

FOR TRANSLATION PURPOSE ONLY, THAI LANGUAGE TEXT WILL BE FOR OFFICIAL USE
MINUTES OF THE ANNUAL GENERAL MEETING OF THE SHAREHOLDERS FOR THE YEAR 2025
OF
HOME PRODUCT CENTER PUBLIC COMPANY LIMITED

Time and Venue

The Meeting was held on 10th April 2025 at 10.02 hrs. via electronic system (E-AGM). The Meeting was broadcasted from the Meeting room, 4th Floor, Q-House Lumpini Building No.1, South Sathorn Road, Tungmahamek Sub District, Sathorn District, Bangkok. The company's E-AGM system complies with the standards of the Royal Decree on Electronic Media Meeting B.E. 2020 and the announcement of the Ministry of Digital Economy and Society regarding security standards for meetings via electronic media. For this meeting, the company has enlisted PTT Digital Solutions Company Limited, a meeting control system provider certified by the Electronic Transactions Development Agency, to manage the live broadcast, meeting registration, and vote counting systems.

Mr. Weerapun Ungsumalee, the Managing Director, informed to the Meeting that Mr. Anant Asavabhokhin, Chairman of the Board, was unable to attend the meeting. Mr. Weerapun Ungsumalee, as a Shareholder, then, nominated Mr. Naporn Sunthornchitcharoen, a Director, Chairman of the Nomination and Remuneration Committee and Executive Director, to be the Chairman of this Shareholders' Meeting instead. The Meeting approved the appointment of Mr. Naporn Sunthornchitcharoen to be the Chairman of the Meeting.

The Chairman declared the meeting opened by introducing the Board of Directors, Auditors, and Independent Legal counsel who attended the meeting as follows:

List of the Directors attending the Meeting

1. Mr. Naporn	Sunthornchitcharoen	Position	Director, Chairman of Nomination and Remuneration Committee and Executive Director
2. Mr. Khunawut	Thumpomkul	Position	Director, Chairman of Executive Director and Nomination and Remuneration Committee
3. Mr. Boonsom	Lerdhirunwong	Position	Director, Chairman of Audit Committee and Independent Director
4. Mr. Rathian	Srimongkol	Position	Director, Audit Committee and Independent Director
5. Asst. Prof. Dr. Kessara Thanyalakpark		Position	Director, Audit Committee and Independent Director
6. Mr. Achawin	Asavabhokin	Position	Director and Executive Director (who attended the meeting via online)
7. Mrs. Suwanna	Buddhaprasart	Position	Director

8. Ms. Vareeporn	Udomkunnatum	Position	Director
9. Mr. Pornwut	Sarasin	Position	Director, Independent Director and Nomination and Remuneration Committee
10. Mr. Weerapun	Ungsumalee	Position	Director and Managing Director

List of the Director being absent

The Company has 11 Directors in total and 10 Directors have attended the meetings therefore, a ratio of Directors attending the Annual General Meeting of the Shareholders was at 91.00% in which there was 1 Director not attending the Meeting due to illness i.e. Mr. Anant Asavabhokhin.

Company Secretary and acting as Secretary of the Meeting

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| 1. Ms. Wannee | Juntamongkol | Position | Executive Vice President - Accounting and Finance
(Chief Finance officer and Company Secretary) |
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The meeting was attended by executives of various departments who were there to participate in respond to any related questions, as follows.

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| 1. Mr. Vathunya | Visuthikosol | Position | Executive Vice President – International Business |
| 2. Mr. Chaityuth | Karunyasopon | Position | Executive Vice President – Service Business Group
and Supply Chain Management |

Number of Shareholders attending the Meeting

The Chairman of this Meeting reported to the Shareholders the quorum of the Meeting as follows:

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| 1. Shareholders attending via online Meeting | 38 persons representing | 186,893,583 shares |
| 2. Shareholders by Proxy holders | 1,102 persons representing | 9,237,485,583 shares |

There were Shareholders attending the Meeting totaling 1,140 persons, representing 9,424,379,166 shares in total which was equivalent to 71.6617 % of the subscribed shares and constituted the quorum.

From Proxy holders in no.2, there were 2 juristic person who are shareholders holding shares over 10%, representing 6,588,901,530 shares.

Proceeding of the meeting

The Chairman of the Meeting assigned Mr. Weerapun Ungsumalee to conduct the Meeting and to inform the details of each agenda and assigned Ms. Wannee Juntamongkol to explain the Meeting's procedure, right to express an opinion and to make enquiry and voting as in the following:

Ms. Wannee Juntamongkol said thank you to all shareholders for joining saving paper usage by using QR Code instead of paper which such can reduce the greenhouse gas emission for 356.7 tons of carbon or equivalent to planting 39,632 trees. In this regard, if any Shareholder is desirous to receive the document in printed form, they can do by:

1. Filling in the form which you have received with the Invitation Letter and send to the Company for proceeding with the delivery or;
2. Sending an email : ir@homepro.co.th with name and address to proceed with the delivery.

The Company will record the Meeting in video media and the Meeting will be proceeded in each agenda as indicated in the Invitation Letter. The Moderator will inform the details of each agenda before voting. However, the Board of Directors concerned and gave priority to the Shareholders' right with the purpose for all Shareholders to exercise their own right and not be deprived both on fundamental right to receive appropriate, sufficient and in time information and right to attend the Meeting and vote and also to open the opportunity for all Shareholders to exercise the following rights:

Right of the Shareholders to express opinion

Due to Electronic Meeting, if any shareholder has any suggestion or question, there are 2 ways to proceed to this is Electronic Meeting,

1. For questions via text, shareholders should select the agenda they wish to inquire about by pressing the question button and choosing "Inquiry via text." Then, type the question and press send. The moderator will answer the question during the meeting.
2. For shareholders who wish to ask questions in person via video and audio, select the agenda they wish to inquire about by pressing the question button and choosing "Inquiry via video and audio." Then, type the question and press send. The moderator will call on shareholders to ask their questions. When shareholders receive the signal to ask their questions during the meeting, press the Unmute button and the Start My Video button, then begin asking the question. For questions asked in person via video and audio, the moderator will call on shareholders after answering questions received via text as described in point 1.

Voting Method

Voting method used by the Company is 1 Share: 1 Vote. After the report on each Agenda is made, the Moderator will request the Meeting to vote provided that the shareholder can vote via D-AGM e-Shareholder Meeting which was registered while shareholders attended the Meeting. Shareholders have 2 minutes to vote. However, if the shareholder has not proceeded anything, the system will record that shareholders agree with that Agenda.

For the shareholder who gave proxy to any person to attend the Meeting and to vote according to such shareholder's intention, the Company already recorded such objecting vote, no-

objection vote and abstaining vote into D-AGM e-Shareholder Meeting system for the resolution acquiring of each agenda.

For the Articles of Association regarding the meeting of shareholders and the resolution of shareholders, such can be examined from the attached document No.7 (pages 91-92) of the Invitation Letter.

In this regard, in order for the shareholder who attended via Online Meeting to understand how to ask a question and vote online, the Company played the video with regard to the Meeting method for more understanding and preparation before attending the Meeting. If there is any problem occurred, please contact us as provided in the Invitation Letter or contact 02-140-2006

Remark: The Public Company Limited Act provides that, to adopt a resolution for general matter, voting shall not be less than one-half of shareholders attending the meeting and voted, by excluding the vote from the shareholders who abstained from voting. Therefore, in Agenda 1, 3, 4, 5 and 8 shall be no votes from abstention included.

Equitable Treatment to Shareholders

1. The Proposal of Agenda of the Shareholders' Meeting and Name of Directors

The Company gave the opportunity to the Shareholders to propose the agenda of the shareholders' meeting and nominated directors since 1st October 2024 by proposing such via the Company's website together with notifying it to the Stock Exchange of Thailand on 27th September 2024 and the final date to accept such proposed agenda and nominated director was on 15th January 2025. During such period, there was no shareholder proposing any agenda of the meeting and name of director to be considered.

2. The Dispatch of Questions in Advance

The Company gave the opportunity to Shareholders to send question in advance to the Company within 4th April 2025, at Investor Relation Department or email: ir@homepro.co.th. However, during such period, there was no Shareholder sending question to the Company.

3. The Dissemination of the Invitation Letter of the Meeting

In order for the Shareholders to access the details of this Annual General Meeting of Shareholders, the Company published the invitation letter both in Thai and English languages on the Company's website and notified the news to the Stock Exchange of Thailand since 11th March 2025.

4. The Company's Auditor and Independent Representative

In this Annual General Meeting of Shareholders, the Company would like to inform that there were the Company's auditor and Independent Representative attending the Meeting as follows:

Representative of Auditor of EY Office Limited

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| 1. Ms. Wilaiporn Chaowiwatkul | CPA No.9309 as an intermediary and to answer question if there is any related question. |
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Representative of Independent Representative

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| 1. Ms. Patra Wasinwattanapong | Legal Consultant from Wissen & Co., Ltd., as an independent representative and intermediary to examine the vote |
| 2. Mr. Boonsom Lerthirunwong | Independent Director as a Minority Shareholder's representative. In order to comply with good corporate governance, the Company has appointed as independent representative and intermediary to examine the vote. Additionally, Ms. Ruksina Promchot, acting as a proxy for the Thai Investors Association, was also present at the meeting. |

Remark : After the announcement of the constitution a quorum by the Chairman of the meeting, there were additional attending shareholders with the number of the share of 104,621 shares. Therefore, the total number of shares was 9,424,483,787 shares. And the Company still allowed them to have the right to vote. Therefore, the number of votes in agenda 1 was increased accordingly.

