

**Minutes of the 2026 Annual General Meeting of Shareholders  
Sivarom Real Estate Public Company Limited**

---

**Date, Time and Place**

The Meeting was held on Friday, April 24, 2026 at 2.00 p.m. through electronic means (“E-AGM”) according to the Emergency Decree on Teleconferences through Electronic Means B.E. 2563, including other laws and regulations related by broadcast from the meeting room on 3<sup>th</sup> floor of No. 662/45 Rama 3 Road, Bangpongpang Sub-district, Yannawa District, Bangkok.

**Start of the Meeting**

Ms. Pinanong Puechmongkol, Company Secretary, acting as the person conducting the Shareholders' Meeting, welcoming shareholders, proxies and attendees who are attending the 2026 Annual General Meeting of Shareholders through electronic means (“E-AGM”) and clarified the information to the meetings, this meeting is a meeting through electronic media under the Emergency Decree on Teleconferences through Electronic Means B.E. 2563 via Application IR PLUS AGM which has passed the conformity assessment with the standards of security of meetings via electronic media set by the Ministry of Digital Economy, the Electronic Transactions Development Agency or ETDA. The system be collecting the information of all attendees for supporting evidence with photo and voice memo and result of their votes. The meeting shall be conducted by regulation and law of related regulation offices; Ministry of Commerce, The Stock Exchange of Thailand, The Securities and Exchange Commission and the information security related to under the Emergency Decree on Teleconferences through Electronic Means B.E. 2563. It also complies with the Company’s Personal Data Protection Policy in accordance with the Personal Data Protection Act B.E. 2562, in order to ensure the protection of shareholders’ personal data in the collection, use, and disclosure of such data.

Board members who attended the Meeting in the meeting room, totaling 5 members;

- |    |                |                |   |
|----|----------------|----------------|---|
| 1. | Mr. Pawin      | Chamnirasart   | Independent Director, Chairman of the Board and<br>Audit Committee  |
| 2. | Mrs. Pornnipha | Reunghirun     | Independent Director, Vice Chairman<br>Chairman of Audit Committee and<br>Chairman of Nomination and Remuneration Committee |
| 3. | Mr. Ronnarith  | Thitisuriyarax | Director, Chairman of the Executive Committee and<br>Senior Chief Financial Officer   |
| 4. | Ms. Punika     | Manothamraksa  | Director and Executive Director   |
| 5. | Mr. Tanongsak  | Manotamraksa   | Director and Executive Director   |

Board members who taken a leave of absence, totaling 1 member;

1. Mr. Preecha Plengphew Independent Director, Member of Audit Committee and Member of Nomination and Remuneration Committee

There were 5 Directors out of total 6 attended at the Meeting or equals to attending of 83.33% of total directors.

Attendees in the meeting room, namely:

Mr. Jakkrapong	Pratnakon	Senior Assistant to the Chief Executive Officer
Ms. Pinanong	Puechmongkol	Company Secretary
Mr. Weraporn	Suk-on	Accounting & Financial Manager
Mr. Sorawit	Mankong	External Legal Advisor (The Meeting's votes inspector)
Ms. Natinan	Trongtarkarn	Auditor (Karin Audit Co., Ltd.)

Ms. Pinanong Puechmongkol, Company Secretary explained The vote casting and counting procedures are to shareholders, as follows:

1. Voting at the Meeting is based on the one share-one vote principle. Any shareholders who have special interest in any agenda shall have no right to vote in that agenda.
2. The Meeting shall consider the matters in order of the agenda stated in the Invitation Letter. The information in each agenda shall be presented and the shareholders are given the opportunity to firstly interrogate prior to vote on such agenda by click on the question icon which will be shown on each agenda.
3. After the end of the questioning in each agenda, the Company will open for voting within the period notified by the Company. Shareholders may cast their votes via the Application IR PLUS AGM by pressing the button to agree, disagree and abstain and press confirm.
4. If shareholders do not cast their votes within the specific period for voting, the Company will deem as agree.
5. Shareholders are enabled to change their votes until closing the voting period in the system for counting the total votes. If the time out, shareholders are unable to change the votes on such agenda.
6. The Company would count only votes of disapproval and abstention of shareholders, then, the number of such votes of disagree and abstain shall be deducted from the total number of votes of shareholders. Then, the remaining votes shall be regarded as votes of approval in such sessions.
7. For the shareholder who authorizes other person to attend the meeting instead of him/her and votes in the Proxy, the Company shall record such vote as specified by the shareholder in Proxy.
8. If shareholders log out from the Application during the meeting, the system will not be counted the votes of the shareholders, who log out, in that agenda to comply with Announcement of the Ministry of Digital Economy and Society on Security Standards of Meetings via Electronic Media B.E. 2563. However, if the shareholders log out from any agenda item, the right to log in into the meeting and vote for the remaining agenda items shall not be prejudiced until the meeting close.

