Thailand to safe keep and take care of its securities

3.1 It is required to prepare and present the documents in the same manner as the juristic person.

3.2 In case of the shareholder who is a foreign investor and appoint the custodian to sign the proxy form on its behalf, the following additional documents are required to present:

3.2.1 The power of attorney of the foreign shareholder authorizing the custodian to sign the proxy form on its behalf.

3.2.2 The letter confirms that such custodian signing the proxy form has the permission to engage in the custodian business.

4. Guideline for preparation of proxy

Any shareholder who cannot present at the E-MEETING, may appoint the Company's Independent Director and Audit Committee to be the proxy, whose names and details as shown in **Enclosure 7**, so as to attend the meeting and vote on your behalf, whereby such shareholder is required to proceed as follows:

4.1 To select only one of the proxy forms as prepared by the Company in **Enclosure 9** and please fill out the box in front of the name of the person you wish to appoint as your proxy to attend the meeting and vote on your behalf.

4.2 To affix the stamp duty in an amount of 20 Baht on the proxy form in order to comply by the law.

4.3 To deliver the completed proxy form with the supporting documents showing the identification of shareholder or representative of shareholder who is entitled to attend the meeting in accordance with the items 1-3 above as the case may be to the Company **on or before April 29, 2026** via the following channels:

- 4.3.1 By e-mail : secpf@pf.co.th; and
- 4.3.2 To deliver the **original proxy form and supporting documents** to the Company by referring to:

**“Khun Piyatass Piyasantiwong
Office of the Company Secretary
Property Perfect Public Company Limited,
17th Floor, Vorasombat Building,
No. 100/1 Rama IX Road, Kwaeng Huaykwang,
Khet Huaykwang, Bangkok 10310.”**

So that the officer of the Company can check the correction and completion of the documentation in time before the meeting. However, the shareholder cannot divide the shares to several proxies in order to vote by each himself/herself. And the shareholder shall authorize the proxy to cast the votes equal to the total number of shares held by him/her, whereby the shareholder cannot authorize the proxy to cast the votes less than the total number of shares held by him/her except for the proxy is the custodian appointed by foreign shareholder to safe keep and take care of its securities in accordance with the proxy form C.

In case of the shareholder who could not attend to the meeting via the Electronic Meeting (E-MEETING) by himself/herself and wishes to appoint other person to be the proxy, please proceed in accordance with the Guidelines for attending the Annual General Meeting of Shareholders via the Electronic Meeting (E-MEETING) as the details **in Enclosure 11**.

5. Attending the Meeting

The system for attending the Annual General Meeting of Shareholders for the year 2026 will be opened on Thursday, April 30, 2026 at 14.00 hrs., and the Electronic Meeting (E-MEETING) will be broadcasted in the same day from 15.00 hrs., onward.

6. Voting Procedures

- 6.1 The chairman of the meeting will assign the secretary of the meeting to cast the votes for each agenda.
- 6.2 The shareholder has the right to vote according to the number of shares held by him/her, whereby the shareholder is entitled to cast his/her votes in each agenda to either approve, disapprove or abstain from voting.
- 6.3 The shareholder who wishes to cast his/her votes as disapproval or abstention is required to mark in a box as disapproval or abstention, for counting the vote by the system.
- 6.4 Any shareholder who does not cast his/her votes by marking into the box, the Company will assume that such shareholder cast his/her votes to approve the agenda as proposed by the Board of Directors.

7. Vote Counting Procedures

- 7.1 One share shall be counted as one vote, whereby a resolution will require a majority vote at the meeting, except as stated otherwise by law.
- 7.2 To count votes of each agenda, the Company will deduct the total votes casted in disapproval or abstentions, from the total votes of the shareholders attending at the meeting and being entitled to vote. The result shall be taken as the votes in approval. As for the Shareholders who have entrusted their proxies to other persons to attend the meeting and cast their votes in accordance with their wishes, the result thereof shall be the votes including the votes in accordance with the wishes of the principals.
- 7.3 The notification of voting results for each agenda, the chairman of the meeting will assign the secretary of the meeting to summarize the result of the votes counting in each agenda to the meeting for acknowledgement that each agenda being unanimously approved or approved by majority votes by how many votes, as well as the numbers of disapproved votes and abstained votes.