The Annual General Meeting of the Shareholders for the year 2025 considered all Agendas and adopted the resolutions as follows:

Agenda 1 **To consider the approval of the Minutes of the Annual General Meeting of the Shareholders for the year 2024.**

The Secretary of the Company prepared the Minutes of the Annual General Meeting of the Shareholders for the Year 2024 held on 10th April 2024 and submitted such to the Stock Exchange of Thailand within 14 days from the date of the Annual General Meeting of the Shareholders. The Board of Directors has considered that such Minutes are correct according to the resolution of the Shareholders' Meeting, therefore proposed to the Annual General Meeting of the Shareholders to consider to certify the Minutes of the Annual General Meeting of the Shareholders for the year 2024 which was sent to the Shareholders together with the invitation letter of this Meeting (Enclosure no.1, page 16-56).

Before casting the vote and making a resolution, the Chairman of the Meeting opened the opportunity for all Shareholders to make an inquiry but there was no shareholder giving any question.

Resolved The Meeting considered and resolved to certify the Minutes of Annual General Meeting of the Shareholders for the Year 2024 with the votes of more than one half

of the total votes of the Shareholders attending the Meeting and casting votes. The details were as follows:

Resolution	Number of Shares	Percentage of Shareholders attending the meeting and casting votes
-Approved	9,424,308,267	100.00
-Disapproved	0	0.00
-Abstained	175,520	Not Count
-Voided ballot	0	Not Count

Agenda 2 **To consider for acknowledgement of the Company's Operation Results of the year 2024.**

The Company has prepared the Board of Directors' report regarding the operation result ended 31st December 2024 showing the Company's operation result of the year 2024 in which such report has been considered by the Board of Directors and approved for its correctness and adequacy. The Company, therefore, would like to propose such report to the Annual General Meeting of the Shareholders for acknowledgement of the Company's operation result of the year 2024 which was sent to the shareholders together with the invitation of this meeting. Ms. Wannee reported the Company's Operation Result of the year 2024, the Management analysis regarding the change in financial statement and various factors which significantly impacted to the Company, both in positive and negative ways, as follows:

Corporate Structure of Company

At present, Homepro business group is composing of Home Products Center Public Company Limited, as a parent company, and affiliated and associate companies as follows:

Affiliated companies

1. Mega Home Center Co., Ltd., engaging in selling the construction materials business and focusing on a group of contractors. The ratio of shares held by the Company are 99.99%.
Since July 1, 2022, Mega Home has transferred its retail business to Home Product Center Public Company Limited, The remaining business is only real estate rental company lease out the space to Homepro.
2. Market Village Business, engaging in space rental management. The ratio of shares held by the Company are 99.99%. The business is currently being operated by Home Product Center Public Company Limited.
3. DC Service Center Co., Ltd., as a warehouse and distribution of products for both the company and its business partners. The ratio of shares held by the Company are 99.99%.

4. Home Product Center (Malaysia) Sdn, Bhd, engaging in international trade business in overseas; same business model as HomePro. The ratio of shares held by the Company are 100%.
5. Home Products Center (Vietnam) Co., Ltd., engaging in retail business in Vietnam via online channel using the trademark name “Homebase”. The ratio of shares held by the Company are 100%. Currently in the process of closing the company.

1 Associate company e.g.

One Stock Home Co., Ltd. engaging in selling construction materials and decorative items business via online channel. The target group is contractor. The Company acquired the shares in the year 2022. The ratio of shares held by the Company are 30%

Report on the Change of No of Branch in the Year 2024 (as at 31st December 2024) is as follows:

- Home Products Center Public Company Limited: Currently, there are 30 branches located in Bangkok and its vicinity, 64 branches located in upcountry. There were new branches opened in the year 2024 i.e. Lamphun, Nong Khai, Rayong (Thap Ma), Mae Sot, Chiang Mai (Kad Ruamchok), and Phuket (Cherng Talay). While the HomePro Rattana Thibet store was closed due to lease expiration, a larger replacement store was opened nearby to better serve customers.

- Home Pro S: Currently, there are 4 branches located in Bangkok and its vicinity and 1 branch in upcountry.

- Mega Home Center Co., Ltd.: Currently, there are 6 branches located in Bangkok and its vicinity and 24 branches located in upcountry. In the year 2024, we opened new branches in Udon Thani, Rayong (Thap Ma), and Sriracha.

- Home Products Center Co., Ltd. (Malaysia): Currently, there are 7 branches. There was no new branch opened in the previous year.

Income from Retail Sales

In the year 2024, the Company had the total revenue at the amount of Baht 72,576.52 million which decreased by Baht 245.25 million or by 0.34%. Such revenue has been derived from contracts made between the Company and customers, consisting of the revenue from sales of goods and income from customer services (Home Service) in the total amount of Baht 67,952.02 million, which decreased by Baht 331.29 million or by 0.49% year-over-year. The decline in revenue was primarily due to increased consumer caution in spending, stemming from economic headwinds and uncertainties, notably persistently high household debt, despite the government stimulus measures such as the Easy E-Receipt 2024 program in the first quarter and the 10,000 baht cash handout program for vulnerable groups in the third quarter have been implemented. Furthermore, the

ongoing road construction project in front of the HomePro Ratchaphruek store continued, therefore, causing the overall decrease of in-store customer traffic during 2024. However, the Company strives to be the leader of the home solution and living experience within home improvement industry by strategically expanding its store network to capitalize on market growth and serve diverse customer needs. During the year, a total of 9 new stores were opened, comprising 6 HomePro stores (Lamphun, Nong Khai, Rayong (Thap Ma), Mae Sot, Chiang Mai (Kad Ruamchok), and Phuket (Cherng Talay)) and 3 Mega Home locations (Udon Thani, Rayong (Thap Ma), and Sriracha). While the HomePro Rattanaibet store was closed due to lease expiration, a larger replacement store was opened nearby to better serve customers.

In 2024, the Company further expanded its hybrid store format, opening combined HomePro and Mega Home stores within the same location in strategic areas. This approach caters to both homeowners and contractors as one strategy to increase sales opportunities by offering complete one-stop shopping experience for products from both HomePro and Mega Home, both enhancing competitiveness and reducing operating costs through efficient space utilization.

Moreover, there is continuous development of the products and services sales system through branch and online channels. The Company continues to drive sales throughout the year by continuously organizing promotional activities, such as the "Redeem the Old for the New World" or "Trade in" campaigns, where customers can redeem old products for discounts on new products to support the appropriate and proper management of old products to promote a sustainable circular economy, etc.

For incomes of rental fee at the amount of Baht 1,854.37 million which decreased by Baht 27.87 million or by 1.48%. This decline was due to the absence of HomePro Expo and HomePro Fair events, which were typically held at convention and exhibition centers with participating vendors promoting their new products. In response, the Company has shifted to organize the HomePro Super Expo instead, leveraging both physical stores and online channels, to better serve comprehensive customer demands across various regions and potentially lower operating costs. Also, the Company had other incomes at the amount of Baht 2,770.13 million which increased by Baht 113.90 million or by 4.29% as a result of promotional activities jointly organized with our vendors in the distribution channel at our branches as well as more online distribution channels.

Selling and Administration Expenses

In summary, selling and administration expenses for the year 2024 were at Baht 14,157 Million which decreased by Baht 32 Million, or by 0.5%. The decrease in SG&A expenses was attributable to the reduction in costs such as utilities, outsourcing, and pre-operating expenses, while the increased expenses included marketing expenses, credit card fees, and depreciation. The cost of rental increased

due to the expansion of rental space regarding the opening of new HomePro stores in 2024, higher maintenance costs for buildings and shopping malls, along with more activities within the shopping malls.

Net Profit

The Company had its net profit for the year 2024 at the amount of Baht 6,503.55 Million which increased by Baht 61.99 Million or by 0.96%, and had its basic earnings per share at Baht 0.49 as at 31st December 2024. The Company, therefore, has its total asset in the amount of Baht 69,664.87 Million and its total liabilities in the amount of Baht 42,862.43 Million and for the shareholders' equity in the amount of Baht 26,802.44 Million. In this regard, the details of operation results appear in the 2024 Annual Report (Form 56-1 One Report) in the section of the Statements of Financial Position, Statements of Comprehensive Income and the Auditor's Report of the year ended 31st December 2024, Attachment No. 2, pages 50-55.

Ms. Wannee informed the meeting about the share repurchase program.

Date of the Board of Directors' resolution on the share repurchase program	March 25, 2025
The Maximum amount for the share repurchases	Not exceeding THB 7,000 million
Number of shares to be Repurchased	Not exceeding 800 million shares, or 6%
Method of share repurchase	Automatic matching through the Stock Exchange trading system
The period of share repurchases	Starting from 1 April 2025 to 30 September 2025

Reasons for the share repurchase:

1. To optimize the Company's excess liquidity management that is conducted for the utmost benefit.
2. To increase the Return on Equity (ROE) ratio and Earning per Share (EPS) ratio, which will enable the future share price to reflect the true value of The Company

Ms. Wannee reported to the Meeting that the Company has been awarded on sustainable operation as follows:

International Level

- DJSI (Dow Jones Sustainability Indices): Ranked in Top 5%
- FTSE4 GOOD
- MSCI ESG Rating (Received AA)
- Bloomberg ESG Score at the "Leading" Level

- Sustainalytics (ESG Risk ranking): The Company are categorized in low risk rating
- EQU LIAP (Top 20 for gender equality in 2024)

Domestic Level

- AGM Investors' Choice
- SET ESG Rating 2024 (Received AA)
- ESG 100
- Sustainability Disclosure Recognition 2024 from Thaipat institute.
- Excellence CG Score (IOD)
- CAC Certified: Currently, The company has been certified as a member of the Thai Private Sector Collective Action Against Corruption (CAC) for 10 consecutive years. Currently, the company continues to work on inviting partner members to participate in training and join the program. So far, 28 members have participated in the program, and the company will continue to carry out this initiative.