9. Due to the online electronic vote application resulting in no voided ballot, unless for the voting in the proxy form that has been sent to the company in advance in the following manner will be considered voided ballot.

(1) Voting with more than one box marked, except Custodian

(2) Voting with a vote of intent to conflict, except Custodian

10. This meeting has set out each agenda to propose for the shareholder to approve with various resolution as follows:

- Agenda 1, 3, 4, 5, and 7: the resolutions require the majority vote of the shareholders present at the Meeting and casting their votes.
- Agenda 6: The resolution requires not less than two-thirds (2/3) of all votes of the shareholders present at the Meeting,
- Agenda 2 of the Meeting is for shareholders' acknowledgment; therefore, voting is not required

In case shareholder or proxy wishing to make inquiries or to express opinions in such agenda, he/she can click the questions icon and type his/her inquires or opinion via Application IR Plus AGM all the time until closing the session.

11. For shareholders who wish to express their opinions that are not related to each agenda, it is necessary to memorize it in Agenda 8: Other matter

12. In case, shareholders additionally attended during the meeting, shareholders or proxies may exercise their voting rights only in such agenda that they attended, and resolutions thereof have not yet been passed. The Company shall report the number of shareholders and voting shares to the Meeting.

The Company Secretary reported to the Meeting on the promotion of good corporate governance practice and the equitable and fair treatment of all shareholders as follows:

The Company had offered the right to shareholders to propose, to the 2026 Annual General Meeting of shareholders, any agenda and qualified candidate for directorship. Besides, it had sent out a request for advance question that shareholders would need for clarification at the 2026 Annual General Meeting of Shareholders in an attempt to promote good corporate governance practice and for the purpose of an equitable and fair treatment to all shareholders with criteria and procedure as announced on the Company's website since November 13, 2025. The shareholders may fill in the " Form " and send back to the Company via E-mail Address [ir@sivarom.co.th](mailto:ir@sivarom.co.th) and send an original to the Company in writing together with other supporting documents as required by the Company within December 31, 2025. Apparently, there was no shareholders exercised such right.

Subsequently, the Company Secretary invited the Chairman, Mr. Pawin Chamniprasart, as the Chairman of the Meeting, opening the Meeting.

Mr. Pawin Chamniprasart, Chairman of the Board, informed the Meeting that there are shareholders attended the Meeting themselves and by proxy as follows:

Proxies	27	Persons	Number of Shares	345,893,000	Shares
Shareholders Online	1	Persons	Number of Shares	440,100	Shares
Proxies Online	1	Persons	Number of Shares	100	Shares

Total there were 29 shareholders and representing attending the meeting 346,334,000 shares or 67.9086 % of the total paid up capital (510,000,000 shares), which duly formed a quorum as stated in the Articles of Association. The Chairman announced the Meeting opened to discuss matters according to the following meeting agendas:

**Agenda 1: To consider and certify the Minutes of the 2025 Annual General Meeting of Shareholders**

Chairman of the Meeting submitted the Minutes of the 2025 Annual General Meeting of Shareholders held on April 28, 2025, Which has been recorded completely correct and true for the Meeting to approve. A copy of the minutes of the 2025 Annual General Meeting of Shareholders appears in the agenda documents that have been sent to all shareholders along with the meeting invitation letter. Therefore, it was deemed appropriate to propose that the meeting consider approving the said meeting report.

The Chairman inquired whether any shareholders or proxies who attended the meeting would have any question and express their opinion. As there was no further questions and opinions from the shareholders or proxies.

