



Invitation letter for the 2026 Annual General Meeting of Shareholders
(electronic meeting (e-AGM))

Quality Houses Public Company Limited

Tuesday 21st April 2026

Meeting starts at 10.30 a.m.

The Company arranges the 2026 Annual General Meeting of Shareholders
in electronic meeting (e-AGM) format only without arranging any meeting rooms

Online registration only to attend the meeting

****Shareholders, please study the registration process to attend the meeting
according to the Electronic Meeting System User Manual in the meeting invitation letter****

Broadcast location: Q House Lumpini Building, No.1 South Sathorn Road, Thungmahamek, Sathorn, Bangkok 10120

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(Translation)

CS. 0048/2026

March 20, 2026

Subject: Invitation to attend the 2026 Annual General Meeting of Shareholders (electronic meeting (e-AGM) format)

To: Shareholders of Quality Houses Public Company Limited

Enclosures:

1. Factual Details and Reasons of the Agendas for Shareholders' Consideration
2. The Copy of the Minutes of the 2025 Annual General Meeting of Shareholders
3. The Information of the Company's Directors who appointed to be Directors
4. Conditions and Procedures for e-Registration and the Appointment of Proxies to Attend the 2026 Annual General Meeting of Shareholders (e-AGM)
5. The Information of the Independent Directors who represent as Proxy for Shareholders
6. The Company's Articles of Association relating to the Annual General Meeting of Shareholders and Voting Procedures
7. Personal Data Protection Guideline (Privacy Notice) In accordance with the Personal Data Protection Act B.E. 2562
8. Requisition Form of Form 56-1 One Report 2025
9. Procedure for attending the 2026 Annual General Meeting of Shareholders via electronic meeting
10. Guidelines for attending of Electronic Meeting by Inventech Connect
11. Proxy Form (Form A, B and C), available for download on the Company's website at www.qh.co.th under Investor Relations section
12. QR Code of the Form 56-1 One Report 2025

Quality Houses Public Company Limited ("the Company") will hold the 2026 Annual General Meeting of Shareholders on **Tuesday April 21, 2026 at 10.30 a.m.** in electronic meeting (e-AGM) format only which compliance with the Emergency Decree on Electronic Meetings B.E. 2563 (2020) and other related laws and regulations. Broadcast location is the meeting room, 4th Floor, Q House Lumpini Building, No. 1 South Sathorn Road, Thungmahamek, Sathorn, Bangkok for consideration of the following agendas:

Agenda 1 **To consider certifying the Minutes of the 2025 Annual General Meeting of Shareholders**

The Board's opinion:

The Board of Directors agreed to present to the Shareholders' meeting to consider and approve the Minutes of the 2025 Annual General Meeting of Shareholders, which was held on April 22, 2025.

The meeting resolution: Majority vote of the shareholders participating in the meeting and having the right to vote.

(Translation)

Agenda 2 To consider acknowledging the Company's 2025 operating performance

The Board's opinion:

The Board of Directors agreed to propose the Shareholders' Meeting for consideration and acknowledgement of the Company's operating performance of the year 2025.

The meeting resolution: This agenda is for acknowledgement, therefore there is no vote casting

Agenda 3 To consider and approve the Company's statement of financial position and statement of comprehensive income for the fiscal year ended December 31, 2025 audited by the certified public accountant

The Board's opinion:

The Board of Directors agreed to propose the Shareholders' Meeting for consideration and approval of the Company's statement of financial position and statement of comprehensive income for the fiscal year ended December 31, 2025 which have been audited by the certified public accountant and approved by Audit Committee Meeting.

The meeting resolution: Majority vote of the shareholders participating in the meeting and having the right to vote.

Agenda 4 To consider and approve the dividend payment for the year 2025

The Board's opinion:

The Board of Directors agreed to propose the Shareholders' Meeting for consideration and approval of the dividend payment for the year 2025 by cash at the rate of THB 0.09 per share. Since the Company has paid interim dividend at the rate of THB 0.02 per share on September 15, 2025, the Company still has to pay dividend from the net profit of the second-half of the year 2025 at the rate of THB 0.07 per share which is according to the Company's dividend policy and the date of dividend payment will be on May 19, 2026. Regarding the allocation for legal reserve, the Company has allocated the legal reserve at the required amount by law of 10% of the registered capital of the Company.

The meeting resolution: Majority vote of the shareholders participating in the meeting and having the right to vote.

(Translation)

Agenda 5 To consider and approve the appointment of the Company's directors in place of the directors who are retired by rotation

The Board's opinion:

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

- | | | | |
|----|--------------|---------------------|----------------------|
| 1. | Mr.Boonsom | Lerdhirunwong | Independent Director |
| 2. | Mrs. Tipawan | Chayutimanta | Independent Director |
| 3. | Mr. Naporn | Sunthornchitcharoen | Director |
| 4. | Mr. Chalerm | Kiettitanabumroong | Director |

The Board of Directors has considered and agreed with the proposal of the Nomination and Remuneration Committee, which has the criteria of nomination based on their qualification, and opined that all four directors have fully met with the qualification as specified in the Public Companies Act B.E. 2535 and have knowledge, capability, experience in business relating to the Company's operation and the four directors have well performed their obligation with the Company for a long period of time and the persons who have been proposed to be directors in this year have been passed the process of considering of the Board of Directors and thus found that their qualifications are suitable for Company business. The details shown in Page 9- 12. Moreover, there was no shareholder proposing the name of director to be considered.

The Board of Directors, therefore, approved to propose such to the Shareholders' meeting for consideration and approval to re-appoint the four directors of the Company who would be retired by rotation in this year to be directors and independent directors of the Company for another term.

The meeting resolution: Majority vote of the shareholders participating in the meeting and having the right to vote.

Agenda 6 To consider and approve the directors' remuneration for the year 2026

The Board's opinion:

The Board of Directors has considered and agreed with the proposal of the Nomination and Remuneration Committee which has an approval to propose such to the Shareholders' Meeting for consideration and approval for the remuneration of directors and sub-committee members for the year 2026 in the amount of not exceeding THB 12 million.

The meeting resolution: Votes of not less than two-thirds of the total votes of the shareholders present at the meeting

(Translation)

Agenda 7 To consider and approve the directors' bonus for the year 2025

The Board's opinion:

The Board of Directors has considered and agreed with the proposal of the Nomination and Remuneration Committee which has an approval to propose such to the Shareholders' Meeting for consideration and approval of 2025 annual bonus compensation for all directors of not exceeding THB 11 million.

The meeting resolution: Votes of not less than two-thirds of the total votes of the shareholders present at the meeting.

Agenda 8 To consider and approve the appointment of the Company's auditors and audit fee for the year 2026

The Board's opinion:

The Board of Directors has considered and agreed with the proposal of the Audit Committee which has an approval to propose such to the Shareholders' Meeting for consideration and approval for the appointment of the auditors of EY Office Limited to be the Company's auditors and audit fee for the year 2026 in the amount of THB 1,500,000.

The meeting resolution: Majority vote of the shareholders participating in the meeting and having the right to vote.

Agenda 9 Other business (if any)

The Schedules related to the 2026 Annual General Meeting of Shareholders via electronic meeting system (e-AGM) are as follows:

Schedules	Date
1. Specifying the name list of shareholders who are eligible to attend the shareholders' meeting (Record Date)	March 11, 2026
2. Convening the 2026 Annual General Meeting of the Shareholders	April 21, 2026
3. Specifying the name list of Shareholders who are eligible to receive dividend (Record Date)	April 28, 2026
4. Dividend payment	May 19, 2026

Remarks:

1. The Company has published the invitation letter, the Form 56-1 One Report 2025 and the Proxy (Form A, B and C) in Thai and English versions via the QR code attached to the invitation letter on the Company's website, available for download on the Company's website at www.qh.co.th under Investor Relations section. In the event that any shareholder wishes to obtain Proxy Form B in hard copy, such request may be submitted via the Company's website at <https://investor.qh.co.th/en/information-inquiry/ir-contact> or to the Company Secretary Office via email at corp_secretary@qh.co.th no later than April 7, 2026. Please clearly specify the mailing address for delivery.

(Translation)

2. Steps to register and proxy for electronic meeting system (Inventech Connect)

2.1 For Shareholders who would like to attend the Meeting either through the Electronic Means by yourself or someone who is not the provided independent directors,

The Shareholders are required to submit a request to attend the meeting through Electronic Means via Web Browser at

<https://fort.inventech.co.th/QH920845R/#/homepage> or scan QR Code



The electronic registration (E-Request) will be available 24 hrs. from April 9, 2026 to April 21, 2026 until the end of the meeting. Your registration documents will be reviewed to verify the shareholder's identity. (Please see details of required documents in enclosures No.4). After the registration document has been verified and approved, the shareholders will receive an email with URL, username and password for logging into the meeting system on Tuesday April 21, 2026 from 8.30 a.m. onwards. Please see the Guidelines on attending the electronic meeting via Inventech Connect in enclosures No.10

For registration troubleshooting, please contact the system administrator at Tel.02-460-9228, available during April 9 - 21, 2026 from 08.30 a.m. - 5.30 p.m. (business days only excluding public holidays and official holidays)

2.3 For shareholder, who would like to grant the proxy to Independent Director and does not wish to attend the meeting through electronic platforms,

The shareholders may submit proxy through 2 available channels:

- Online channel via Inventech Connect system.

please refer to the manual of procedure for submitting a proxy form to a director through a QR code as below :



Please submit the required documents for proxy granting, as detailed in Enclosure No.4, to the Corporate Secretary Department. The documents must be received by the Company no later than April 17, 2026.