The details of operation results appear in the Annual Report (Form 56-1 One Report), Attachment No. 2, pages 72-73.

The Chairman of the Meeting opened the opportunity for all Shareholders to make an inquiry and there were shareholders questioning as follows:

Mr. Chayawat Karawawatana (Shareholder) questioned as follows:

Question 1: As the company spent a lot of money to buy back the shares, how will this impact on the branch expansion plan for this year and in the future? Will the share buyback cause the company to reduce dividend payout ratio? If so, how?

Ms. Wannee (Executive Vice President of Accounting and Finance Group), answered the question as follows:

The share buyback has no effect on the branch expansion plan because prior to proceeding with the buyback, the company first consider the branch expansion plan and then consider where there is excess liquidity that can be used to buy back shares. As for the impact on dividend payout, the company still maintains its policy to pay dividends at a rate of not less than 40%.

Question 2: Among intensifying competition from both modern trade retailers and online platforms, what are HomePro's key strengths or differentiating factors in the Thai market? What specific and measurable strategies do the company have in order to maintain and enhance such competitive advantages over the next 3 to 5 years?

Mr. Weerapun (Managing Director), answer the question:

Competitors and online platforms have been happening for a long time and keep increasing. HomePro has been in the market for nearly 30 years and has consistently focused on the development of products and services. Therefore, one of our key strengths is the confidence that our products and services have met customer needs. Additionally, the company is continuously

enhancing various systems to support operational efficiency. The company possesses a robust supply chain system and incorporates various automation technologies, including develop various systems according to the technology. As you notice, in recent years, service quality in retail stores has significantly improved due to the implementation of these systems. Moreover, the company has improved the technical service, which is an essential aspect for home. The Company has a strong Home Service team as part of our adaptation. For the 3 to 4 years, the company is trying to build an Ecosystem by encouraging the customers to buy products related to their living cycle in the house with the company whether for products or services. Another strategic focus is the service, the company foresees an increasing demand for home-related services for homeowners. Therefore, the company will launch the "HomePro Technician" project, offering dedicated home technicians. Lastly, the company will further be developing Omni-Channel. With the continued growth of online platforms, the company is investing in its own online platforms and will continue to develop.

Mr. Sombut Chaisukthaksin (Shareholder) questioned as follows:

Question: Please clarify the current weaknesses of the branch expansion in Malaysia compared to that in Thailand. What improvements can be made to enable the company to resume expansion of the branch in the Malaysia?

Mr. Weerapun (Managing Director), answer the question:

Currently, HomePro operates 7 branches in Malaysia. Key area that requires improvement is internal operational efficiency e.g., personnel situation, store management, product in the store. These areas are currently under active improvement, and progress has been made over the past year. The Malaysian branches have shown growth profit. Regarding future branch expansion, the company will reassess its plans once it is confident that the existing 7 branches have been fully strengthened, then will further considered branch expansion in Malaysia.

Mr. Wiriya Supachariyawichai (Shareholder) questioned as follows:

Question: Please explain the company's operational plan due to increasing competition, particularly with manufacturers now selling products directly through online platforms. How does the company monitor and plan this?

Mr. Weerapun (Managing Director), answered the question:

For manufacturers who sell products online, there are both those who do not sell to the company and those who sell to the company. The company monitors both types of manufacturers. In some cases, negotiations have been held. However, competition is inevitable. The company itself is adapting, as we also have our own online platform. Currently, it has been adjusted to be a marketplace, which means that beyond the products available at HomePro branches, the company now offers similar products in some categories for online sale. Therefore, for the adaptation, the company is continuously adapting and monitoring.

Mr. Phuwanun Chumthong (Shareholder) questioned as follows:

Question 1: What are the company's plans for the buyback shares? Will they be sold back to the market or used to reduce the capital?

Ms. Wannee (Executive Vice President of Accounting and Finance Group), answered the question:

According to the share buyback process, the company must wait until the program is completed then the Board of Directors can pass a resolution on how to proceed.

Question 2: What is the proportion of revenue from online channels compared to the total sales? How has it changed from the previous year, and what is the growth target for the next 1 to 3 years?

Ms. Wannee (Executive Vice President of Accounting and Finance Group), answered the question:

The proportion of revenue from online channels is currently calculated at 7%-8% and has increased from the previous year by approximately 10%. And there is a growth target for the next 1–3 years.

Question 3: Is the "Home Technician" strategy based on outsourcing? How is quality screened, and what makes it different from local technicians who are often well known in their communities?

Mr. Weerapun (Managing Director), answered the question:

For technicians who provide services with HomePro, whether for delivery or installation, they must at least pass a selection process and undergo standard training with HomePro. There are two types of technicians. The first type is the companies' technicians that contacted us and brought in technicians from their company group. Then develop and assign them to follow the set standards. The second type is individual technicians or Personal or referred to as "home technicians." The company develops and selects them, which they must pass the criteria by following the standards set by the company. Therefore, the company is quite confident that the technicians who will be sent to work at customers' homes shall meet the company's standards.

Mr. Phuwanai Bangkhao (Shareholder), questioned as follows:

Question: Is the Vietnam branch changed in ownership or is it a royalty using HomePro's name?

Ms. Wannee (Executive Vice President of Accounting and Finance Group), answered the question:

At present, the company has ceased operations and is no longer operating.

Resolved This Agenda was the acknowledgement of Operation's Result. Therefore, there was no adoption of resolution.

Remark : After the consideration of Agenda 1 and Agenda 2 have been completed, there were additional attending shareholders with the number of the share of 189,100 shares. Therefore, the total number of shares was 9,424,672,887 shares. And the Company still allowed them to have the right to vote. Therefore, the number of votes in agenda 3 was increased accordingly.

Agenda 3 **To consider the approval of the Statements of Financial Position and Statements of Comprehensive Income, including the Auditor's Report for the year ended 31st December 2024.**

The Company prepared the Statements of Financial Position, Statements of Comprehensive Income, including the Auditor's Report of the year ended 31st December 2024 in which such has already been examined by the auditor and approved by the meeting of Audit Committee No.2/2025 held on 24th February 2025 and the Board of Directors' Meeting No.2/2025 held on 25th February 2025.

The Chairman of the Meeting declared to the Meeting that, in the year 2024, the summarized financial information was as follows:

Sales	= Baht 67,952.02 Million which decreased from the previous year Baht 331.29 Million or by 0.49%;
Total Revenues	= Baht 72,576.52 Million which decreased from the previous year Baht 245.25 Million or by 0.34%;
Net profits	= Baht 6,503.55 Million which increased from the previous year Baht 61.99 Million or by 0.96%;
The basic earnings per share	= Baht 0.49
Paid up Capital	= Baht 13,151.20 Million;
As of 31 st December 2024,	
The Company had its total assets	= Baht 69,664.87 Million;
Total liabilities	= Baht 42,862.43 Million;
Shareholders' equity	= Baht 26,802.44 Million.

Regarding the details of Operation Results, it appeared on the Statements of Financial Position, Statements of Comprehensive Income, including the Auditor's Report for the year ended 31st December 2024, the details of which appeared in the Annual Report for the year 2024 (Form 56-1 One Report) Part 3 Financial Statements (Page 308) which was sent to the Shareholders together with the invitation letter of this Meeting as the Enclosure no.2.

The Audit Committee and the Board of Directors considered and opined that such is sufficient and correct, therefore proposed such to the Annual General Meeting of the Shareholders for consideration of approval the Statements of Financial Position, Statements of Comprehensive Income, including the Auditor's Report of the year ended 31st December 2024.

Before casting the vote and making a resolution, The Chairman of the Meeting opened the opportunity for all Shareholders to make an inquiry and there were shareholders questioning as follows:

Ms. Patcharanan Lawanrattanakun (Shareholder), questioned as follows:

Question: What are the sales from Malaysia compared to the total sales, and what is the growth trend in percentage?

Ms. Wannee (Executive Vice President of Accounting and Finance Group), answered the question:

Approximately 1.8% – 2%, with a growth trend of 0% – 10%. Some years remain stable, while increasing in certain years. However, if internal management is improved, profits tend to increase.

Mr. Phuwanun Chumthong (Shareholder), questioned as follows:

Question: What is the proportion of revenue of House Brand products in 2024? What is the solely Same-Store-Sales-Growth (SSSG) of House Brand products? And what is the company's growth expectation for this product group in 2025?

Ms. Wannee (Executive Vice President of Accounting and Finance Group), answered the question:

The proportion of revenue from House Brand is approximately 20%. Same-Store-Sales-Growth slightly increased by less than 5%. The company expects House Brand products to grow by at least 1% per year.