The resolution of this agenda item requires the majority vote of the shareholders present at the Meeting and casting their votes.

**Resolution** Having considered the matter, with unanimously resolved of the shareholders who were present at the meeting and cast their votes, to certify the minutes of the 2025 Annual General Meeting of Shareholders held on April 28, 2025, with the following votes:

Voting Results	Number of Votes	Percent
Approved	346,334,000	100.0000
Disapproved	0	0.0000
Abstained	0	Not counted as a vote

Remark: The Shareholders/Proxies, registered to attended the Meeting in this agenda, were increased for - person, holding - shares. Total attendance in this agenda is 29 persons, holding 346,334,000 shares.

**Agenda 2: To acknowledge the Company's operating results for the year 2025**

Chairman of the Meeting submitted the Board of Directors' annual report 2025 (Form 56-1 One Report) in QR Code which has already been sent to the shareholders together with Invitation

Letter to the Meeting and asked Mr. Jakkrapong Pratnakon, Senior Assistant to the Chief Executive Officer, to report SVR's 2025 operation results to shareholders as follows.

The Company's operating results for the year 2025 of Sivarom Real Estate Public Company Limited and its subsidiaries which recognized revenue of 506.43 million baht from 8 projects.

	Project	Revenue	
		Units	Million Baht
		106	506.43
1	Sivarom City (Nikhompattana - Rayong)	3	3.55
2	Sivarom Grand (Sukhumvit - Bangpu)	26	105.41
3	Sivarom Nature Plus (Assumption - Sriracha)	16	56.55
4	Sivarom Village (Sukhumvit – Bangpu 58)	29	91.41
5	Sivarom Park (Wongwaen – Prachauthit 76)	10	54.31
6	Sivarom Village (Wongwaen – Chaiyaphruek)	10	25.12
7	Sivarom Hide (Sathorn – Bangkae)	8	117.82
8	Sivarom Hide (Phutthamonthon Sai 3)	4	52.26

In the past year, the Company closed one project, namely Sivarom Village (Sukhumvit – Bangpu 58) with total recognized revenue of 689 million baht and a total period of 2 years and 11 months.



In 2026, there will be one new project that will be opened, namely Grand Sivarom 2 (Sukhumvit – Bangpu).

Location	Soi Tessaban Bang Pu 109, Bang Pu Mai Subdistrict, Mueang District, Samut Prakan
Area	62-1-8.7 Rai
Style	Detached two-storey houses, 254 units.
Value	1,438 million baht
Starting Price	Start 4.59 million Baht



Significant events in 2025: The Company fully redeemed two debenture issues, with details as follows.

Debentures of Sivarom Real Estate Public Company Limited No. 1/2023, Tranche 1 (Maturity in 2025)		Debentures of Sivarom Real Estate Public Company Limited No. 1/2023, Tranche 2 (Maturity in 2025)	
Tenor	1 year and 9 months	Tenor	2 years and 6 months
Interest Rate	7.00% per annum	Interest Rate	7.35% per annum
Issue Size	90.6 million baht	Issue Size	127.8 million baht
Redemption Date	7 February 2025 (early redemption)	Redemption Date	29 December 2025

1. Tranche 1 debentures, with an issue size of 90.6 million baht, were redeemed prior to maturity on 7 February 2025.

2. Tranche 2 debentures, with an issue size of 127.8 million baht, were redeemed at maturity on 29 December 2025.

Following such redemptions, the Company currently has no outstanding debentures.

The operating strategies for the year 2026 consist of three main areas as follows:

1. Manage inventory in line with liquidity

The Company focuses on financial liquidity management by prioritizing reserved units with pre-approval from banks, as well as constructing houses in line with sales. In addition, the Company expands its sales channels through agencies. This strategy has been implemented since the previous year and will continue in 2026 until the overall situation improves.

2. Enhance safety within the projects

The Company enhances safety standards within the projects by implementing AI systems to control entry and exit through automated gates. For residents, a license plate recognition system is used. For visitors, AI cameras are used to record data, replacing the traditional barrier gate system. In addition, CCTV systems are installed throughout the projects, along with emergency alert systems at security posts to enhance residents' confidence.