Or

(Translation)

▪ Submit Proxy via Post Channel.

Please indicate the name of independent director in the Proxy Form. In such case, please fill the information in the Notification of Meeting and Proxy Form B. that shareholders may download the document from the Company's website (www.qh.co.th) under Investor Relations section, and prepare the required documents in proxy granting as detailed in Enclosure No.4. **The appointed independent director shall vote in each agenda as stated by the shareholders in the Proxy Form.**

(the Independent Directors who represent as Proxy for Shareholders as detailed in Enclosure No.5)

Please affix a 20-baht duty stamp on the Proxy Form. Shareholders or proxy may scan and submit the signed Proxy Form along with the supporting documents to the Corporate Secretary Department via e-mail at corp_secretary@qh.co.th and the original documents must also be sent by post to the following address:

Corporate Secretary Department,

Quality Houses Public Co., Ltd. No.1 Q House Lumpini Building, 7th floor, South Sathorn Road, Thungmahamek, Sathorn, Bangkok. 10120 within April 17, 2026

(Proxy Form B as detailed in invitation letter)

3. The Shareholders who would like to grant the proxy to Independent Director who represent as Proxy for Shareholders, can appoint a proxy via electronic means (E-Proxy) of Thailand Securities Depository Company Limited (TSD) from this link: <https://ivp.tsd.co.th/>

Please be informed accordingly.

Yours faithfully,

Quality Houses Public Company Limited

-Apinya Jarutrakulchai-

(Ms. Apinya Jarutrakulchai)

Director and Company Secretary

Authorized Person of the Board of Directors

Please register through E-Request at least 3 days in advance before April 21, 2026
for the convenience in attending the meeting on the meeting date.

(Translation)

Factual Details and Reasons of the Agendas
For Shareholders' Consideration

Agenda 1 To consider certifying the Minutes of the 2025 Annual General Meeting of Shareholders
Factual Details and Reasons

The Company's Secretary prepared the Minutes of the 2025 Annual General Meeting of Shareholders, which was held on April 22, 2025 and the Board of Directors has considered and opined that it correctly in accordance with the resolution of the Shareholders' Meeting. Therefore, the Board of Directors proposes the Minutes of the 2025 Annual General Meeting of Shareholders to be certified by this Shareholders' Meeting. The copy of the Minutes has been distributed to the shareholders together with the invitation letter to this meeting. (Enclosure No. 2)

Agenda 2 To consider acknowledging the Company's 2025 operating performance
Factual Details and Reasons

The Company prepared the report of the Board of Directors on the performance of the Company for the year ended on December 31, 2025 and the Board of Directors has considered and opined that the report was accurate and adequate. Therefore, the Board of Directors proposes the report to the Shareholders' Meeting to acknowledge the performance of the Company for the year 2025. QR Code of the Form 56-1 One Report 2025 has been distributed to the shareholders together with the invitation letter of the meeting.

Agenda 3 To consider and approve the Company's statement of financial position and statement of comprehensive income for the fiscal year ended December 31, 2025 audited by the certified public accountant
Factual Details and Reasons

The Company prepared the statement of financial position and statement of comprehensive income for the fiscal year ended December 31, 2025, which was duly audited by the Company's auditors, and the Board of Directors and the Audit Committee have considered and opined that the Company's financial statements were accurate, complete and adequate in accordance with the generally accepted accounting principles. Therefore, the Board of directors proposes to the Shareholders' Meeting for approval of the statement of financial position and statement of comprehensive income for the fiscal year ended December 31, 2025, which was duly audited by the Company's auditors. Opinions of the Board of Directors and the Audit Committee are provided in "Report of Responsibilities of the Board of Directors with respect to Financial Reporting" and

(Translation)

“Report from the Audit Committee” respectively, both of which are shown in the Form 56-1 One Report 2025, which has been distributed (on QR Code Form) to the shareholders together with the invitation letter of the meeting.

Agenda 4 To consider and approve the dividend payment for the year 2025

Factual Details and Reasons

Dividend Policy

The Company has a policy to pay dividends from the retained earnings and/or net profit to the shareholders. In considering the payments, the following factors are taken into consideration: the Company's operating results and financial position, liquidity, expansion plans and other management-related factors. Any dividend payment is subjected to the approval of the Company's Board of Directors and/or shareholders' meetings.

The Company had a profit in the year 2025 (“Profit for the year”) and had the retained earnings. After completely set aside the legal reserve and other reserve, the Company had sufficient cash to pay dividend. The Board of Directors had also considered the investment plans for each project and opined that the Company should pay dividend as detailed below:

The dividend payment by cash at the rate of THB 0.09 per share or the amount of approximately THB 964 million. The dividend shall be paid out of the net profit for the year 2025 at the rate of 56 % of the net profit which is according to the Company's dividend policy. All dividend shall be deducted withholding tax at the rate as prescribed by law. Since the Company has paid interim dividend dated September 15, 2025 from the Company's operation of first six months of the year 2025 by the resolution of the Board of Directors' Meeting No. 5/2025 dated August 15, 2025 at the rate of THB 0.02 per share or the amount of approximately THB 214 million, the Company still has to pay dividend from the net profit of the second-half of the year 2025 at the rate of THB 0.07 per share or the amount of approximately THB 750 million.

This dividend payment is based on net profit after 20% corporate income tax rate. The shareholders who are individuals can obtain tax credits due to the dividend payment in accordance with Section 47 Bis of the Revenue Code.

Schedules related to the dividend payment.

Details	Date
Specifying the name list of shareholders who are eligible to receive dividend (Record Date)	April 28, 2026
Dividend payment	May 19, 2026

(Translation)

Regarding the allocation for legal reserve, the Company has allocated the legal reserve at the required amount by law of 10% of the registered capital of the Company. As a result, the Company has no need for legal reserve allocation.

Therefore, the Board of Directors would like to propose the Shareholders' Meeting for consideration and approval of the above dividend payment for the year 2025.

Comparative dividend payment to the previous years

Details on Dividend Payment	2025 (To consider)	2024	2023
1. Profit for the year – The consolidated financial statements (Million Baht)	1,728	2,150	2,503
2. Number of shares (Million shares) *Less Treasury Shares of 1.66 million shares	10,713*	10,714	10,714
3. Basic earnings per share (Baht/ share)	0.16	0.20	0.23
4. Dividend paid per share (Baht/share)	0.09	0.11	0.15
4.1 Interim dividend for the first half year (Baht per share)	0.02	0.03	0.05
4.2 Dividend for the second half year (Baht per share)	0.07	0.08	0.10
5. Total dividend paid (Million Baht)	964	1,179	1,607
5.1 Interim dividend for the first half year (Million Baht)	214	321	536
5.2 Dividend for the second-half-year (Million Baht)	750	857	1,071
6. Dividend payout ratio (%)	56	55	64

Agenda 5 To consider and approve the appointment of the Company's directors in place of the directors who are retired by rotation

Factual Details and Reasons

In accordance with Clause 17 of the Articles of Association, at every Annual General Meeting of Shareholders, one-third of the directors shall be retired. If the number of directors is not a multiple of three, the number of director closest to one-third shall be retired. Directors retiring being director in the first and the second year after registration of the Company shall be selected by drawing lots. In subsequent years, the director who has held longest in the position shall be retired. Retired Directors by rotation may be re-elected. In this year, the names of four directors who have to be retired by rotation are as follows:

(Translation)

1.	Mr. Boonsom	Lerdhirunwong	Independent Director
2.	Mrs. Tipawan	Chayutimanta	Independent Director
3.	Mr. Naporn	Sunthornchitcharoen	Director
4.	Mr. Chalerm	Kiettitanabumroong	Director

Since, the Company has announced through the website of the Company, inviting shareholders to proposed name of qualified person to be the candidates for the Company's director nomination process from October 1, 2025 to December 31, 2025. **However, none of the shareholder has proposed the nominated any person to be the candidates.**

The Nomination and Remuneration Committee has considered that all four existing directors, who are retired by rotation proposed in this year, have fully qualified as specified in the Public Limited Companies Act B.E. 2535 and have knowledge, capability and business experience relating to the Company's operation. Therefore, the Nomination and Remuneration Committee would like to propose such directors to be nominated as directors of the Company for another term.

Rationale and necessity for the appointment of an Independent Director who has served for more than 9 consecutive years

● **Name of Independent Director**

- (1) Mr. Boonsom Lerdhirunwong has served as an Independent director of the Company for 11 years. (The total tenure, including the current term, will be 14 years.)

He possesses extensive knowledge, expertise and diverse experience that have significantly contributed to the Company's development. The Nomination and Remuneration Committee has considered that he fully possesses the qualifications required to serve as an Independent Director and is capable of expressing independent opinions in accordance with the relevant regulations.