Resolved

The Meeting considered and adopted the resolution to approve the Statements of Financial Position, Statements of Comprehensive Income, including the Auditor's Report for the year ended 31st December 2024 with the votes of more than one-half of the total votes of the Shareholders attending the Meeting and casting votes. The details were as follows:

Resolution	Number of Shares	Percentage of Shareholders attending the Meeting and casting votes
-Approved	9,424,378,867	100.00
-Disapproved	0	0.00
-Abstained	294,020	Not Count
-Voided ballot	0	Not Count

Remark : After the consideration of Agenda 3 have been completed, there were additional attending shareholders with the number of the share of 112,699 shares. Therefore, the total number of shares was 9,424,785,586 shares. And the Company still allowed them to have the right to vote. Therefore, the number of votes in agenda 4 was increased accordingly.

Agenda 4 **To consider the approval of the dividend payment for the year 2024.**

The Chairman of the Meeting informed the Meeting that the Company has its policy specifying for the dividend payment for not less than 40% of the net profit. In the year 2024, the Company had its annual net profit for the whole year in the amount of Baht 6,934.41 Million as per the separate financial statement and there is no accumulated loss remaining. Moreover, the Company has its sufficient cash flow to make the dividend payment according to the Company's policy. The details of which

appeared in the Annual Report for the year 2024 (Form 56-1 One Report) which was sent to the Shareholders together with the invitation letter of this Meeting as the Enclosure no.2 (Page 256).

The information showing the comparison of the dividend payment in the previous years is as follows:

Period	Year 2021	Year 2022	Year 2023
Cash dividend per share (per:Baht/share)	0.12 , 0.20 (Interim),(Year-end)	0.17 , 0.21 (Interim),(Year-end)	0.18 , 0.22 (Interim),(Year-end)
Total dividend payment (per:Baht/share)	0.32	0.38	0.40
Dividend payout ratio (comparing with the net profit)	84.42%	82.99%	85.19%

For the Company's operation result of the first half of the year 2024 (January 2024 – June 2024), the Board of Directors' Meeting No.8/2017 held on 29th August 2017 has adopted the resolution to allocate the legal reserve fund of the company have reached 10% of the registered capital (fully reserve fund). And the Board of Directors' Meeting No.8/2024 held on 27th August 2024 has approved for interim dividend payment resulting from the Company's operation of the first six months of the year 2024 by cash dividend at the rate of Baht 0.18 per share in the amount of Baht 2,367.22 million.

The Board of Directors proposed to the Meeting of Shareholders to acknowledge such interim dividend payment.

For the Company's operation results of the second half of the year 2024 (July 2024 - December 2024), according to the separate financial statements, the Board of Directors approved to propose the Shareholders' Meeting to consider and approve as follows:

- (A) Since the legal reserve fund of the company already reached 10% of registered capital (fully reserve fund) which is Baht 1,315,120,000 therefore, for this dividend payment, the company is not required to allocate for the legal reserve fund.
- (B) Paid dividend by cash at the rate of Baht 0.25 per share, or not exceeding in total of Baht 3,287.80 million.

The total of the cash dividend payment for the whole year shall be equivalent to the rate of Baht 0.43 per share which the total amount was calculated to be approximately Baht 5,655.02 million, or at payout ratio of 81.55% of net profit according to the separate financial statement. Such rate of dividend payment is in accordance with the dividend payment policy of the Company. All dividends shall be deducted for the withholding tax at the rate stipulated by law.

According to the dividend payment mentioned above, the Company will pay such from the net profit arising from the Company's operation result of July 2024 - December 2024 in which the Company is required to pay corporate income tax at the rate 20%. The Shareholders, who are individuals, can obtain tax credits due to the dividend payment in accordance with Section 47 bis of the Revenue Code.

The list of shareholders who are entitled to receive the dividend (Record Date) will be issued on 23rd April 2025, and the dividend will be paid on 8th May 2025.

Before casting the vote and making a resolution, The Chairman of the Meeting opened the opportunity for all Shareholders to make an inquiry and there were shareholders questioning as follows:

Mr. Wittaya Kitwattanaboon (Shareholder), questioned as follows:

Question 1: There appears no development of the branches in Malaysia. What is the marketing plan?

Mr. Weerapun (Managing Director), answered the question:

There is development, but it is more about improving internal efficiency, such as products, stock management systems, and personnel development.

Question 2: As has it been seen so far is internal improvement, how is the marketing aspect? Or is there a plan to collaborate with local entities to enhance sales potential?

Mr. Weerapun (Managing Director), answered the question:

What the company has additionally implemented is online sales by using the same platform in Malaysia as that in Thailand. This is one of the ways which the company is adapting to make the growth, including selling on Marketplace platforms, for example, Shopee and Lazada which the company has already sold the products on such platforms.

Mr. Sombat Chaisuktaksin (Shareholder), questioned as follows:

Question: The reasons for not expanding branches in Malaysia, as answered, are: 1) system development, 2) personnel development, and 3) warehouse development. Please provide a time estimate.

Mr. Weerapun (Managing Director), answered the question:

It may take some time. Once the issues have been identified, the company has been urgently working to resolve them and is in the process.

Resolved

The Meeting considered and adopted the resolution to acknowledge the interim dividend payment and approved the allocation for legal reserve fund and dividend payment as follows:

- A. Since the legal reserve fund of the company already reached 10% of registered capital (fully reserve fund) in the amount of Baht 1,315,120,000, therefore, for this dividend payment, the company is not required to allocate for the legal reserve fund.
- B. Approved the dividend payment by cash at the rate of Baht 0.25 per share, or not exceeding in total of Baht 3,287.80 Million.

The list of shareholders who are entitled to receive the dividend (Record Date) will be issued on 23rd April 2025, and the dividend will be paid on 8th May 2025.

The Meeting adopted the resolution with the votes of more than one-half of the total votes of the Shareholders attending the Meeting and casting votes. The details were as follows:

Resolution	Number of Shares	Percentage of Shareholders attending the Meeting and casting votes
-Approved	9,424,614,566	100.00
-Disapproved	0	0.00
-Abstained	171,020	Not Count
-Voided ballot	0	Not Count

Remark : After the consideration of Agenda 4 has been completed, there were additional attending shareholders with the number of the share of 24,400 shares. Therefore, the total number of shares was 9,424,809,986 shares. And the Company still allowed them to have the right to vote. Therefore, the number of votes in agenda 5.1 was increased accordingly.

Agenda 5 **To consider the approval of the appointment of the Company's directors in place of the directors who are retired by rotation.**

The Chairman of the Meeting declared to the Meeting that Clause 14 of the Articles of Association of the Company specifies that, in every Annual General Meeting of the Shareholders, one-third directors shall be retired from their position. In case the number of directors cannot be divided into 3 parts, the number of the directors in closely number of one-third shall be retired from their position. In the first and the second year after the Company has been registered for public company, the rotation of the director shall be proceeded by way of drawing lots. For the following years, the director who is in the position for the longest term would be retired. However, the director who is retired by rotation may be re-appointed to be the director for another term.

In this year, the four directors of the Board of Directors who would be retired by rotation are as follows:

1. Mr. Anant Asavabhokhin
Position Chairman of Director
2. Mr. Pornwut Sarasin
Position Director, Independent Director and Nomination and Remuneration Committee
3. Mr. Rathian Srimongkol
Position Director, Audit Committee and Independent Director

4. Asst. Prof. Dr. Kessara Thanyalakpark
Position Director, Audit Committee and Independent Director

The Board of the Directors has considered and agreed with the proposal of the Nomination and Remuneration Committee. Since, comparing with the number of directors under good corporate governance which shall consist of 5-12 people, the number of directors of 11 people is still within the specified criteria and is deemed suitable. The Company had given an opportunity to shareholders to propose names of qualified persons to be proposed to the shareholders for their consideration in the agenda of appointing of directors in the Company's website from 1st October 2024 to 15th January 2025, it appeared that no one proposed any name to be considered for appointment as a director of the Company and we also considered that all four existing directors who retired by rotation in this year, have met the qualifications as specified in the Public Limited Company Act B.E. 2535 (1992) and have knowledge, capability, and experience in business relating to the Company's operation, and also in the past 2 years, such four directors of the Company have never been employees or partners of the auditor company. And, in this year, there are three Independent Directors who retired by rotation, i.e., Mr. Pornwut Sarasin, Mr. Rathian Srimongkol and Asst. Prof. Dr. Kessara Thanyalakpark. Mr. Pornwut Sarasin has held the position of Independent Director for more than 9 years, but the Nomination and Remuneration Committee has considered his qualifications and opined that he is fully qualified under the Public Limited Companies Act B.E. 2535 and in accordance with the laws relating to the requirements for independent directors who has substantial knowledge, capability, experience and expertise in business relating to the Company's business which can well provide useful advice to the Company and can well provide an independent opinions in accordance with the relevant laws. In addition, the persons who are nominated to be the Company's Directors at this time have already been taken into the consideration of the Board of Directors in accordance with process prescribed by the Company and they have qualifications in accordance with the relevant rules and regulations and are suitable for the Company's business operations.

The Board of the Directors, therefore, proposed such to the Shareholders' Meeting for consideration the approval to re-appointed all four directors of the Company who would be retired by rotation in this year to be directors of the Company for another term are as follows.

1. Mr. Anant Asavabhokhin
Position Chairman of Director
2. Mr. Pornwut Sarasin
Position Director, Independent Director and Nomination and Remuneration Committee
3. Mr. Rathian Srimongkol
Position Director, Audit Committee and Independent Director

4. Asst. Prof. Dr. Kessara Thanyalakpark

Position Director, Audit Committee and Independent Director

For transparency in casting the vote, the Directors who are nominated to be appointed at this time will abstain.

The biography of the directors, number of years in the position of director, and the number of times attending the meeting are as follows:

The biography of directors is retired by rotation and proposed to re-appoint for another term.