3. Develop products to meet the needs of all age groups

The Company develops housing and project designs that focus on creating safe, comfortable, and easy-to-use spaces for all age groups, from children and adults to the elderly. In particular, for the elderly, the design emphasizes ramp access, the use of soft flooring materials in bedrooms to reduce impact, and bathrooms designed at the same level as bedrooms to enhance convenience and reduce the risk of accidents.

The Chairman inquired whether any shareholders or proxies who attended the meeting would have any question and express their opinion. As there was no further questions and opinions from the shareholders or proxies.

This agenda is for shareholder's acknowledgment; therefore, voting is not required.

**Resolution** The Meeting acknowledge the Annual Report of the Year 2025 (Form 56-1 One Report) and the Company's operating results for the year 2025

**Agenda 3:** To consider and approve the financial statements for the year ended December 31, 2025  
Chairman of the Meeting assigned Mr. Weraporn Suk-on (Accounting & Financial Manager), presented the detail to the meeting.

Mr. Weraporn Suk-on (Accounting & Financial Manager) proposed the Financial Statements of Sivarom Real Estate Public Company Limited and its subsidiaries, for the Meeting to consider and approve, which comprise of the Statement of Financial Position, the related Statement of Comprehensive Income, Statement of changes in shareholders' equity and cash flows for the fiscal year ended December 31, 2025 which have been audited and certified by the auditor, and also have been reviewed by the Audit Committee and the Board of Directors. The details of which are shown in the Annual Report of the Year 2025 (Form 56-1 One Report) in QR Code form which has already been delivered to the shareholders together with Invitation Letter and the significant information can be summarized as follows:

Items	2024 (Baht)	2025 (Baht)
Total assets	2,145,252,604	1,699,039,743
Total liabilities	1,347,844,008	946,191,819
Total shareholders' equity	797,408,596	752,847,924
Total income	862,943,672	506,913,455
Net profit (Loss)	27,377,607	(42,922,481)
Earnings (Loss) per Share (Baht/ Share)	0.05	(0.08)

Remark: Consolidated financial statements information

Total assets: 1,699,039,743 baht, a decrease of 446,212,861 baht.

- Total current assets were 1,632.75 million baht, a decrease of 324.42 million baht, mainly due to a decrease in inventories to 1,604.51 million baht, a decrease of 324.42 million baht, resulting from the sale of products, including single houses, semi-detached houses, and townhouses. In addition, other current financial assets

decreased by 90.85 million baht from investments in aval notes, which were fully collected and the proceeds were used to redeem debentures in full prior to maturity on February 7, 2025

- Non-current assets were 66.29 million baht, an increase of 19.89 million baht, mainly due to an increase in deferred tax assets of 16.59 million baht, resulting from operating losses in 2025, which can be utilized as tax benefits in the next year.

Total liabilities: 946,191,819 baht, a decrease of 401,652,189 baht.

- Total current liabilities were 934.34 million baht, a decrease of 382.24 million baht, mainly due to a decrease in trade and other current payables of 69.55 million baht from payments for construction materials and equipment, as well as a decrease in debentures of 217.19 million baht.
- Total non-current liabilities were 11.85 million baht, a decrease of 19.40 million baht, mainly due to the reclassification of long-term debentures as debentures due within one year amounting to 18.40 million baht, resulting in a decrease in non-current liabilities.

Total shareholders' equity: 752,847,924 baht, a decrease of 44,560,672 baht.

- Issued and paid-up share capital of 510 million baht, share premium on ordinary shares of 146.38 million baht, and share premium from share-based payment of 4.99 million baht remained unchanged.
- Retained earnings, appropriated for legal reserve 9.80 million baht, no additional appropriation, and unappropriated retained earnings of 44.37 million baht, decreased from 42.92 million baht in 2024 due to operating losses in 2025, resulting in equity attributable to owners of the parent of 715.54 million baht.
- Non-controlling interests of 37.31 million baht arise from the minority shareholders' interest in Sivarom Plus Land Co., Ltd., which holds a 40% interest, resulting in shareholders' equity of 752.85 million baht, a decrease of 1.64 million baht.

Total income: 506,913,455 baht, a decrease of 356,030,217 baht.