**Guidelines for attending the Annual General Meeting of Shareholders
for the fiscal year 2026 via Electronic Meeting (E-MEETING)**

The Company hereby notifies the guidelines for attending the Meeting of Shareholders via Electronic Meeting (E-MEETING) as follows:

1. The shareholders or proxies who wish to attend the E-MEETING must notify their wishes by submission of the documents to identify the right to attend the E-MEETING via the Pre-Registration System by entering into the Link: <https://pf.foqus.vc/registration/> or scan this QR Code.



<https://pf.foqus.vc/registration/>

**The system will be available to access from 22 April 2026, at 8.00 am.
to 29 April 2026 at 5.00 pm.**

2. After logging into the system, the shareholders or proxies must fill out the following information (Such information shall be in line with the information of shareholders as at the date to determine the list of shareholders who has the right to attend the Annual General Meeting of Shareholders of the Company for the year 2026 (Record Date) of the Thailand Securities Depository Co., Ltd.) :
 - Registration Number of Securities Holder
 - Identification Card Number/Passport Number/ Registration Number for juristic person
 - E-mail address for receiving the Web Link, Username and Password for attending the E-Meeting
 - Mobile Phone Number
 - To attach the following documents to identify the right to attend the Annual General Meeting of Shareholders via Electronic Meeting (E-MEETING) as the case be:

Attending in person	Proxy to other person who is not the Company's Independent Director
Copies of the documents as the details in Enclosure 10 , <u>whereby the original documents are required to send to the Company by post at the address as specified in item 4.3.2 of Enclosure 10.</u>	Proxy form and supporting documents as the details in Enclosure 10 , <u>whereby the original documents are required to send to the Company by post at the address as specified in item 4.3.2 of Enclosure 10.</u>

3. When the Company receives the documents according to item 2 from shareholders or proxies, the Company will check the documents for confirmation of the right to attend the meeting. And when it is completed, the shareholders or proxies will receive an e-mail to notify the following information:
 - Username and Password
 - WebLink for attending the system of E-MEETING
 - Manual for using the system of E-MEETING

In case the above documents of shareholders or proxies have been rejected, you will receive an e-mail to notify on the reason of rejection, which you can resubmit the additional documents or amended documents to the system.

4. In case the shareholders or proxies encounter any problem on the Pre-Registration System, you can contact with the staff of Quidlab at the telephone nos. 080-008-7616 and 02-013-4322 or by e-mail : info@quidlab.com between the office hours from 9.00 hrs., to 17.00 hrs., (except for Saturday, Sunday and Public Holiday).
5. Please keep your username and password as confidential without disclose to other persons. **And in case your username and password are lost or did not receive within 29 April 2026, please contact the staff of Quidlab in item 4 immediately.**
6. Please study the details of manual for using the system of E-MEETING that will be sent to you by the staff of Quidlab through your e-mail. The system will allow you to register for attending the meeting one hour before the start of the meeting. However, the live broadcasting of the meeting will only start at 15:00 hrs.
7. For the voting procedures during the E-MEETING, the shareholders or proxies can cast your votes in each agenda to either approve, disapprove or abstain from voting. In case the shareholders or proxies do not cast your votes for any agenda, the system will count your vote as “approve” automatically.
8. In case the shareholders or proxies encounter any technical problem while using the system of E-MEETING before the meeting or during the meeting, please contact the Quidlab who is the system provider of the E-MEETING of the Company. The channel for contacting to the Quidlab will be found in the e-mail that sent username and password to you.