Committee Information

Name - Surname Mr. Anant Asavabhokhin
Age 74
Position Chairman of the Board of Directors
 Directors authorized to sign on behalf of the company as specified in the certificate
Date of Appointment April 8, 2022
Main Occupation Chairman of the Board of Directors
 Home Product Center Plc. (Retail)



Direct shareholding : There is no holding of the company's securities.
 Spouse and minor child shareholding : None
 Family relationship with Directors and management : Father of Mr. Achawin Asavabhokhin (Director)

Education

Education	Major	University
Master Degree	Business Administration M.B.A	Thammasat University
Master Degree	M.S. in Industrial Engineering	Illinois Institute of Technology, Chicago, USA
Bachelor Degree	Bachelor of Engineering (Civil Engineering)	Chulalongkorn University

Training

Institution	Program
Thai Institute of Directors Association (IOD)	Year 2004 - Director Certification Program (DCP) 52/2004

The Brief of Working Experience during the past 5 years

Currently does not hold positions in any other listed companies and non-listed companies.
At present being Director of 1 Listed company

During	Position	Company Name	Type of Business
2022 - Present	Chairman of the Board of Directors	Home Product Center Plc.	Retail
2013 - 2017	Chairman of the Board of Directors and Chairman of the Executive Committee	Land and Houses Plc.	Property Development
2005 - 2017	Chairman of the Board of Directors	Land and Houses Bank Plc.	Commercial Bank
1983 - 2017	Director	Quality Houses Plc.	Property Development

Conflict of Interest

The director is not holding the position of director or executive management in other business or in the business that could cause any conflict of interest against the company.

No. of Terms and No. of service year as Directors. 1 term for 3 years 3 days of services:

1st Term: From April 8, 2022, to April 10, 2025 (Annual General Meeting of Shareholders 2025)

Summary of No. of Meeting attendance during the past year for consideration:

1. Board of Director Meeting : 10 attendances out of total 12 meetings

Knowledge and Expertise (Board Skill Matrix)

Consumer Discretionary, Accounting/Finance/Economics, Real Estate

Committee Information

Name - Surname Mr. Pornwut Sarasin
Age 65
Position Directors, Nomination and Remuneration Committee and Independent Directors
Date of Appointment October 1, 2015
Main Occupation Chairman of the Board of Directors
 Thai Namthip Corporation Co., Ltd.
 (Production and Distribution of beverages)



Direct shareholding : 1,984,846 shares proportion 0.02 %
 Spouse and minor child shareholding : None
 Family relationship with Director and : None

Education

Education	Major	University
Master Degree	Business Administration	Pepperdine University USA
Bachelor Degree	Business Administration	Boston University USA

Training

Institution	Program
Thai Institute of Directors Association (IOD)	Year 2005 - Director Accreditation Program (DAP) 45 / 2005

The Brief of Working Experience during the past 5 years

At present being Director of 5 listed companies.

During	Position	Company Name	Type of Business
2023 - Present	Nomination and Remuneration Committee	Home Product Center Plc.	Retail
2015 – Present	Independent Directors		
2017 - Present	Chairman of the Board of Directors	BG Container Glass Co., Ltd.	Packaging Manufacturers and Distributor
2015 - Present	Director	Crown Seal Plc.	Packaging Manufacturers
2009 - Present	Director	AP (Thailand) Plc.	Real Estate
1994 - Present	Director	Charoong Thai Wire & Cable Plc.	Cable Manufacturers and Distributor
1994 - 2023	Director and Chairman of Audit Committee		

At present being Director of 9 non-listed companies.

During	Position	Company Name	Type of Business
2022 - Present	Chairman of the Board of Directors	Thai Namthip Corporation Co., Ltd.	Production and distribution of beverages
2014 - Present	Director	Bangkok Glass Plc.	Packaging Manufacturers and Distributor
1986 - Present	Director	Honda Automobile (Thailand) Co., Ltd.	Automobile Manufacturers
1986 - Present	Director	Denso (Thailand) Co., Ltd.	Electronic Manufacturers
1994 - Present	Director	Thai Asia Pacific Brewery Co., Ltd.	Drinking Manufacturers and Distributor
1986 - Present	Director	Thai-MC Co., Ltd.	Chemical Wholesaler
1986 - Present	Director	Isuzu Motors (Thailand) Co., Ltd.	Automobile Manufacturers
1986 - Present	Director	Tri Petch Isuzu Co., Ltd.	Automobile Distributor
1986 - Present	Director	Tri Petch Isuzu Leasing Co., Ltd.	Automobile Leasing
2013 - 2024	Chairman of the Board of Directors	Thai Namthip Co., Ltd.	Soft drink Bottler

Conflict of Interest

1. The director is not holding the position of director or executive management in other business or in the business that could cause any conflict of interest against the company.
1. Directors do not have special interests that are different from other directors. In every agenda proposed in this general meeting of shareholders, except for the agenda for the election of directors, because he is the person who must be re-elected to be a director for another term and approval of payment of remuneration and bonuses to directors
2. Not having the following interests in the Company, parent company, subsidiaries, affiliates or any legal entities that have conflicts, at present or in the past 2 years as follows:
 - 3.1 He does not participate in management and is not the employee, staff or consultant who receives regular salary in the Company.
 - 3.2 He does not provide any professional service i.e. Auditor, legal counsel
 - 3.3 He has no business relationship or benefit or interest with company that affect the duty performing independently in giving an opinion.

No. of Terms and No. of service year as Directors. 4 terms for 9 years 6 months 7 days of services

1st Term: From October 01, 2015 to April 05, 2017

2nd Term: From April 05, 2017 to April 09, 2020

3rd Term: From April 09, 2020 to April 08, 2022

4th Term: From April 08, 2022 to April 10, 2025(Annual General Meeting of Shareholders 2025)

No. of Terms and No. of service year as Directorship at Homepro

1. Board of Director Meeting : 10 attendances out of total 12 meetings
2. Meeting of the Nomination and : 3 attendances out of total 3 meetings
Remuneration Committee
3. Non-Executive Director Meeting : 1 attendance out of total 1 meeting

Knowledge and Expertise (Board Skill Matrix)

Consumer Discretionary, Consumer Staples, Industrial, Materials, Accounting/ Finance/
Economics, Real Estate

Committee Information

Name – Surname Mr. Rathian Srimongkol
Age 65
Proposed Position Directors, Audit Committee and Independent Director
Date of Appointment May 1, 2023
Main Occupation Chief of Executive Officer
Xspring Capital Public Company Limited
(Investment operations in other businesses both domestically and internationally)



Direct shareholding : There is no holding of company securities
Spouse and minor child shareholding : None
Family relationship with Director and : None

Educational

Educational	Major	University
Master Degree	Business Administration (MBA)	Thammasat University
Master Degree	Public Administration	Suan Sunandha Rajabhat University
Bachelor Degree	Doctor of Medicine Program M.D.	Faculty of Medicine Siriraj Hospital, Mahidol University
Bachelor Degree	Science Program	Mahidol University

Training

Institution	Program
Thai Institute of Directors Association (IOD)	Year 2009 - Financial Statements Demystified for Director (FDD)
	Year 2008 - The Role of Chairman Program
	Year 2001 - Directors Certification Program (DCP)
Other	Year 2023 - Orchestrating Winning Performance(OWP) Lausanne, International Institute for Management Development (IMD) (26 - 30 June 2023)
	Year 2022 - Orchestrating Winning Performance(OWP) Lausanne, International Institute for Management Development (IMD) (June 27 - July 1, 2022)
	Year 2010 - Certificate, Leader Program (Class 11), Capital Market Academy
	Year 2008 - Diploma, National Defense College, The Joint State – Private Sector Course Class 51/21, National Defense College of Thailand

Training (Continued)

Institution	Program
Other	Year 2008 - Public Director Certification Program (PDI), King Prajadhipok's Institute
	Year 2008 - Certificate, Economic Leader Forum (ELF), The Thammasat Economics Association
	Year 2005 - Certificate in Politics and Governance in Democratic Systems for Executives Course (Class 9), King Prajadhipok's Institute

A Brief of Working Experience during the past 5 years
At present being Director of 4 Listed companies

During	Position	Company Name	Type of Business
2023 - Present	Audit Committee and Independent Directors	Home Product Center Plc.	Retail
2024 - Present	Chief Executive Officer	XSpring Capital Plc.	Financials
2021 - Present	Chairman of Investment Committee, Chairman of Nominating and Compensation Committee and Authorized Director		
2021 - 2024	Chairman of the Board of Directors		
2012 - Present	Director	Krungthai Card Plc.	Financials
2012 - 2023	Director and Chief Executive Officer		
2009 - Present	Lead Independent Director, Vice Chairman of the Board of Directors, Chairman of the Audit Committee, Member of the Sustainability and Risk Management Committee	Indorama Ventures Plc.	Chemicals Business
2018 - 2021	Chairman of the Audit Committee, Vice Chairman of the Board of Directors, Nomination and Remuneration Committee and Independent Director	Raimon Land Plc.	Real Estate
2001 - 2011	Executive Vice President	Thanachart Bank Plc. (Currently changed to TMB Thanachart Bank Plc.)	Banking Business

At present being Director of 4 non-listed companies.