- The company has revenue from sale - Real estate of 506.43 million baht, a decrease of 355.85 million baht, mainly due to economic conditions and geopolitical conflicts, which have led to an economic slowdown and a decrease in lending from financial institutions, with more stringent conditions, resulting in lower real estate sales costs.
- Cost of sales - real estate sales decreased by 420.38 million baht, and the Company had a gross profit of 86.05 million baht, a decrease of 129.82 million baht.

- Selling expenses of 46.02 million baht decreased by 37.07 million baht, in line with the decrease in property transfers, resulting in lower related expenses such as transfer fees and other expenses related to property transfer, which decreased accordingly.
- Administrative expenses of 80.32 million baht, a decrease of 8.55 million baht, mainly due to workforce reduction, resulting in lower personnel and office expenses. Consequently, the Company recorded an operating loss of 40.05 million baht.

Net (loss): Owners of parent 42,922,481 baht

Non – controlling interests 1,638,191 baht (representing the minority shareholders of Sivarom Plus Land Co., Ltd. for the 40% interest which incurred operating losses from Sivarom Plus Land Co., Ltd.), resulting in a total comprehensive loss of 44,560,672 baht.

Loss per share: 0.08 baht per share a decrease of 0.13 baht per share

Cash Flow Statement:

- In 2025, the Company reported a loss after tax of 59.06 million baht and cash flow from operating activities of 177.18 million baht, mainly from real estate sales of 373.28 million baht and payments to other payables of 69.38 million baht, resulting in net cash generated from operating activities of 177 million baht.
- Cash flow from investing activities was derived from the payment of aval notes prepared for the redemption of debentures, amounting to 90,974,320 baht in full.
- Cash flows from (used in) financing activities amounted to 314.81 million baht, primarily due to the repayment of loans from financial institutions, individuals, and other companies totaling 278.15 million baht, as well as cash inflows from loan drawdowns, bank overdrafts, and debenture redemptions totaling 218.40 million baht. As a result, cash and cash equivalents decreased by 46.65 million baht. In addition, cash and cash equivalents brought forward amounted to 66.88 million baht, resulting in a net cash balance at the end of the year of 20.21 million baht.

Ratio	for the year ended			
	December 31, 2025	December 31, 2024	December 31, 2023	
1. Liquidity ratio (Current Ratio) equal	1.75	1.59	1.90	
2. Debt to Equity Ratio (D/E) equal	1.26	1.69	1.67	
3. Return on Equity (ROE) %	-6.00	3.37	10.51	
4. Gross Profit Margin %	16.99	25.03	29.80	31.61
5. Net Profit Margin %	-8.48	2.96	8.33	8.32
6. Earnings Per Share	-0.03	0.08	0.19	

---

Remark: The company has set a policy of maintaining D/E not more than 2.5:1.

<sup>1/</sup> No. 4 . Gross Profit Margin and No.5 Net Profit Margin The left column represents the total profit from land sales. The right column represents the profit from the real estate development business.

The Chairman inquired whether any shareholders or proxies who attended the meeting would have any question and express their opinion. As there was no further questions and opinions from the shareholders or proxies.

The resolution of this agenda item requires the majority vote of the shareholders present at the Meeting and casting their votes.

**Resolution** Having considered the matter, with unanimously resolved of the shareholders who were present at the meeting and cast their votes, to approve the financial statements of the Company for the year ended December 31, 2025 with the following votes:

Voting Results	Number of Votes	Percent
Approved	346,334,000	100.0000
Disapproved	0	0.0000
Abstained	0	Not counted as a vote

Remark: The Shareholders/Proxies, registered to attend the Meeting in this agenda, were increased for - person, holding - shares. Total attendance in this agenda is 29 persons, holding 346,334,000 shares.

**Agenda 4:** To consider and approve the non - allocation of profit as legal reserve and the omission of dividend payment from the Company's operating results for the year 2025

Chairman of the Meeting assigned Mr. Weraporn Suk-on (Accounting & Financial Manager), presented the detail to the meeting.