The details and backgrounds of each director as shown in the profile of the directors which has been distributed to the shareholders together with the invitation letter of the meeting (**Enclosure No.3**)

Definition of Independent Director

The independent directors have important roles in building investors' confidence, imposing a balance on major shareholders' power and in aiming towards international standard of good corporate governance. The Company therefore has defined the following requirements for its independent directors, which is equivalent to the minimum regulations of the Securities Exchange Commission (SEC) and the Stock Exchange of Thailand (SET). These requirements are as follows:

(Translation)

(A) Independent Directors must hold no more than 1% of shares with voting rights in the Company, parent company, subsidiaries, associated companies or parties with possible conflicts of interest including the shareholding of related individuals of that Independent Directors.

(B) Independent Directors must not be or had not been the Company's executive directors, nor serve as temporary employees, permanent employees, advisors on regular payroll, and authorized persons of the Company, parent company, subsidiaries, associated companies and same level subsidiaries of the parent company except when the previous association has been terminated for at least two years before appointed as Independent Directors.

(C) Independent Directors must not be a blood relative or by legal registration in the nature of father, mother, husband, wife, sibling, child, son- or daughter- in law of the management, major shareholders, authorized persons, or individuals who are about to be nominated as the management or authorized persons who have control over the Company or its subsidiaries.

(D) Independent Directors must not or have not had business relationship with the Company, parent company, subsidiaries, associated companies or parties with possible conflicts of interest in a way that will prevent independent judgment. Furthermore, Independent Directors must not be or had been major shareholders, directors that were not independent directors, or the management of any party who has a business relationship with the Company, parent company, subsidiaries, associated companies or parties with possible conflicts of interest except when the previous association has been terminated for at least two years before appointed as Independent Directors.

The business relationship mentioned earlier includes transactions of normal trading business of rental or real estate for rent, transactions relating to asset or service or giving or receiving financial assistance from loans, guarantees, using assets as loan collateral including other similar practices that can result in the Company or contractual partner having to take liability that must be repaid to the other party of more than 3% of net tangible asset of the Company or more than Baht 20 million, whichever amount is lower. For the calculation of that loan, it is granted to use the method of calculating value of related transactions according to the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transaction. But for summing up the liability, it must take in all liabilities that occurred during one year prior to the starting date of the business relationship with the same individual.

(E) Independent Directors must not be or had not been auditors of the Company, parent company, subsidiaries, associated companies or parties with possible conflicts of interest. Independent directors must not be or had not been major shareholders, directors that are not independent directors, the management, or partners of auditors' company in which auditors of the Company, parent company, subsidiaries, associated companies or parties with possible conflicts of interest, belong to, except when the previous association has been terminated for at least two years before appointed as Independent Directors.

(Translation)

(F) Independent Directors must not be or have been servicing professionals including legal advisors and financial advisors, receiving more than Baht 2 million per annum in remuneration for the service from the Company, parent company, subsidiaries, associated companies or parties with possible conflicts of interest. If the servicing professional is a legal entity, it must include major shareholders, directors that are not independent directors, the management, or managing partners of those servicing professionals, except when the previous association was terminated for at least two years before appointed as Independent Directors.

(G) Independent Directors must not be directors who are representative of directors of the Company, major shareholders, or shareholders that are related to major shareholders of the Company.

(H) Independent Directors do not engage in a business of the same nature as and which is significantly competitive to that of the Company, or a Subsidiary. An Independent Director is not a significant partner to a partnership or a director with involvement in the management, employees, staff, consultant with monthly salary, or, who holds more than 1 % of all shares with voting rights of another company which is engaged in a business of the same nature as and which is significantly competitive to that of the Company or a Subsidiary.

(I) Independent Directors must not have other characteristics prohibiting independent judgment on the Company's operation.

After being appointed independent directors that have any characteristics mentioned in the (A) through (I) clauses, independent directors will be assigned by the Board of Directors to make collective decisions together on business operation of the Company, parent company, subsidiaries, associated companies or same level subsidiary of the parent company or parties with possible conflicts of interest.

Furthermore, the Company has shown the details of Independent directors and the proposed directors who are related with listed companies or other rival corporations/any related businesses with the company in "The Information of the Company's Directors who appointed to be Directors" (Enclosure No. 3)

Agenda 6 To consider and approve the directors' remuneration for the year 2026

Factual Details and Reasons

For remunerations for the directors in accordance with the Public Limited Companies Act B.E. 2535, Section 90 stated that "No company shall pay money or give any property to any director unless it is a payment of remuneration under the Articles of Association of the company."

The second paragraph of Clause of 15 of the Article of Association of the Company stipulated that "A director of the Company shall be entitled to receive remuneration for his/her performances which are base salary, meeting allowance, allowance and bonus."

(Translation)

Company has its procedure to propose the remuneration of the Board of Directors and sub-committees through the consideration of the Nomination and Remuneration Committee before proposing such to the Board of Directors' Meeting of the Company for consideration and approval for proposing to the Shareholders' Meeting.

The Nomination and Remuneration Committee has considered to specify the remuneration of the directors of the Company by considering from the Company's performance, the dividend payment to shareholders, obligations and responsibilities of each of the Board of Directors group. Thus, The Nomination and Remuneration Committee would like to propose the directors' remuneration for the year 2026, comprise of **monthly compensation** and **meeting allowance** in the amount of not exceeding THB 12 million the details are as follows;

(Unit: THB)

Position	Monthly Compensation Board of Directors (Per Month)		Meeting Allowance (Per Meeting)								
			The Board of Directors		The Audit Committee		The Nomination and Remuneration Committee		The Sustainable Development and Corporate Governance Committee		
	2026 (To consider)	2025	2026 (To consider)	2025	2026 (To consider)	2025	2026 (To consider)	2025	2026 (To consider)	2025	
Chairman	50,000	50,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000
Director	40,000	40,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Executive director	40,000	40,000	-	-	-	-	-	-	-	-	-

Remarks: - No other remunerations have been paid besides the monthly Compensation and Meeting allowance as proposed above as previous year.
- In any case, the executive directors of the Company shall not receive the Meeting allowance (Per Meeting).

The 2025 Annual General Meeting of Shareholders approved the directors' remuneration at the total amount of not exceeding THB 12 million. Only THB 8,418,000 in total was paid as the directors' remuneration, details of which are listed as follows:

(Translation)

(Unit : baht)

Details	The remunerations for the year 2025			Proposed amount of remunerations for the year 2025
	monthly Compensation	Meeting allowance	Total	
The Board of Directors	5,400,000	1,984,000	7,384,000	The amount of not exceeding THB 12 million
The Audit Committee	-	588,000	588,000	
The Nomination and Remuneration Committee	-	294,000	294,000	
The Sustainable Development and Corporate Governance Committee	-	152,000	152,000	
Total	5,400,000	3,018,000	8,418,000	

Agenda 7 To consider and approve the directors' bonus for the year 2025

Factual Details and Reasons

After consideration on the Company's operating performance, The Nomination and Remuneration Committee has agreed to propose the directors' bonus for the year 2025 for all directors of not exceeding THB 11 million.

Agenda 8 To consider and approve the appointment of auditors and audit fee for the year 2026

Factual Details and Reasons

Clause 37 of the Articles of Association set forth that " The matters to be consider in annual general meeting of shareholders in clause (5) is to appoint the Company's auditors and determining remuneration of the auditors."

The Audit Committee and the Board of Directors have considered of the duties and responsibilities over the financial statements of the Company as shown in the "Report from the Audit Committee" and "Report of Responsibilities of the Board of Directors with respect to Financial Reporting" which are shown in the Form 56-1 One Report 2025, which has been distributed (on QR Code Form) to the shareholders together with the invitation letter of this meeting and, therefore, the Audit Committee and the Board of Directors would like to propose the Shareholders' Meeting for consideration and approval for the appointment of the auditors of EY Office Limited to be the Company's auditors of the year 2026 as per the following names:

1. Ms. Pimjai Manitkajohnkit CPA No. 4521

(Who has signed on the Company's financial statement in 2020 - 2025) and/or

(Translation)

2. Mrs. Gingkarn Atsawarangsalit CPA No. 4496
(Who has never signed on the Company's financial statement in the period of 7 years ago) and/or
3. Ms. Orawan Techawatanasirikul CPA No. 4807
(Who has never signed on the Company's financial statement in the period of 7 years ago) and/or
4. Mrs. Nummon Kerdmongkhonchai CPA No. 8368
(Who has never signed on the Company's financial statement in the period of 7 years ago) and/or
5. Ms. Wilaiporn Chaowiwatkul CPA No. 9309
(Who has never signed on the Company's financial statement in the period of 7 years ago)

Among other things, the previously mentioned 5 auditors are not shareholders of the Company, are not related to the Company, and do not have been any interest with the Company/the subsidiaries/the executives/the major shareholder or related persons with all of the aforesaid and do not provide any advisory service to the Company, and therefore, be independent in verifying and express their opinions in relation to the Company's financial statement. Whereas the Company has its policy to change its auditors from the same auditing firm every 7 years.