During	Position	Company Name	Type of Business
2021 - Present	Chairman of the Board of Directors and Authorized Signatory Directors	XSpring Digital Company Limited	Digital Asset Business
2021 - Present	Chairman of the Board of Directors and Authorized Signatory Directors	Xspring AMC Asset Management Company Limited	Financials
2021 - Present	Chairman of the Executive Directors and Authorized Directors	Krungthai XSpring Securities Co., Ltd.	Financials
2021 - Present	Chairman of the Board of Directors and Authorized Signatory Directors	XSpring Asset Management Co., Ltd.	Financials
2021 - 2023	Director	Krungthai Advisory Co., Ltd.	Holding Company
2019 - 2021	Chairman of the Board of Directors	Islamic Bank of Thailand	Financials
2018 - 2021	Chairman of the Board of Directors	Tobacco Authority of Thailand	State Enterprise
2017 - 2021	Vice President of the Association	Thai Listed Companies Association	Non-Profit Organization
2015 - 2517	Director		
2013 - 2020	Chairman of the Audit Committee, Corporate Governance Directors, Nomination and Remuneration Committee, and Independent Director	One To One Contacts Co., Ltd.	Service Business
2008 - 2010	Director	TOT Plc.	Communication Business
2004 - 2012	Subcommittee on State Enterprise Performance Evaluation, Corporate Governance, Panel 3: Internal Control and Audit	The Ministry of Finance	Government
2001 - 2012	Subcommittee on State Enterprise Performance Agreement and Evaluation		

Conflict of Interest

1. The director is not holding the position of director or executive management in other business or in the business that could cause any conflict of interest against the company.
2. Directors do not have special interests that are different from other directors in every agenda proposed in this general meeting of shareholders, except for the agenda for the election of directors, because he is the person who must be re-elected to be a director for another term and approval of payment of remuneration and bonuses to directors.
3. Not having the following interests in the Company, parent company, subsidiaries, affiliates or any legal entities that have conflicts, at present or in the past 2 years as follows:
 - 3.1 He does not participate in management and is not the employee, staff or consultant who receives regular salary in the Company.
 - 3.2 He does not provide any professional service i.e. Auditor, legal counsel
 - 3.3 He has no business relationship or benefit or interest with company that affect the duty performing independently in giving an opinion.

No. of Terms and No. of service year as Directors. 1 term for 1 year 11 months 10 days of services:
1st Term: From May 1, 2023 to April 10, 2025 (Annual General Meeting of Shareholders 2025)

Summary of No. of Meeting attendance during the past year for consideration:

- | | |
|-----------------------------------|---|
| 1. Board of Director's Meeting | : 12 attendances out of total 12 meetings |
| 2. Audit Committee's Meeting | : 12 attendances out of total 12 meetings |
| 3. Non-Executive Director Meeting | : 1 attendance out of total 1 meeting |

Knowledge and Expertise (Board Skill Matrix)

Industrial, Healthcare, Accounting/Finance/Economics, Information Technology, Real Estate, Service, Corporate Governance, Risk Management

Committee Information

Name – Surname Asst. Prof. Dr. Kessara Thanyalakpark
Age 50
Proposed Position Directors, Audit Committee and Independent Directors
Date of Appointment May 1, 2023
Main Occupation Managing Director, Sena Development Plc. (Real Estate)



Direct shareholding : There is no holding of company securities

Spouse and minor child shareholding : None

Family relationship with Director and : None

Educational

Educational	Major	University
Doctoral Degree	PhD Economics	Claremont Graduate University, U.S.A.
Master Degree	MSc Economics	Claremont Graduate University, U.S.A
Master Degree	MBA Finance and Accounting	University of California, U.S.A.
Bachelor Degree	BBA Finance and Accounting	Chulalongkorn University

Training

Institution	Program
Thai Institute of Directors Association (IOD)	Year 2005 - Director Institution Thailand Program (DCP 59) / Thai Institute of Director, Bangkok
	Year 2005 - Director Accreditation Program (DAP) Thailand. / Thai Institute of Directors, Bangkok,
Other	Year 2012 - Senior Justice Administration Program / Judicial Training Institute, Office of the Judiciary (Class 16)
	Year 2010 - Certificate in Politics and Governance in Democratic Systems for Senior Executives, College of Politics And Governance, King Prajadhipok's Institute Course (Class 14)
	Year 2009 - Senior Executive Program / Capital Market Academy (Class 8), The Stock Exchange of Thailand

Training (Continued)

Institution	Program
Other	Year 2005 - Certificate in Real Estate Investments and Financing / FAME, International Center for Financial Asset Management and Engineering, Geneva Switzerland
	Year 1995 - Bangkok Bank Student Internship Program/ Bangkok Bank, Bangkok, Thailand

A Brief of Working Experience during the past 5 years**At present being Director of 3 Listed companies.**

During	Position	Company Name	Type of Business
2023 - Present	Audit Committee and Independent Directors	Home Product Center Plc.	Retail
2024 - Present	Chief Executive Officer	Sen X Plc.	Real Estate
2020 - Present	Managing Director	Sena Development Plc.	Real Estate
2014 - Present	Risk Management Committee		

At present being Director positions of 8 non-listed companies.

During	Position	Company Name	Type of Business
2024 - Present	Chief Executive Officer	Sena Green Energy Co., Ltd.	Energy Business
2024 - Present	Chairman of the Board of Directors	Sena HHP Co., Ltd.	Real Estate
2024 - Present	Director	Institute of Climate Change, Federation of Thai Industries	Non-Profit Organization
2024 - Present	Vice President for Academic Affairs	The Housing Business Association	Private Organizations
2022 - 2024	Chairman of the Strategic and Budget Advisory Committee, Advisor to the Provincial Governor	Bangkok Metropolitan	Government
	Advisor to the Committee on the Review of Budget Preparation Criteria		
	Member of the Bangkok Metropolitan Region Joint Public-Private Sector Consultative Committee		

At present being Director positions of 8 non-listed companies. (Continued)

During	Position	Company Name	Type of Business
2022 - 2024	Member of the Extraordinary Committee Considering the Bangkok Metropolitan Draft Ordinance on Off-Budget Funds	Bangkok Metropolitan	Government
	Member of the Extraordinary Committee Studying the Issues of Land and Building Tax Collection and Tax Payment Guidelines for Land Holders		
	Member of the Committee Driving Environmental Management Operations in the Bangkok Metropolitan Area		
	Chairman of the Committee for Enhancing Revenue Collection Efficiency, Asset Management, and Debt Acceleration of Bangkok Metropolitan Administration		
	Advisor to the Operation Center for Monitoring the Regulation of Trading Areas in Bangkok Metropolitan Area		
2021 - 2024	Council Member and Executive Committee	Thailand Development Research Institute (TDRI)	Non - Profit Foundation
2021 - 2023	Director	Thai Listed Companies Association	Non-Profit Organization
2020 - Present	Senior Asset Management Director	Property Management of Chulalongkorn University	Government
	Member of the Committee on Supervision and Monitoring of Project Contracts for the Right to Use the Commercial Area at Pathumwan Intersection (MBK Center Building)		
	Expert Member of the Subcommittee for Private Sector Selection for the Siam Kitt Building Development Project (Block L)		
2016 - present	Vice President of Finance and Budget	Thai Condominium Association	Private organizations
2015 - present	Chairman of the Board of Directors	Sena Solar Energy Co., Ltd.	Retail
2015 - present	Director	Aspiration One Co., Ltd.	Real Estate

Conflict of Interest

1. The director is not holding the position of director or executive management in other business or in the business that could cause any conflict of interest against the company.
2. Directors do not have special interests that are different from other directors. In every agenda proposed in this general meeting of shareholders, except for the agenda for the election of directors, because he is the person who must be re-elected to be a director for another term and approval of payment of remuneration and bonuses to directors
3. Not having the following interests in the Company, parent company, subsidiaries, affiliates or any legal entities that have conflicts, at present or in the past 2 years as follows:
 - 3.1 He does not participate in management and is not the employee, staff or consultant who receives regular salary in the Company.
 - 3.2 He does not provide any professional service i.e. Auditor, legal counsel
 - 3.3 He has no business relationship or benefit or interest with company that affect the duty performing independently in giving an opinion.

No. of Terms and No. of service year as Directors. 1 term for 1 year 11 months 10 days of services:
1st Term: From May 1, 2023 to April 10, 2025 (Annual General Meeting of Shareholders 2025)

Summary of No. of Meeting attendance during the past year for consideration:

- | | |
|-----------------------------------|---|
| 1. Board of Director's Meeting | : 12 attendances out of total 12 meetings |
| 2. Audit Committee's Meeting | : 10 attendances out of total 12 meetings |
| 3. Non-Executive Director Meeting | : 1 attendance out of total 1 meeting |

Knowledge and Expertise (Board Skill Matrix)

Accounting/Finance/Economics, Real Estate, Corporate Governance, Risk Management

Before casting the vote and making a resolution, the Chairman of the Meeting opened the opportunity for all Shareholders to make an inquiry but there was no shareholder giving any question.