Mr. Weraporn Suk-on (Accounting & Financial Manager) proposed that according to Clause 54 of the Company's Articles of Association, the Company must allocate no less than 5 percent of its annual net profit deducted by accumulated loss brought forward (if any) as its reserves until the reserves reach no less than 10 percent of its registered capital. In addition, Clause 53 of the Company's Article of Association also prohibits any split of other types of money to be paid as dividend unless it is a profit. In case the Company still suffers from accumulated loss, no dividend shall be made. The dividend shall be equally divided among the number of shares for an equal amount. Payment of dividend is subject to the approval of the Shareholders' Meeting. The Board of Directors may pay an interim dividend to shareholders from time to time should it deem that the Company has enough profit to do so before reporting to the Shareholders' Meeting at a subsequent meeting.

And in compliance with the dividend payment policy of the Company which has determined that the Company must make payment of the dividend to the shareholders at a rate of not less than 40% of net profit after deducting legal reserves. whereby the Company will consider the declaration of dividend by primarily taking into account various factors in the best interests of the shareholders as well as the dividend payment must not significantly affect the Company's normal operations. However, such dividend payment is subject to change due to performances, financial status, liquidity, the business expansion plan, necessities and suitability in the future and other factors relating to the Company's operations and management as agreed and approved by the Board of Directors.

In 2025, the Company incurred a net operating loss according to the separate financial statements for the year ended December 31, 2025 in the amount of Baht 16,219,357. Therefore, the Company deems it appropriate to propose the Shareholders' Meeting to consider approving the non-allocation of profit to the legal reserve in accordance with the Company's Articles of Association and the omission of dividend payment from the operating results for the year 2025 due to the operating loss, with information comparing with the dividend payment rate. In the past year as follows:

Unit : Baht

Details of the Dividend payment	Year 2025 (Proposed Year)	Year 2024
1. Net Profit (loss) per the separate financial statements	(16,219,357)	38,839,973
2. Number of Shares (Shares)	510,000,000	510,000,000
3. Total dividends paid per share (Baht : Share)	-	-
3.1 Interim dividend (Baht : Share)	-	-
3.2 Annual Dividend (Baht : Share)	-	-
4. Total Dividends Paid (Baht)	-	-
5. Dividend payment proportion (percent)	0.00%	0.00%

The Chairman inquired whether any shareholders or proxies who attended the meeting would have any question and express their opinion. As there was no further questions and opinions from the shareholders or proxies.

The resolution of this agenda item requires the majority vote of the shareholders present at the Meeting and casting their votes.



backgrounds and performances are in Attached 3 in the Invitation Letter that have been delivered to the shareholders.

However, in order to promote the Corporate Governance pursuant to the Corporate Governance Policies and to demonstrate the impartiality treatment to all shareholders, in each year prior to the Annual General Meeting of Shareholders, the Company entitled the shareholders to nominate any person who are considered to have the appropriate qualification, competencies and knowledge to be the candidate for the position of the Company's directors. Consequently, there were no any shareholder nominating any person to be the candidate this year.

For consideration of this agenda Directors, who have the related benefits temporarily left the meeting. in order to comply with good corporate governance principles.

The Chairman inquired whether any shareholders or proxies who attended the meeting would have any question and express their opinion. As there was no further questions and opinions from the shareholders or proxies.

The resolution of this agenda item requires the majority vote of the shareholders present at the Meeting and casting their votes by considering individual appointment.

**Resolution**

Having considered the matter, with unanimously resolved of the shareholders who were present at the meeting and cast their votes, to approve the appointment of director to replace those who will retire by rotation by considering individual appointment with the following votes:

1. Approved on appointment of Mr. Preecha Plengphew, Independent Director, Audit Committee and Nomination and Remuneration Committee with the following votes:

Voting Results	Number of Votes	Percent
Approved	346,334,000	100.0000
Disapproved	0	0.0000
Abstained	0	Not counted as a vote

2. Approved on appointment of Mr. Tanongsak Manotamraksa, Director and Executive Director with the following votes:

Voting Results	Number of Votes	Percent
Approved	345,304,000	100.0000
Disapproved	0	0.0000
Abstained	0	Not counted as a vote

Director is a shareholder, not counted as a vote

Remark: The Shareholders/Proxies, registered to attended the Meeting in this agenda, were increased for - person, holding - shares. Total attendance in this agenda is 29 persons, holding 346,334,000 shares.

**Agenda 6: To consider and approve the remuneration of directors for the year 2026**

Chairman of the Meeting assigned Company Secretary, to propose the Meeting to consider and approve the remuneration of directors for the year 2026.