The Audit Committee has considered that the Company has been appointing auditors from EY Office Limited as auditors for the Company and its Subsidiaries since 1991- Present. In the Company's point of view, EY Office Limited possesses multinational networks and have been recognized internationally which shall lead to equivalent auditing standard of the Company and its Subsidiaries. Moreover, the past performances of EY Office Limited are considered to be satisfactory, the Board of Directors, and, therefore, the Audit Committee would like to propose the appointment of the auditors of EY Office Limited to be the Company's auditors of the year 2026, according to the list of the auditors name mentioned above and propose the Company's audit fee is in the amount of THB 1,500,000. (Equivalent to the audit fee for the fiscal year 2025). The comparison of the audit fee for the past years is as follow:

Audit remuneration	2026 (To Consider)	2025	2024
Audit Fee	THB 1,500,000	THB 1,500,000	THB 1,500,000
Non-Audit Fee	None	None	None

Remarks: The Company and subsidiaries use the same audit firm.

Agenda 9 To consider other matter (if any)

Factual Details and Reasons

This agenda is provided for shareholders to ask questions and/or for directors to clarify any queries. (If any)

(Translation)

**MINUTES OF THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS OF
QUALITY HOUSES PUBLIC COMPANY LIMITED**

Date, Time and Venue

The Annual General Meeting of Shareholders was held on Tuesday, April 22, 2025 at 10.36 a.m. via electronic meeting system (e-AGM) and was recorded the meeting on video media. Broadcast location was the meeting room, Q House Lumpini Building, 4th Floor, No.1 South Sathorn Road, Thungmahamek Sub-district, Sathorn District, Bangkok, 10120.

Commencement of the Meeting

Mr. Boonsom Lerdhirunwong, Chairman of the Meeting, announced that the time was 10.36 a.m. and there were 25 shareholders attending the online meeting in person, representing 54,503,619 shares and 84 proxies, representing 3,636,958,044 shares. In total, there were 109 shareholders and proxies, representing a total of 3,691,461,663 shares or 34.4533 percent of total shares issued by the Company. The number of attendees was higher than 25 and they represented more than one-third of total shares issued by the Company, which constituting a quorum in accordance to its Articles of Association. As a result, the Chairman then declared the commencement of the 2025 Annual General Meeting of Shareholders and introduced the Board of Directors, auditors, independent and vote-counting intermediate representative who attended the Meeting as follows:

Board of Directors:

	Name		Position
1.	Mr. Boonsom Lerdhirunwong		Independent Director and Chairman of the Board of Directors
2.	Mr. Chalerm Kiettitanabumroong		Director, Chairman of the Risk Management Committee and Chief Executive Officer
3.	Mrs. Tipawan Chayutimanta		Independent Director, Chairman of the Audit Committee and Member of the Nomination and Remuneration Committee
4.	Ms. Vilasna Poonpatpibul		Independent Director and Member of the Audit Committee
5.	Mr. Narongdech Srukhosit		Independent Director and Member of the Audit Committee
6.	Mrs. Suwanna Bhuddhaprasart		Director and Chairman of the Sustainable Development and Corporate Governance Committee
7.	Mr. Adisorn Thananan-narapool		Director and Chairman of the Nomination and Remuneration Committee
8.	Mr. Naporn Sunthornchitcharoen		Director and Member of the Nomination and Remuneration Committee
9.	Mr. Achawin Asavabhokin		Director
10.	Mr. Pravitt Choatewatanaphun		Director and Managing Director
11.	Ms. Apinya Jarutrakulchai		Director, CFO and Company Secretary

(Translation)

In this Annual General Meeting, there were a total of 11 directors who attended the meeting – equivalent to 100% of total directors.

This Annual General Meeting of Shareholders is being conducted electronically (e-AGM) via the **Inventech connect** system, provided by Inventech Systems (Thailand) Co., Ltd. This system adheres to the standards and methods stipulated by the Emergency Decree on Electronic Meetings B.E. 2563, the Notification of the Ministry of Digital Economy and Society Re: Standards for Maintaining Security of Electronic Meetings B.E. 2563, and all other relevant laws, regulations, and criteria.

Auditors:

EY Office Limited: Ms. Pimjai Manitkajohnkit, who was an intermediary responding to relevant queries.

Independent and vote-counting intermediary representative:

Mr. Pichet Khamnourit, from Luang Thepnarintara Law Office

The Chairman of the Meeting assigned “**Mr. Chinnadej Siripornpisal**”, the Officer of Company Secretary Department, to notify procedures of the 2025 Annual General Meeting of Shareholders and view a demonstration video for the system on the day of the meeting, as well as functions for asking questions and voting as follows:

1. Voting Methods

The Company applies the voting method on the basis of “one share one vote”. At the end of the report and inquiry session of each agenda, the Chairman of the Meeting shall request the Meeting to vote. Shareholders can vote through the Inventech connect system, the voting time is approximately 1 minute. If shareholders do not take any action, the system will record a vote as “approved” for that agenda.

A shareholder appointing proxy to the Independent Director to vote on their behalf in accordance to their intention of voting in each agenda, the Company did record such “approved”, “disapproved” or “abstained” votes earlier in the voting system of Inventech connect.

2. The proposal of agendas for the Annual General Meeting of Shareholders, nomination of directors by minority shareholders and submission of advanced questions

The Company provided an opportunity for the shareholders to propose agendas, and nominate persons who possess qualifications required by law as directors of the Company in the 2025 Annual General Meeting of Shareholders, as well as an opportunity for shareholders to send questions to the Company in advance in accordance to the guidelines specified on the Company’s website: “www.gh.co.th” from October 1, 2024 to December 31, 2024.

The Company notified that there was no shareholders proposed any agenda for the Meeting or any persons to be nominated as the Company’s directors, and no advanced questions sent ahead of the 2025 Annual General Meeting of Shareholders.

(Translation)

Subsequently, the Chairman of the Meeting proceeded the 2025 Annual General Meeting of Shareholders as follows:

Agenda 1: To consider certify the Minutes of the 2024 Annual General Meeting of Shareholders

The Chairman of the Meeting proposed to the shareholders in the meeting to consider certify the Minutes of the 2024 Annual General Meeting of Shareholders held on April 19, 2024 per Enclosure 2, pages 14-29, which was distributed to the shareholders together with the Notice of the Meeting as well as the Factual Details and Reasons for the Shareholders' consideration per Enclosure 1, page 6.

Questions, suggestions and clarifications made before casting votes on this agenda:

-None-

Resolution: The resolution of this agenda shall require the majority of votes of the shareholders participating in the meeting and having the right to vote.

The Meeting resolved to certify the Minutes of the 2024 Annual General Meeting of Shareholders with the following voting results:

Vote for	Number of Votes	% of the shareholders participating in the meeting and having the right to vote
- Approve	3,962,956,570	99.8404
- Disapprove	-	0.0000
- Abstain	6,333,300	0.1596

Agenda 2: To consider acknowledging the Company's 2024 operating performance

The Chairman of the Meeting assigned "Mr.Pravit Choatewattanaphun" (Director and Managing Director) to report to the Meeting.

Mr.Pravit Choatewattanaphun explained the company's overall operating result for the year 2024 as follows:

1. In 2024, the Company launched 5 new projects valued at THB 9,804 million.

Number of Projects	2024
Carry Forward	68
Launched	5
Closed	(6)
<u>Remaining</u>	<u>67</u>

(Translation)

No.	Project	Product	Price Range	Project Value (MB)
1.	Laddarom Phuttamonthon Sai 3-2	Single detached houses	High-end (10-20 MB)	2,923
2.	Laddarom Wong Wean-Ramintra 2	Single detached houses	High-end (10-20 MB)	1,763
3.	Casa Ville Teparak-Thanasit	Single detached houses	Middle-end (5-10 MB)	2,533
4.	Q District Ratchaphruk-Rattana Thibet	Townhouses	Middle-end (3-7 MB)	1,282
5.	Q District Tiwanon-Rangsit	Townhouses	Middle-end (3-7 MB)	1,303
Total				9,804

2. **New project launch by segment.** In 2024 separated by

- By product type, 74% was single detached houses and 26% was townhouses.
- By price range, 48% was High-end and 52% was Middle-end.
- By location, 100% was in Bangkok and vicinities.

3. **Transfer in 2024 by segment.** The Company's revenue recognition with a total value of THB 6,957 million.

- By product type, 57% was single detached houses, 30% was townhouses and 13% was condominiums.
- By price range, 33% was High-end, 58% was Middle-end and 9% was Low-end.
- By location, 93% was in Bangkok and vicinities and 7% was in other provinces.