Resolved

The Meeting considered and adopted the resolution to re-appoint the four directors of the Company with the votes of one-half of the total votes of the Shareholders attending the Meeting and casting votes. For this Agenda, the Company arranged the voting method to appoint Director on an individual basis as follows:

5.1. Mr. Anant Asavabhokhin, Position: Chairman of Director

The Meeting adopted the resolution with the votes exceeding one-half of total votes of shareholders attending the meeting and casting votes, with following details:

Vote for	Number of Share	% of the all attending and casting votes
-Approve	9,260,953,335	98.2646
-Disapprove	163,561,631	1.7354
-Abstain	295,020	Not Count
- Voided ballot	0	Not Count

5.2. Mr. Pornwut Sarasin, Position: Director, Independent Director and Nomination and Remuneration Committee

The Meeting adopted the resolution with the votes exceeding one-half of total votes of shareholders attending the meeting and casting votes, with following details:

Vote for	Number of Share	% of the all attending and casting votes
-Approve	8,222,434,063	87.2666
-Disapprove	1,200,096,057	12.7334
-Abstain	2,279,866	Not Count
- Voided ballot	0	Not Count

5.3 Mr. Rathian Srimongkol, Position: Director, Audit Committee and Independent Director

The Meeting adopted the resolution with the votes exceeding one-half of total votes of shareholders attending the meeting and casting votes, with following details:

Vote for	Number of Share	% of the all attending and casting votes
-Approve	9,204,265,265	97.6631
-Disapprove	220,250,701	2.3369
-Abstain	294,020	Not Count
- Voided ballot	0	Not Count

5.4. Asst. Prof. Dr. Kessara Thanyalakpark, Position: Director, Audit Committee and Independent Director

The Meeting adopted the resolution with the votes exceeding one-half of total votes of shareholders attending the meeting and casting votes, with following details:

Vote for	Number of Share	% of the all attending and casting votes
-Approve	9,297,384,925	98.6511
-Disapprove	127,131,041	1.3489
-Abstain	294,020	Not Count
- Voided ballot	0	Not Count

Remark : After the consideration of Agenda 5.4 has been completed, there were additional attending shareholders with the number of the share of 20,000 shares. Therefore, the total number of shares was 9,424,829,986 shares. And the Company still allowed them to have the right to vote. Therefore, the number of votes in agenda 6 was increased accordingly.

Agenda 6 **To consider the approval of the remuneration of directors for the year 2025.**

The Chairman of the Meeting declared to the Meeting that Section 90 of the Public Limited Company Act B.E. 2535 (1992) specifies that “the Company will not be allowed to pay money or any other assets to its directors unless for remuneration payment according to the Articles of Association of the Company.”

“Clause 15 of the Articles of Association of the Company specifies that “the directors are entitled to receive the remuneration from the Company in the form of rewards, attendance fee, bonus, or other benefits according to the Articles of Association or consideration of the Shareholders’ Meeting and such remuneration may be specified in the certain amount of money, or criterions for consideration from time to time, or in effective all time until such has been changed. In addition, the directors will be entitled to receive allowance and other welfares according to the company’s rules.

The contents in the first paragraph will not affect the right of staff or employee of the Company who is elected to be the director to receive the remuneration and benefits as the staff or employee of the Company.”

The Company has its procedure to propose the remuneration through the consideration of the Nomination and Remuneration Committee before proposing such to the Board of Directors of the Company for their consideration and approval in order to propose such to the shareholders’ Meeting. In this regard, the Nomination and Remuneration Committee has considered according to the specified criterions as follows:

1. Considering on suitability by comparing with the criterions, method, rate of payment and obligation assigned of the Company in the same business and industry, and considering on the Company’s liquidity.
2. Considering on the Company’s operation result as of year-end and the payment will be made when the Company has its profit.
3. Considering payment when the Company has already paid remuneration to shareholders and employees.

The composition of the Director’s remuneration is monthly remuneration in providing the consultation in any matter to the Company working group and attendance fee. Normally, the Company will arrange for the Board of Directors Meeting to be held at least once a month and also arrange for other sub-committee

meetings i.e. the Audit Committees Meeting, the Executive Directors Meeting and the Nomination and Remuneration Committees Meeting. (The details of which appeared in the Annual Report for the year 2024 (Form 56-1 One Report), page 276-277).

The information showing the comparison of remuneration payment in the previous years is as follows:

The year paid for remuneration	Approved amount	Actual amount paid	Other Benefit	
			Discount on buying of goods	Medical checkup
2022	12,000,000 Baht	10,280,000 Baht	<u>maximum</u> 10%	1 time per year
2023	12,000,000 Baht	10,890,000 Baht	<u>maximum</u> 10%	1 time per year
2024	12,000,000 Baht	10,890,000 Baht	<u>maximum</u> 10%	1 time per year

Number of the Board of Directors' Meeting in the previous year is as follows:

Board of Directors	Actual Number of Meeting in 2024
-The Board of Directors Meeting	12
-The Executive Committee Meeting	12
-The Audit Committees Meeting	12
-The Nomination and Remuneration Committees Meeting	3
-The Non-Executive Directors Meeting	1

The details of remuneration of director of each group are as follows:

Composition of Remuneration	Amount
Remuneration of Directors	
1. Monthly remuneration	
- Chairman	Baht 80,000 per person / per month
- Vice Chairman	Baht 60,000 per person / per month
- Chairman of Executive Director	Baht 60,000 per person / per month
- Director	Baht 40,000 per person / per month

Composition of Remuneration	Amount
Remuneration of Directors	
2. Remuneration per meeting attendance	
- Chairman	Baht 30,000 per person / per meeting attendance
- Vice Chairman	Baht 30,000 per person / per meeting attendance
- Chairman of Executive Director	Baht 30,000 per person / per meeting attendance
- Director	Baht 20,000 per person / per meeting attendance
	The Director who is in the management position of the Company will not receive Remuneration per meeting attendance.
Remuneration of Sub-Committees meeting allowance is payable for each meeting only the time of meeting attendance. (Sub-committees are composing of the Audit Committees, the Executive Director and the Nomination and Remuneration Committees).	
Composition of Remuneration	Amount
Remuneration per meeting attendance.	
- Chairman of each the sub-committee	Baht 30,000 per person / per meeting attendance
- Director of each sub-committee	Baht 20,000 per person / per meeting attendance

The Nomination and Remuneration Committees and the Board of Directors of the Company have considered to specify the remuneration of the Directors of the Company by considering on the Company's result in overall, the dividend payment paid to shareholders, obligations and responsibilities of each of the Board of Directors group, the criterions of the same business and therefore proposed to the Shareholders' Meeting to approve for remuneration of the Directors and Sub-Committees of the year 2025 for the amount not exceeding Baht 12,000,000 (Twelve Million Baht) which is equivalent to the payment for the year 2024.

For other benefits that the company provide to the directors are as follows:

- 1.The welfares benefit for buying goods with discount which the given discount is as specified in the Articles of Association of the Company and approved by the Shareholders' Meeting, and such welfares benefit was given by the Company at the rate not higher than the rate the Company giving to general VIP customers, which is fixed at the highest rate not more than 10% which is equivalent to the previous year.
2. The Company provides welfare of medical checkup for 1 time per year which no Director exercises the right on annual medical checkup in the previous year.

Since, the Board of Directors has an intention to express their transparency and act in accordance with the Corporate Governance Policy, the Board of Directors who receives the remuneration will be abstained for voting in this Agenda.

Before casting the vote and making a resolution, the Chairman of the Meeting opened the opportunity for all Shareholders to make an inquiry and there was shareholder questioning as follows:

Mr. Phuwanun Chumthong (Shareholder), questioned as follows:

Question: In 2024, rental income grew 1.9% Year on Year and has increased by 6.4% of the total revenue. Which provinces contribute most to this growth, and from which format (HomePro store or Market Village)? What is the company's view on expanding this business for the next 1 to 3 years?

Ms. Wannee (Executive Vice President of Accounting and Finance Group), answered the question:

In fact, the rental income did not increase by 1.9%. Last year, the rental income has decreased, but income from promotional activities with partners increased by 4%. When calculated with the approximate 1.5% drop in the rental income, the overall growth appears to be 1.9%. This is mainly due to joint activities with partners. The increasing of rental income rate mainly comes from the Format Market Village. In the next 1 to 3 years, business expansion will focus on organizing especially activities within branches and joint activities with partners. The company's operations will primarily focus on sales through HomePro branches. There will be less openings of the Market Village format in the future.

Resolved

The Meeting considered and adopted the resolution to approve the remuneration of the Directors and Sub-Committees of the year 2025 for the amount not exceeding Baht 12,000,000 (Twelve Million Baht) by specifying the Board of Director remunerations for each one according to the Chairman's proposal herein before. Apart from the director remunerations as mentioned above, the Meeting of Shareholders approved to give other benefits to the directors i.e.

- 1.The welfares benefit for buying goods with discount which the given discount is as specified in the Articles of Association of the Company and approved by the Shareholders' Meeting, and such welfares benefit was given by the Company at the rate not higher than the rate the Company giving to general VIP customers, which is fixed at the highest rate not more than 10% which is equivalent to the previous year.

2. The Company provides welfare of medical checkup for 1 time per year which no Director exercises the right on annual medical checkup in the previous year.

The Meeting adopted the resolution with the votes of exceeding two-thirds of total votes of shareholders attending the meeting. The details are as follows:

Resolution	Number of Share	Percentage of all shareholders attending the Meeting
-Approve	9,266,424,035	98.3193
-Disapprove	0	0.0000
-Abstain by Shareholders 175,520 shares	158,405,951	1.6807
- Abstain by Directors 158,230,431 shares		
- Voided ballot	0	0.0000

Agenda 7 **To consider the approval of the payment of Directors' bonus for the Year 2024.**

The Chairman of the Meeting declared to the Meeting that Section 90 of the Public Limited Company Act B.E. 2535 (1992) specifies that “the Company will not be allowed to pay money or any other assets to its directors unless for remuneration payment according to the Articles of Association of the Company.”