The Company Secretary informed the Meeting that in order to comply with Section 90 of the Public Limited Companies Act B.E. 2535 (1992) (as amended) and Clause 34 of the Company's Articles of Association, which require that the Company's directors shall be entitled to receive remuneration from the Company as the Shareholders' Meeting shall consider and pass its resolution with not less than two-thirds (2 / 3 ) of all votes of the shareholders present at the Meeting. Such remuneration for directors may be fixed or subject to specific criteria, and may be effective from time to time or indefinitely until otherwise changed by resolution of the Shareholders' Meeting.

However, should any director be the Company's staff member or employee, such director shall also be entitled to receive the remuneration and benefits of staff or employees in accordance with the Company's regulations, provided that the remuneration received in such capacity as the Company's director shall not prejudice the directors' right to receive such remuneration and welfares in his/her capacity as the Company's staff member or employee.

The remuneration which was approved by the 2025 Annual General Meeting of Shareholders is not exceeding Baht 2,000,000 per year as remunerations for the directors and subcommittee members. The details of the remuneration for each director and the scope of responsibility of the Board of Directors, Audit Committee, and the Nomination and Remuneration Committee are stated on the Annual Report of the Year 2025 (Form 56-1 One Report) in QR Code form which has already been delivered to the shareholders.

In 2026, the Board of Directors has considered the remuneration based on what the Nomination and Remuneration Committee proposed by taking into account the number of directors, the Company's operating results, business size, duties and responsibilities as well as their respective performances, The Board therefore deems appropriate to propose the Annual General Meeting of Shareholders, the remuneration of directors for the year 2026 at an amount not exceeding Baht 2,000,000, which remains unchanged from the remuneration for the year 2025. The details are as follows:

1) Meeting allowances

Position	Meeting allowances (Baht/meeting)
<b>Board of Directors</b>	
Chairman of the Board	30,000
Director	15,000
<b>Audit Committee</b>	
Chairman of the Audit Committee	15,000
Member of Audit Committee	10,000
<b>Nomination and Remuneration Committee</b>	
Chairman of Nomination and Remuneration Committee	15,000
Member of Nomination and Remuneration Committee	10,000

2) Incentive to director not exceeding 200,000 Baht / person /year

3) Other benefits: Year 2025 and 2026 have no other benefits other than those mentioned above.

The Chairman inquired whether any shareholders or proxies who attended the meeting would have any question and express their opinion. As there was no further questions and opinions from the shareholders or proxies.

The resolution of this agenda item requires not less than two-thirds (2 / 3 ) of all votes of the shareholders present at the Meeting,

**Resolution**

Having considered the matter, with unanimously resolved of the shareholders who were present at the meeting, to approve the remuneration of directors for the year 2026 in an amount not exceeding Baht 2,000,000 per year whereby the Board of Directors was authorized to allocate such remunerations to each director with the following votes:

Voting Results	Number of Votes	Percent
Approved	345,304,000	100.0000
Disapproved	0	0.0000
Abstained	0	0.0000

Remark: The Shareholders/Proxies, registered to attended the Meeting in this agenda, were increased for - person, holding - shares. Total attendance in this agenda is 29 persons, holding 345,304,000 shares.

**Agenda 7: To consider and approve the appointment of the auditors and fix their remuneration for the year ended December 31, 2026**

Chairman of the Meeting assigned Company Secretary, to propose the Meeting to consider and approve the appointment of the auditors and fix their remuneration for the year 2026.

The Company Secretary informed the Meeting that to comply with the Public limited Company Act B.E 2535 which requires the Annual General Meeting of Shareholders to appoint the auditors and to determine the audit fee every year and by the recommendation from the Audit Committee , the Board of Directors deems appropriate to propose to the Annual General Meeting of Shareholders to appoint the auditors from Karin Audit Co., Ltd. as an auditor of the Company and its subsidiaries for the year ended December 31, 2026 where either of the following auditors shall audit and express opinions to the Company's financial statements, and in the event those auditors are unable to perform their duties, Karin Audit Co., Ltd. is authorized to assign another of its auditors to perform the audit and express an opinion on the Company's financial statements in their place.