Later, Ms. Apinya Jarutrakulchai (Director and CFO, etc.) reported the Company's performance for the year 2024, as follows:

1. **Total revenue from sales of real estate, Rental and Service and other revenue** was THB 8,695 million including:

Description	2024 (Million Baht)	2023 (Million Baht)	Increase (Decrease)	
			Million Baht	%
Revenue from sale of real estate	6,957	7,619	(662)	(9)
Revenue from rental and service of hotel business	1,363	1,215	148	12
Revenue from rental and service of office building	119	134	(15)	(11)
Other revenue	256	269	(13)	(5)
Total Revenue	8,695	9,237	(542)	(6)

(Translation)

2. **Gross Profit Margin** In 2024, the Company reported gross profit margin of the Company at 31.1%
3. **Selling and Administrative Expenses** In 2024, selling and administrative expenses was THB 2,033 million, decreasing 2% from 2023.
4. **Total Profit Sharing from investment in associate companies** was THB 1,737 million as follows:

Company	2024 (Million Baht)	2023 (Million Baht)	Increase (Decrease)	
			Million Baht	%
Home Product Center Plc.	1,292	1,280	12	1
LH Financial Group Plc.	281	288	(7)	(2)
Quality Houses Business Complex Leasehold Real Estate Investment Trust	103	120	(17)	(14)
Quality Houses Hotel and Residence Freehold and Leasehold Real Estate Investment Trust	61	65	(4)	(6)
Total	1,737	1,753	(16)	(9)

5. **Net Profit** for the year 2024 was THB 2,150 million, a decrease of approximate 14% from 2023.

6. **Debentures/ Loans**

In 2024, the Company has outstanding interest bearing debt of THB 11,130 million, increasing THB 145 million, consisting of THB 996 million short term loan, THB 2,058 million long term loans and THB 8,076 million debentures.

7. **Interest bearing Debt to Equity Ratio (time)** was 0.39 time in 2024, (equal to 2023), and Net Financial Debt to Equity Ratio was 0.34 time.

Thereafter, “Mrs.Suwanna Bhuddhprasart”, Chairman of the Sustainable Development and Corporate Governance Committee summarized the operational results and reported on the progress of anti-corruption policy implementation to the meeting as follows:

Mrs. Suwanna Bhuddhprasart informed the meeting that the Company has been certified as a “Member of the Thai Private Sector Collective Action Coalition Against Corruption” and has

(Translation)

successfully renewed its membership twice. The current term will expire on December 31, 2025. The Company intends to complete the third renewal process by September 2025.

In 2024, the Company has no complaints or whistleblowers about corruption matters.

Questions, suggestions and clarifications made before acknowledged on this agenda:

Mr. Chayawat Karawatana (Shareholder) raised the following inquiries:

1. Given the current economic situation and the sluggish real estate market, the Company has adopted a policy to postpone new project launches in recent years. The Company has any plans to reduce its selling and administrative (SG&A) expenses, as well as strategies for clearing its condominium inventory.

Mr. Pravit Choatewattanaphun clarified that the Company has already implemented expense control measures, including reductions in advertising and project-level administrative costs. As for the condominium inventory, the Company has annual sales of approximately THB 1 billion. The Company has a plan to clear inventory by using promotion campaign in Bangkok Metropolitan and upcountry.

2. Following the recent earthquake, he asked how the Company's projects were affected.

Mr. Pravit Choatewattanaphun explained that the Company, together with structural engineers, conducted inspections of the buildings. The findings confirmed that the primary structural integrity of all buildings remains intact. However, certain buildings experienced minor wall cracks, and a few elevator units sustained damage, which may cause some temporary inconvenience. Nonetheless, after the inspections were completed, customers were able to resume occupancy as normal.

Resolution: The Meeting acknowledged the Company's 2024 operating performance according to the presented details, therefore there is no vote casting.

Agenda 3: To consider and approve the Company's statement of financial position and statement of comprehensive income for the fiscal year ended December 31, 2024 audited by the certified public accountant

The Chairman of the Meeting assigned "Ms. Apinya Jarutrakulchai" (Director and CFO, etc.) to report to the Meeting.

Ms. Apinya Jarutrakulchai reported and proposed the Meeting to consider and approve the statement of financial position and statement of comprehensive income for the fiscal year ended December 31, 2024, which had already been audited and certified by the Company's auditor, reviewed by the Audit Committee of the Company, and was delivered to the shareholders for consideration, with are shown in QR Code of the 56-1 One Report Year 2024, which has been distributed to the shareholders together with the invitation letter of this meeting.

(Translation)

The financial statements of the Company and its subsidiaries as at December 31, 2024, are as follows:

- Asset

Unit: Million Baht

Descriptions	2024	2023	Increase (Decrease)	
			Million Baht	%
Total Current Assets				
Land and construction in progress	20,860	20,312	548	3
Other	1,695	1,561	134	9
Total	22,555	21,873	682	3
Total Non-Current Assets				
Investment in associate companies	12,290	11,695	595	5
Land, plant and equipment	1,373	1,435	(62)	(4)
Land and project development costs	6,005	6,386	(381)	(6)
Other	2,598	2,053	545	27
Total	22,266	21,569	697	3
Total Asset	44,821	43,442	1,379	3

- Liabilities and Shareholders' Equity

Unit: Million Baht

Descriptions	2024	2023	Increase (Decrease)	
			Million Baht	%
Liabilities				
Total Interest bearing liabilities	11,130	10,985	145	1
Other liabilities	4,387	4,085	302	7
Total	15,517	15,070	447	3
Shareholders' Equity				
Issued and paid-up capital	10,714	10,714	-	-
Retained earnings	18,941	18,407	534	3
Other	(351)	(749)	398	53
Total	29,304	28,372	932	3
Liabilities and Shareholders' Equity	44,821	43,442	1,379	3

(Translation)

● Statement of comprehensive income

Unit: Million Baht

Descriptions	2024	2023	Increase (Decrease)	
			Million Baht	%
<u>Total revenues*</u>	<u>8,700</u>	<u>9,241</u>	<u>(541)</u>	<u>(6)</u>
<u>less</u> Cost of sale and total expenses	(8,095)	(8,271)	(176)	(2)
Net profit before share of profit from investments in associates	605	970	(365)	(38)
<u>plus</u> share of profit from investments in associates	1,737	1,753	(16)	(0.9)
Profit before income tax expenses	2,342	2,723	(381)	(14)
<u>less</u> income tax expenses	(192)	(220)	(28)	(13)
<u>Profit for the year from the consolidated financial statement</u>	<u>2,150</u>	<u>2,503</u>	<u>(353)</u>	<u>(14)</u>

*Remark: Total revenues included interest income in 2024 was THB 5 million, in 2023 was THB 4 million

Questions, suggestions and clarifications made before casting votes on this agenda:

-None-

Resolution: The resolution of this agenda shall require the majority of votes of the shareholders participating in the meeting and having the right to vote.

The Meeting resolved to approve the statement of financial position and statement of comprehensive income of the Company for the fiscal year ended December 31, 2024 as audited by a certified public accountant with the following voting results:

Vote for	Number of Votes	% of the shareholders participating in the meeting and having the right to vote
- Approve	3,958,458,860	99.7080
- Disapprove	20,000	0.0005
- Abstain	11,572,610	0.2915

Remark: In this agenda item, there were additional shareholders attending the Meeting, representing 761,600 shares

Agenda 4: To consider and approve the dividend payment for the year 2024

The Chairman of the Meeting assigned "Ms. Apinya Jarutrakulchai" (Director and CFO, etc.) to notify to the Meeting.

Ms. Apinya Jarutrakulchai notified the Meeting and requested for an approval the dividend payment the year 2024 as follows:

(Translation)

The Company has a policy to pay dividends from the retained earnings and/or net profit to its shareholders. In considering the payments, the following factors are taken into consideration; the Company's operating results and financial position, expansion plans and other management-related factors. Any dividend payment is subjected to the approval of the Company's Board of Directors for interim dividend payment and/or shareholders' meetings for annual dividend payment.

The Company had a profit in the year 2024 ("Profit for the year") and had the retained earnings. After completely set aside the legal reserve and other reserve, the Company had sufficient cash to pay dividend. The Board of Directors had also considered the investment plans for each project and opined that the Company should pay dividend at the rate of THB 0.11 per share or the amount of approximately THB 1,179 million shall be paid out at the rate of 55% of the net profit based on the consolidated financial statements.

- Since the Company has paid an interim dividend from the Company's operation of first six months of the year 2024 (January – June 2024) at the rate of THB 0.03 per share or the amount of approximately THB 321 million. on September 5, 2024 by the resolution of the Board of Directors' Meeting No. 5/2024 dated August 7, 2024.
- The Company still has to pay dividend from the net profit of the second-half of the year 2024 (July – December 2024) at the rate of THB 0.08 per share or the amount of approximately THB 857 million.

This dividend payment is based on net profit after 20% corporate income tax rate. The shareholders who are individuals can obtain tax credits due to the dividend payment in accordance with Section 47 Bis of the Revenue Code.

Regarding the allocation for legal reserve, the Company has allocated the legal reserve at the required amount by law of 10% of the registered capital of the Company. As a result, the Company has no need for legal reserve allocation.

Schedules related to the dividend payment.

Details	Date
Specifying the name list of shareholders who are eligible to receive dividend (Record Date)	April 29, 2025
Dividend payment	May 20, 2025

Questions, suggestions and clarifications made before casting votes on this agenda:

Mr. Panachai Korsawatworakul (Shareholder) the Company's declining profits and the corresponding reduction in its payout ratio, resulting in lower dividend payments, the Company would consider increasing the payout ratio in the following year to enhance dividend payment. He noted that some of listed companies, such as Land and Houses and the Company in banking Sector, had declined profit, but still increase their payout ratios, to meet their shareholder's expectation.