“Clause 15 of the Articles of Association of the Company specifies that “the directors are entitled to receive the remuneration from the Company in the form of rewards, attendance fee, bonus, or other benefits according to the Articles of Association or consideration of the Shareholders' Meeting and such remuneration may be specified in the certain amount of money, or criteria for consideration from time to time, or in effective all time until such has been changed. In addition, the Directors will be entitled to receive allowance and other welfares according to the Company's rules.

The contents in the first paragraph will not be affected the right of staff or employee of the Company who is elected to be the Director to receive the remuneration and benefits as the staff or employee of the Company.”

The Nomination and Remuneration Committee has considered the bonus of the Directors by considering on the suitability having the criteria as follows:

1. Since the Board of Directors has been involved in specifying the policies, operating guideline, including giving advice on various aspects of the Company.
2. Despite of the slowdown of overall economic in 2024, the company was still able to make a net profit of Baht 6,503.55 million, an increase of Baht 61.99 million or by 0.96%. The Board of Directors monitored and gave advice through 12 regular monthly meetings in 2024.

The information showing the comparison of Director's bonus payment of the previous years is as follows:

The year approved for the bonus payment to the Directors and Sub-committees	Approved amount	Actual amount paid
2021	33,000,000 Baht	33,000,000 Baht
2022	35,000,000 Baht	35,000,000 Baht
2023	35,000,000 Baht	35,000,000 Baht

The Board of Directors has considered and agreed with the proposal of the Nomination and Remuneration Committee, therefore, proposed such to the Shareholders' Meeting for consideration the approval for the payment of bonus for all Directors and Sub-Committees of the year 2024 in the amount of Baht 35,000,000 (Thirty Five Million Baht) which is equivalent to the year 2023.

Since, the Board of Directors has an intention to express their transparency and act in accordance with the Corporate Governance Policy, the Board of Directors who receives the Director's bonus will be abstained for voting in this Agenda.

Before casting the vote and making a resolution, the Chairman opened the opportunity for Shareholders to make an inquiry but there was no Shareholder giving any question.

Resolved

The Meeting considered and adopted the resolution to approve the payment of bonus for all Directors and Sub-Committees of the year 2024 in the amount of Baht 35,000,000 (Thirty Five Million Baht) with the votes of exceeding two-thirds of total votes of shareholders attending the meeting. The details are as follows:

Resolution	Number of Share	Percentage of all Shareholders attending the meeting
-Approve	9,179,945,407	97.4017
-Disapprove	86,483,128	0.9176
-Abstain by Shareholders 171,020 shares	158,401,451	1.6807
- Abstain by Directors 158,230,431 shares		
- Voided ballot	0	0.0000

Agenda 8 **To consider the approval the appointment of auditors and determination the auditing fee for the year 2025.**

The Chairman of the Meeting declared to the Meeting that the Clause 30 (5) of the Articles of Association of the Company specifies that the matter which the Annual General Meeting shall proceed are as follows: (5) appointing the auditors and specifying the audit fee.

The Audit Committee has considered many auditors by considering on the performance result, independence of the auditors, and then proposed to the Board of the Directors to appoint the auditors of EY office Limited to be the auditors of the Company of the year 2025 as per the following auditors' names:

1. Ms. Wilaiporn Chaowiwatkul CPA No.9309 and/or
2. Ms. Orawan Techawatanasirikul CPA No.4807 and/or
3. Mrs. Nummon Kerdmongkhonchai CPA No.8368 and/or
4. Ms. Yuchira Tuaton CPA No.10725

The biography of auditors appeared in the Enclosure 6, page 87-90 in the Invitation Letter.)

This is because they have good standards in their performance, specialized in auditing, and always well performed in their obligations. In addition, when comparing with the quantity of work and the rate of audit fee of other listed companies in the same level, the Committee opined that such audit fee is appropriate and, therefore, approved the audit fee for the year 2025 in the amount of not exceeding Baht 4,325,000 (Four Million Three hundred and Twenty-Five thousand Baht)

In addition to the audit fee, the Company has also paid for other fee, i.e. fee for being witness for destruction of damaged goods at approximately Baht 150,000 and there may be additional audit fee from the increase of new branch or registration of new company or other expenses of the Company and its subsidiaries in which the Company has approved such additional expenses not exceeding Baht 1,500,000.

The details of the audit fee for the year 2025 are as follows:

Audit Fee	Year 2022	Year 2023	Year 2024	Year 2025
Annual audit fee for the financial statements of the Company and its subsidiaries located in Thailand.	2,695,000	2,995,000	3,170,000	3,320,000
Quarterly reviewing fee for financial statements of the Company for the whole year	1,020,000	1,005,000	1,005,000	1,005,000
Total amount requested for approval	3,715,000	4,000,000	4,175,000	4,325,000

(The details of other service fees appear on annual report (Form 56-1 One Report) Part 1 Key Performance Result, Analysis topics Management Discussion and Analysis, Sub-topic on auditor's remuneration, the Enclosure 2, page 246).

In the event that the auditors mentioned above are unable to perform their duties, EY office Limited shall assign other approved auditors of the Company to audit the Company's account and express opinion on the Company's financial statement in place of them. The Company has appointed the auditors from EY office Limited to be the auditors of the Company. The auditor who is authorized to sign the Company's financial statement is unable to serve in such a position for more than consecutive period of 7 years. In 2025, the auditor who has signed the financial statement is Ms. Wilaiporn Chaowiwatkul, who will perform as the auditor for the second year. However, the auditors have no relationship and no conflict of interest with the Company/ subsidiary/ executive/ major shareholder, or any person related to such person which the auditors of the Company and the auditors of subsidiaries are in the same audit firm.

Therefore, the Shareholders' Meeting was proposed to consider and approve to appoint the auditors from EY office Limited to be the Company's auditor in year 2025, and approve the audit fee in the amount of not exceeding Baht 4,325,000 (Four Million Three hundred and Twenty-Five thousand Baht) and other fees, i.e. fee for being witness for destruction of damaged goods at approximately Baht 150,000 and there may be additional audit fee from the increase of new branch or registration of new company or other expenses of the Company and its subsidiaries in which the Company has approved for such additional expenses not exceeding Baht 1,500,000.

Before casting the vote and making a resolution, The Chairman of the Meeting opened the opportunity for all Shareholders to make an inquiry and there were shareholders questioning as follows:

Ms. Patcharanun Lawanrattanakul (Shareholder), questioned as follows:

Question: For newly opened branches such as Mae Sot, is the land under a long-term lease or has it been purchased?

Mr. Weerapun (Managing Director), answered the question:

For the Mae Sot branch, HomePro is the owner of the land. It was originally an existing branch, Mega Home Mae Sot. Later, it was converted into a Hybrid Store. A Hybrid Store means that there was already a Mega Home branch, and a HomePro was added next to it. Previously, Mega Home primarily served contractor customers, but the addition of HomePro allows the branch to also serve homeowners customers, which strengthens the Mae Sot Hybrid Store as it can currently serve to both customer groups.

Mr. Phuwanun Chumthong (Shareholder), questioned as follows:

Question 1: Does the company have any M&A plans for this year?

Ms. Wannee (Executive Vice President of Accounting and Finance Group), answered the question:

Currently, there is no M&A plan.

Question 2: What sales promotion strategies do the company have, such as working with influencers?

Mr. Weerapun (Managing Director), answered the question:

The company is already working with some influencers. Each project depends on the suitability of the products collaborated with each influencer.

Mr. Pornlert Pianphatikul (Shareholder), questioned as follows:

Question: Following the recent earthquake situation, did HomePro experience any increase in sales due to this event?

Mr. Weerapun (Managing Director), answered the question:

The results are not yet clear, as each house or condominium unit is still in the process of damage assessment. Over the past few days, the impact is still uncertain.

Resolved

The Meeting considered and adopted the resolution to approve to appoint the auditors of EY office Limited to be the auditors of the Company and its subsidiaries of the year 2025 as per the following names:

1. Ms. Wilaiporn Chaowiwatkul CPA No.9309 and/or
2. Ms. Orawan Techawatanasirikul CPA No.4807 and/or
3. Mrs. Nummon Kerdmongkhonchai CPA No.8368 and/or
4. Ms. Yuchira Tuaton CPA No.10725

and approve the audit fee in the amount of not exceeding Baht 4,325,000 (Four Million Three hundred and Twenty-Five thousand Baht) and other fees, i.e. fee for being witness for destruction of damaged goods at approximately Baht 150,000 and there may be additional audit fee from the increase of new branch or registration of new company or other expenses of the Company and its subsidiaries in which the Company has approved for such additional expenses not exceeding Baht 1,500,000.

In the event that the auditors mentioned above are unable to perform their duties, EY office Limited shall assign other approved auditors of the Company to audit the Company's account and express opinion on the Company's financial statement in place of them.

The Meeting adopted the resolution with the votes of more than one-half of the total votes of shareholders attending the meeting and casting votes. The details were as follows:

Resolution	Number of Shares	Percentage of Shareholders attending the Meeting and casting votes
-Approved	9,417,049,360	99.9175
-Disapproved	7,780,026	0.0825
-Abstained	600	Not Count
-Voided ballot	0	Not Count

There were no other matters for consideration and no shareholder having further inquiry, the Chairman then declared the Annual General Meeting of Shareholders for the year 2025 adjourned at 11.36 hrs.

Singed Mr. Naporn Sunthornchitharoen Chairman of the Meeting
(Mr. Naporn Sunthornchitharoen)

Singed Ms. Wannee Juntamongkol Company Secretary
(Ms. Wannee Juntamongkol)