	Name of Auditor	CPA No.	Years to certify the Company's financial statements
1.	Mr. Supoj Mahantachaisakul	12794	3 years (2023-2025)
2.	and/or Mr. Jadesada Hungsapruerk	3759	-
3.	and/or Ms.Netinan Trongtokan	15065	-
4.	and/or Ms.Kanwarat Saksriborworn	13273	-
5.	and/or Ms. Kannika Wipanurat	7305	3 years (2020-2022)
6.	and/or Mr. Pojana Asawasontichai	4891	-
7.	and/or Mr. Wichian Proongpanish	5851	-
8.	and/or Ms. Pasinee Wankluea	15208	-

The auditor proposed an audit fee only the company for the year 2026 is the amount of 1,250,000. - Baht per year, which is equal to the compensation in 2025. In addition, it is proposed to be the auditor of the 3 subsidiaries of the company, comprising of Siam Pattana Real Estate Company Limited, Company, Bangpu Land 58 Company Limited and Siwarom Plus Land Company Limited. The company's audit fees and subsidiaries for 2026 in the total amount of 1,670,000. - Baht per year, decreasing 80,000. - Baht from the compensation in 2025, which amounted to 1,750,000. - Baht per year.

Karin Audit Co., Ltd., as a certified public accountant approved by the Office of the Securities and Exchange Commission, is also known for its auditing experiences of various listed companies, reliability, creditability as well as has adequate personnel. The auditor has no relationship or transaction that may lead to a conflict of interest with the Company nor does it have any interest with the Company, subsidiaries, executives or major shareholders or those related thereto in any manner, either.

The auditor's remuneration in year 2026 does not include other service fees (Non-Audit Services Fee). In 2024 - 2025, the Company did not receive any other services from the audit firm that the auditor is affiliated with.

The Board of Directors deems appropriate to propose to the Annual General Meeting of Shareholders to consider granting approval for Karin Audit Co., Ltd. as the Company's audit firm and approving the appointment of the auditors mentioned above as the auditor of the Company and subsidiaries for the year ended December 31, 2026 with the total remuneration of Baht 1,670,000. - per year.

The Chairman inquired whether any shareholders or proxies who attended the meeting would have any question and express their opinion. As there was no further questions and opinions from the shareholders or proxies.

The resolution of this agenda item requires the majority vote of the shareholders present at the Meeting and casting their votes.

#### Resolution

Having considered the matter, with unanimously resolved of the shareholders present at the Meeting and casting their votes, appointing the auditors from Karin Audit Co., Ltd. as an auditor of the Company and its subsidiaries for the year ended December 31, 2026

		Name of Auditor	CPA No.
1.		Mr. Supoj Mahantachaisakul	12794
2.	and/or	Mr. Jadesada Hungsaprupek	3759
3.	and/or	Ms.Netinan Trongtokan	15065
4.	and/or	Ms.Kanwarat Saksriborworn	13273
5.	and/or	Ms. Kannika Wipanurat	7305
6.	and/or	Mr. Pojana Asawasontichai	4891
7.	and/or	Mr. Wichian Proongpanish	5851
8.	and/or	Ms. Pasinee Wankluea	15208

and approved the auditing fee of the Company and the subsidiaries for the year ended December 31, 2026 totaling Baht 1,670,000. - per year with the following votes:

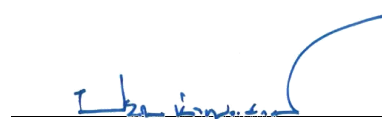
Voting Results	Number of Votes	Percent
Approved	345,304,000	100.0000
Disapproved	0	0.0000
Abstained	0	0.0000

Remark: The Shareholders/Proxies, registered to attended the Meeting in this agenda, were increased for - person, holding - shares. Total attendance in this agenda is 29 persons, holding 345,304,000shares.

**Agenda 8: Other matter (if any)**

The Chairman asked if any shareholders would like to submit other matters to the Meeting or if any would have any question.

As there was no further matter to discuss or question from the shareholder, therefore, The Chairman of the Meeting expressed his appreciation to the shareholders for attending the Meeting and declared the Meeting closed at 3.14 p.m.



(Mr. Pawin Chamniprasart)

Chairman of the Meeting