(Translation)

Mr. Chalerm Kiettitanabumroong explained that the Company would take the suggestion under consideration for the upcoming year.

Mr. Anan Phanpipatpaiboon (Proxy of the Thai Investors Association) asked whether the Company would consider declaring a special dividend from retained earnings, given that it has not undertaken any major investment projects in recent times.

Mr. Chalerm Kiettitanabumroong explained that, due to the current economic slowdown, the Company deemed it necessary to reserve cash as working capital.

Resolution: The resolution of this agenda shall require the majority of votes of the shareholders participating in the meeting and having the right to vote.

The Meeting resolved to approve the dividend payment for the year 2024 as proposed with the following voting results:

Vote for	Number of Votes	% of the shareholders participating in the meeting and having the right to vote
- Approve	3,963,708,870	99.8349
- Disapprove	280,300	0.0071
- Abstain	6,273,300	0.1580

Remark: In this agenda item, there were additional shareholders attending the Meeting, representing 211,000 shares

Agenda 5: To consider and approve the appointment of the Company's directors in place of the directors who are retired by rotation

The Chairman of the Meeting assigned "Mr.Adisorn Thananan-narapool" (Chairman of the Nomination and Remuneration Committee) to notify the Meeting.

Mr.Adisorn Thananan-narapool notified the Meeting that according to the Company's Articles of Association, at every annual general meeting of shareholders, at least one-third of directors shall retire by rotation. Should the number of directors could not be precisely divided into three groups, the number of directors close to one-third of all directors must retire by rotation. This year, four directors must retire by rotation as follows:

- | | | | |
|----|----------------------------|-------------------|----------------------|
| 1. | Mrs.Suwanna | Bhuddhaprasart | Director |
| 2. | Mr. Pravit | Choatewattanaphun | Director |
| 3. | Ms. Vilasna | Poonpatpibul | Independent Director |
| 4. | Assoc. Prof. Dr.Narongdech | Srukhsosit | Independent Director |

Since the Company has announced through the website of the Company, inviting shareholders to propose names of qualified persons to be the candidates for the Company's director nomination

(Translation)

process from October 1, 2024 to December 31, 2024. However, none of the shareholder has proposed the nominated any person to be the candidates.

The Nomination and Remuneration Committee has considered that all four existing directors, who are retired by rotation proposed in this year, have fully qualified as specified in the Public Limited Companies Act B.E. 2535 and have knowledge, capability and business experience relating to the Company's operation. Therefore, the Nomination and Remuneration Committee would like to propose to re-appoint four directors to be directors of the Company for another term.

In this agenda, the nominated directors would be considered and approved individually. Details of background, experience, meeting attendance record of directors are disclosed for consideration in Enclosure 3, pages 30-37 were distributed to shareholders together with the Notice of the Meeting.

As the Board of Directors intended to be transparent as well as to comply with the good corporate governance, the nominated directors including their spouses and minor child shall abstain from voting on this agenda

The Chairman of the Meeting proposed the Meeting to approve the appointment of the Company's directors in place of the directors who are retired by rotation

List of the nominated directors were as follows:

Agenda 5.1 To appoint Mrs.Suwanna Bhuddhapasart to be a Director for another term

The Chairman of the Meeting proposed the Meeting to consider and approve the reappointment of Mrs.Suwanna Bhuddhapasart as a Director for another term. Her background is disclosed in the Notice of the Meeting (Enclosure 3, pages 30 - 31).

Questions, suggestions and clarifications made before casting votes on this agenda:

-None-

Resolution: The resolution of this agenda shall require the majority of votes of the shareholders participating in the meeting and having the right to vote.

The Meeting resolved to re-appoint "Mrs.Suwanna Bhuddhapasart" to be a Director of the Company for another term with the following voting results:

Vote for	Number of Votes	% of the shareholders participating in the meeting and having the right to vote
- Approve	3,735,522,600	94.0876
- Disapprove	219,079,606	5.5180
- Abstain	15,660,264	0.3944

(Translation)

Agenda 5.2 To appoint Mr. Pravit Choatewattanaphun to be a Director for another term

The Chairman of the Meeting proposed the Meeting to consider and approve the reappointment of Mr. Pravit Choatewattanaphun as a Director for another term. His background is disclosed in the Notice of the Meeting (Enclosure 3, pages 32-33).

Questions, suggestions and clarifications made before casting votes on this agenda:

-None-

Resolution: The resolution of this agenda shall require the majority of votes of the shareholders participating in the meeting and having the right to vote.

The Meeting resolved to re-appoint "Mr. Pravit Choatewattanaphun" to be a Director of the Company for another term with the following voting results:

Vote for	Number of Votes	% of the shareholders participating in the meeting and having the right to vote
- Approve	3,951,421,864	99.5255
- Disapprove	11,955,106	0.3011
- Abstain	6,885,500	0.1734

Agenda 5.3 To appoint Ms. Vilasna Poonpatpibul to be an Independent Director for another term

The Chairman of the Meeting proposed the Meeting to consider and approve the reappointment of Ms. Vilasna Poonpatpibul as an Independent Director for another term. Her background is disclosed in the Notice of the Meeting (Enclosure 3, pages 34 - 35).

Questions, suggestions and clarifications made before casting votes on this agenda:

-None-

Resolution: The resolution of this agenda shall require the majority of votes of the shareholders participating in the meeting and having the right to vote.

The Meeting resolved to re-appoint "Ms. Vilasna Poonpatpibul" to be an Independent Director of the Company for another term with the following voting results:

Vote for	Number of Votes	% of the shareholders participating in the meeting and having the right to vote
- Approve	3,961,688,960	99.7840
- Disapprove	757,000	0.0191
- Abstain	7,816,510	0.1969

(Translation)

Agenda 5.4 To appoint Assoc. Prof. Dr.Narongdech Srukhosit to be an Independent Director for another term

The Chairman of the Meeting proposed the Meeting to consider and approve the reappointment of Assoc. Prof. Dr.Narongdech Srukhosit as an Independent Director for another term. His background is disclosed in the Notice of the Meeting (Enclosure 3, pages 36 - 37).

Questions, suggestions and clarifications made before casting votes on this agenda:

-None-

Resolution: The resolution of this agenda shall require the majority of votes of the shareholders participating in the meeting and having the right to vote.

The Meeting resolved to re-appoint "Assoc. Prof. Dr.Narongdech Srukhosit" to be an Independent Director of the Company for another term with the following voting results:

Vote for	Number of Votes	% of the shareholders participating in the meeting and having the right to vote
- Approve	3,962,607,370	99.8072
- Disapprove	757,000	0.0191
- Abstain	6,898,100	0.1737

Remark:In agenda 5,there were no additional shareholders attending the Meeting.

Agenda 6: To consider and approve the Directors' remuneration for the year 2025

The Chairman of the Meeting assigned "Mr.Adisorn Thananan-narapool" (Chairman of Nomination and Remuneration Committee) to notify the Meeting.

Mr.Adisorn Thananan-narapool notified the Meeting that according to Section 90 of the Public Limited Companies Act B.E. 2535, the Company is prohibited from paying money or give any property to its directors, except for remuneration under in the Company's Articles of Association.

The second paragraph of Article 15 of the Article of Association of the Company stipulated that "A Director of the Company shall be entitled to receive remuneration for his/her performances which are base salary, meeting allowance, allowance and bonus."

The Nomination and Remuneration Committee has considered to specify the remuneration of the Directors of the Company by considering from the Company's performance, the dividend payment to shareholders, obligations and responsibilities of each of the Board of Directors group. Thus, the Nomination and Remuneration Committee would like to propose the Directors' remuneration for the year

(Translation)

2025, comprising of **monthly compensation** and **meeting allowance** in the amount of not exceeding THB 12 million, as details as follows:

Position	Monthly Compensation (Baht per Month)		Meeting Allowance (Baht per Meeting)							
	The Board of Directors		The Board of Directors		The Audit Committee		The Nomination and Remuneration Committee		The Sustainable Development and Corporate Governance Committee	
	2025 (To consider)	2024	2025 (To consider)	2024	2025 (To consider)	2024	2025 (To consider)	2024	2025 (To consider)	2024
Chairman	50,000	50,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000
Director	40,000	40,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Executive Director	40,000	40,000	-	-	-	-	-	-	-	-

- Remark:
- No other remunerations have been paid besides the monthly compensation and meeting allowance as proposed above as previous year.
 - In any case, the Executive Directors of the Company shall not receive the meeting allowance.

For this agenda, directors who have conflict of interest and hold shares of the Company including their spouses and minor child abstained from the voting.

Questions, suggestions and clarifications made before casting votes on this agenda:

Ms. Patcharanan Lawanrattanakun (Shareholder) inquired about the number of Board of Directors meetings held annually.

The Chairman responded that the Company holds approximately eight Board meetings per year.

Resolution: The resolution of this agenda shall require the votes of not less than two-thirds of the total votes of the shareholders present at the meeting.

The Meeting resolved to approve the directors' remuneration for the year 2025 as proposed with the following voting results:

Vote for	Number of Votes	% of the shareholders present at the meeting
- Approve	3,955,117,166	99.6185
- Disapprove	300,500	0.0076
- Abstain	14,844,804	0.3739

Remark: In this agenda item, there were no additional shareholders attending the Meeting

(Translation)

Agenda 7: To consider and approve the Directors' bonus for the year 2024

The Chairman of the Meeting assigned "Mr.Adisorn Thananan-narapool" (Chairman of Nomination and Remuneration Committee) to notify the Meeting.

Mr.Adisorn Thananan-narapool notified the Meeting that the Board of Directors has considered and agreed with the proposal of the Nomination and Remuneration Committee which has an approval to propose such to the Shareholders' Meeting for consideration and approval of the year 2024 annual bonus compensation for all Directors of not exceeding THB 12 million, which has considered on the Company's operating results. The comparison of Directors' bonus for the past years is as follows:

Unit: Million Baht

Description	2024 (To Consider)	2023	2022
Directors' bonus	12	13	13

For this agenda, Directors who have conflict of interest and hold shares of the Company including their spouses and minor child abstained from the voting.

Questions, suggestions and clarifications made before casting votes on this agenda:

-None-

Resolution: The resolution of this agenda shall require the votes of not less than two-thirds of the total votes of the shareholders present at the meeting.

The Meeting resolved to approve the directors' bonus for the year 2024 as proposed. The voting results were as follows:

Vote for	Number of Votes	% of the shareholders present at the meeting
- Approve	3,944,038,765	99.3395
- Disapprove	10,596,151	0.2669
- Abstain	15,627,554	0.3936

Remark: In this agenda item, there were no additional shareholders attending the Meeting

Agenda 8: To consider and approve the appointment of auditors and audit fee for the year 2025

The Chairman of the Meeting assigned "Mrs. Tipawan Chayutimanta", (Chairman of the Audit Committee) to notify the Meeting.

Mrs. Tipawan Chayutimanta notified the Meeting that Article 37 of the Articles of Association set forth that "The matters to be consider in Annual General Meeting of shareholders in clause (5) is to appoint the Company's auditors and determining remuneration of the auditors."

(Translation)

The Audit Committee and the Board of Directors have considered of the duties and responsibilities over the financial statements of the Company as shown in the “Report of the Board of Directors’ Responsibility for the Financial Statements” and “Report from the Audit Committee” which are shown in the 56-1 One Report Year 2024, which has been distributed (on QR Code Form) to the shareholders together with the invitation letter of this meeting therefore, the Audit Committee and the Board of Directors would like to propose the Shareholders’ Meeting for consideration and approval for the appointment of the auditors of EY Office Limited to be the Company’s auditors for the year 2025 as per the following names:

- | | | | | |
|------------------|--------------------|-----|----------|--------|
| 1. Ms. Pimjai | Manitkajohnkit | CPA | No. 4521 | and/or |
| 2. Mrs. Ginkarn | Atsawarangsarit | CPA | No. 4496 | and/or |
| 3. Ms. Orawan | Techawatanasirikul | CPA | No. 4807 | and/or |
| 4. Mrs. Nummon | Kerdmongkhonchai | CPA | No. 8368 | and/or |
| 5. Ms. Wilaiporn | Chaowiwatkul | CPA | No. 9309 | |

Ms. Pimjai Manitkajohnkit has signed on the Company’s financial statement in the previous year 4 other auditors have never signed on the Company’s financial statement in the period of 7 years ago

Among other things, the previously mentioned 5 auditors are not shareholders of the Company, are not related to the Company, and do not have any interest with the Company/the subsidiaries/the executives/the major shareholder or related persons with all of the aforesaid and do not provide any advisory service to the Company, and therefore, be independent in verifying and expressing their opinions in relation to the Company’s financial statement. In addition, the auditor has not served as the company’s auditor for seven consecutive years, in compliance with the company’s policy to rotate auditors every seven years within the same audit firm.

The Audit Committee has considered that the Company has been appointing auditors from EY Office Limited as auditors for the Company and its subsidiaries since 1991 to Present. In the Company’s point of view, EY Office Limited possesses multinational networks and have been recognized internationally which shall lead to equivalent auditing standard of the Company and its subsidiaries. Moreover, the past performances of EY Office Limited are considered to be satisfactory, therefore, the Board of Directors and the Audit Committee would like to propose the appointment of the auditors of EY Office Limited to be the Company’s auditors of the year 2025, according to the list of the auditors name mentioned above and propose the Company’s audit fee is in the amount of THB 1,500,000. (Equal to the audit fee for the fiscal year 2024). The comparison of the Audit Fee for the past years is as follows:

Unit: Million Baht

Item	2025 (To Consider)	2024	2023
Audit Fee	1.50	1.50	1.45

(Translation)

Questions, suggestions and clarifications made before casting votes on this agenda as follows:

-None-

Resolution: The resolution of this agenda shall require the majority of votes of the shareholders participating in the meeting and having the right to vote.

The Meeting resolved to approve the appointment of the Company's auditors and audit fee for the year 2025 in the amount of THB 1,500,000 as proposed. The voting results were as follows:

Vote for	Number of Votes	% of the shareholders participating in the meeting and having the right to vote
- Approve	3,944,038,765	99.3395
- Disapprove	10,596,151	0.2669
- Abstain	15,627,554	0.3936

Remark: In this agenda item, there were no additional shareholders attending the Meeting

Agenda 9: Other businesses (if any)

The Chairman of the Meeting announced that this agenda for shareholders to ask questions so that the Board of Directors would be able to clarify questions (if any) and opened the floor for questions.

Mr. Chayawat Karawawatana (Shareholder) raised the following inquiries:

1. For the "Q Backyard" project, how the Company plans to proceed with this project given the large number of competitors in the surrounding area.

Mr. Chalerm Kiettitanabumroong clarified that the Company is not involved in the Q Backyard project.

The Chairman added that while the project name may appear similar, it is not the Company's project.

2. He observed that in the aftermath of the recent earthquake, the Company's official page was relatively slow in providing information and updates compared to other developers. This caused some dissatisfaction among customers. He expressed concern that the Company may be lagging in social media engagement, which significantly affects younger customer segments, and asked about the Company's marketing plans for social media.

Mr. Pravit Choatewattanaphun apologized for the delayed response during the incident, explaining that the Company was in the process of arranging expert assessments at the time.

The Chairman further explained that, as he has previous experience in inspecting buildings for government agencies, he personally monitored the performance of the Company's management team. The inspections were not considered delayed and were conducted with due attention to quality and professionalism appropriate to the crisis. The buildings were declared safe and fully functional, with most damages being architectural rather than structural.

(Translation)

Mr. Natthi Suramethakul (Shareholder) raised a question regarding the Company's reduced dividend payout, lack of major investment projects, and the current share price being considerably lower than book value. For enhance ROE, Does the Company have plans to do treasury stock like Home Product Center PCL?

Mr. Chalerm Kiettitanabumroong responded that the Company appreciates the suggestion and will take it under consideration.

Ms. Patcharanan Lawanrattanakun (Shareholder) raised the following questions:

1. The Company's strategy for increasing revenue and profit from operations.

Mr. Pravit Choatewattanaphun explained that 50% of the Company's revenue comes from the sale of single-detached houses, which is relatively high gross profit margin. Townhouses contribute approximately 30%, with lower margin, and condominiums account for around 10%, generating the lowest gross profit. As such, the Company's profit growth strategy focuses on increasing the sales of mid- to high-end single-detached houses.

2. The Company use an aggressive or conservative strategy for the year 2025.

Mr. Pravit Choatewattanaphun stated that, given the unfavorable economic outlook for the year, the Company opted for a conservative business approach, but will remain adaptive and strive to generate sales and profits accordingly.

3. The proportion of inventory that is more than five years of single-detached houses, townhouses and condominiums.

Mr. Pravit Choatewattanaphun replied that for the inventory more than 5 years, there are not too many single-detached houses. Most of them are Condominium, accounting for approximately 10%.

Mr. Pornlert Pienphatikul (Shareholder) asked that will the Company develop new strategies or products to increase the Company's S curve?

Mr. Chalerm Kiettitanabumroong responded that while the Company is continually exploring new product opportunities, it is waiting for the appropriate time to launch them.

Mr. Anan Phanpipatpaiboon (Proxy of the Thai Investors Association) raised the following questions:

1. There is news that the Company's housing projects was sued and had to pay millions of baht in compensation over the years. Does the Company have information to clarify this?

Mr. Pravit Choatewattanaphun explained that In the past, the Company was sued and the court has issued a judgement that the Company has partially compensated.

2. He inquired whether the Company has plan to conduct the shareholders' meetings in a physical or hybrid format in the future.

Mr. Chalerm Kiettitanabumroong responded that electronic meetings (e-AGMs) offer flexibility and reliable accuracy, while minimizing inconvenience for shareholders who would otherwise need to travel. The online meetings is the most appropriate format.

(Translation)

Mr. Thanin Tikapichat (Shareholder) asked about the remaining value of units in the “Q1 Sukhumvit” project, and the estimated timeline for full completion and sales.

Mr. Pravit Choatewattanaphun clarified that the remaining units are valued at approximately THB 7 billion, with an expected to take about 5-7 years to sell and close the project.

Mr. Paphitchaya Chaisakun and Mr. Kamnuan Thotedwilai (Shareholders) asked about the proportion of foreign customers and, percentage of Chinese customers.

Mr. Pravit Choatewattanaphun stated that the Company currently has a relatively small number of foreign customers, most of whom are affiliated with the Q1 Sukhumvit project. Foreign customers account for approximately 5%, of which Chinese is about 3%.

Mr. Chalerm Kiettitanabumroong further clarified that there are no foreign customers in the company's housing projects.

Thereafter, no other shareholders raised any questions or comments to the committee, the Chairman of the Meeting expressed his appreciation to the shareholders for their time to attend the shareholder's meeting, and then declared the 2025 Annual General Meeting of Shareholders adjourned at 12.10 p.m.

Signed Boonsom Lerdhirunwong Chairman of the Meeting
(Mr. Boonsom Lerdhirunwong)

Signed Apinya Jarutrakulchai Company Secretary
(Ms. Apinya Jarutrakulchai)

Signed Chinnadej Siripornpisal Recorder
(Mr. Chinnadej Siripornpisal)

The Information of the Company's Directors

Name : Mr. Boonsom Lerdhirunwong

Position : Independent Director and Chairman of the Board of Directors

Age : 73 Years

Directorship : 11 years (September 21, 2015 – present)



Educational Profile

Educational	Major	University
Ph.D.	Civil Engineering	INSA, Toulouse, France
Master Degree	Civil Engineering	Chulalongkorn University
Bachelor Degree	Civil Engineering	Chulalongkorn University

Training Institution/ Program : 1.Thai Institute of Directors Association (IOD)

1.1 Training

- 2025 ESG in the Boardroom (ESG)
- 2022 Advanced Audit Committee Program (AACP)
- 2019 Board Matters and Trends (BMT)
- 2019 Ethical Leaderships Program (ELP)
- 2016 Anti-Corruption : The Practical Guide (ACPG)
- 2014 Role of Chairman Program (RCP)
- 2013 Successful Formulation & Execution of Strategy (SFE)
- 2012 Directors Certification Program (DCP)
 - Financial Statement for Directors (FSD)
 - Audit Committee Program (ACP)
 - Monitoring Fraud Risk Management (MFM)
 - Monitoring of the Quality of Financial Reporting (MFR)
 - Monitoring the Internal Audit Function (MIA)
 - Monitoring the System of Internal Control and Risk (MIR)

1.2 IOD Forum

- 2025 The Evolving Role of AC in Fostering Trust and Transparency
- 2025 Adapting to Emerging Risks and Evolving Competencies
- 2024 Maximizing Board Effectiveness :
 - “ The Role of Lead Independent Directors in Thai Business”
- 2018 Digital Transformation : A Must for All Companies
- 2017 The Role of Chairman in Leading Strategic Risk Oversight
 - Update COSO Enterprise Risk Management : Integrating with Strategy and Performance
- 2016 Corporate Governance VS Corporate Performance : Duty or Choice?

2. Other Training

- 2014 Corporate Governance : Effectiveness and Accountability in the Boardroom,
Kellogg School of Management , Northwestern University
- 2013 Certificate in Top Executives in the Energy Academy Program (Class of 3rd)
- 2006 Diploma, National Defense College, The Joint State-Private Sector Course
(Class of 19th)

Summary of Working Experience

(1) Director position in Quality Houses Plc

During	Position	Company Name	Type of Business
2015 – Present	Independent Director and Chairman of the Board of Directors	Quality Houses Plc.	Property Development

(2) Director position in other companies

During	Position	Company Name	Type of Business
a) Director of 1 listed companies			
2014 – Present	Independent Director and Chairman of Audit Committee	Home Product Center Plc.	Retail
b) Other Organizations/Institution: 1			
2010 – Present	Director and Chairman of Executive Directors of Building and Infrastructure Committee	The Thai Red Cross Society	Charitable Organization
2015 - 2021	President	Shinawatra University	Educational Institution
2015 - 2018	Chairman of the Board of Directors	Thailand Institute of Nuclear Technology	Public Organization

(3) Director position in other rival incorporation / conflict of interest

- None -

Shareholding Status : - None -

(As of December 31, 2025)

No. of 2025 Meeting attendance.

1. The Board of Directors' Meeting : 8 attendances out of total 8 meetings

The proposed independent director(s) have other related relationship as follows;

Kind of Relationship	Qualification
Being close-relative to management persons, major shareholders of the Company, Affiliated companies, subsidiary companies	No
<p>The following relation to the Company, affiliated companies, subsidiary companies or potential conflict juristic person(s) in present or in the past 2 years;</p> <p>(1) director with participate in management or be an employee, officer or adviser with certain salary</p> <p>(2) be a professional service (such as auditor or legal advisor)</p> <p>(3) have business relationship (such as buying / selling raw material / good / service lending or borrowing) with size of transaction.</p>	<p>No</p> <p>No</p> <p>No</p>

The Information of the Company's Directors

Name : Mrs.Tipawan Chayutimanta

Position : Independent Director, Chairman of the Audit Committee
and Member of the Nomination and Remuneration Committee

Age : 69 Years

Directorship : 3 Years (21 April 2023 – Present)

**Educational Profile**

Educational	Major	University
Master Degree	Business Administration (MBA)	Kasetsart University
Bachelor Degree	Accounting	Thammasat University

Training Institution/ Program : 1.Thai Institute of Directors Association (IOD)

1.1 Training

- 2025 - Board Nomination & Compensation Program (BNCP),
(Class of 22/2025)
- 2020 - IT Governance and Cyber Resilience Program (ITG)
- 2019 - Directors Certification Program (DCP)

1.2 IOD Forum

- 2024 - Maximizing Board Effectiveness :
“The Role of Lead Independent Directors in Thai Business”

2.Other Training

- Senior Executive Program by London Business School, United Kingdom
- Anti – Money Laundering by US Internal Revenue Services
- Development of Management Skills and Leaderships Program by National Graduate Institutes for Policy Studies (GRIPS), Japan
- International Taxation Course by Japan International Cooperation Agency (JICA) , Japan
- Transfer Pricing by Australian Taxation Office, Australia
- The Civil Service Executive Development Program, (Class of 82nd)
- Accounting and Taxation by Federation of Accounting Professions

Summary of Working Experience

(1) Director position in Quality Houses Plc

During	Position	Company Name	Type of Business
May, 2023 -Present	Chairman of the Audit Committee and Member of the Nomination and Remuneration Committee	Quality Houses Plc.	Property Development
Apr, 2023 -Present	Independent Director		

(2) Director position in other companies

During	Position	Company Name	Type of Business
a) Director of 4 listed companies			
Nov 2025-Present	Member of the Nomination and Remuneration Committee	Gunkul Engineering Public Co., Ltd.	Energy and High Voltage Equipment
Aug 2025 -Present	Independent Director		
Apr 2025 -Present	Chairman of the Audit Committee/ Independent Director	MDX Public Co., Ltd.	Industrial estates development, infrastructure, and energy
2024 – Present	Chairman of the Audit Committee	Delta Electronics (Thailand) Public Co., Ltd.	Power management solutions
2023 – Present	Member of the Nomination & Compensation Committee		
2021 – Present	Member of Privilege Committee		
2018 – Present	Independent Director / Member of the Audit Committee		
2023 – Present	Chairman of the Audit Committee/ Independent Director	JaneKongklai Public Co., Ltd.	Parking Management
b) Director of 1 Non-listed companies			
2019 – Present	Chairman /Independent Director	S REIT Management Co., Ltd.	Consultant

(3) Director position in other rival incorporation / conflict of interest

- None -

Shareholding Status : - None -

(As of December 31, 2025)

No. of 2025 Meeting attendance.

1. The Board of Directors' Meeting: 8 attendances out of total 8 meetings
2. The Audit Committee's Meeting: 6 attendances out of total 6 meetings
3. The Nomination and Remuneration Committee's Meeting: 3 attendances out of total 3 meetings

The proposed independent director(s) have other related relationship as follows;

Kind of Relationship	Qualification
Being close-relative to management persons, major shareholders of the Company, Affiliated companies, subsidiary companies	No
<p>The following relation to the Company, affiliated companies, subsidiary companies or potential conflict juristic person(s) in present or in the past 2 years;</p> <p>(1) director with participate in management or be an employee, officer or adviser with certain salary</p> <p>(2) be a professional service (such as auditor or legal advisor)</p> <p>(3) have business relationship (such as buying / selling raw material / good / service lending or borrowing) with size of transaction.</p>	<p>No</p> <p>No</p> <p>No</p>

The Information of the Company's Directors

Name : Mr. Naporn Sunthornchitcharoen

Position : Director and Member of the Nomination and Remuneration Committee

Age : 68 Years

Directorship : 9 Years (June 27, 2017 – Present)



Educational Profile

Educational	Major	University
Master Degree	Business Administration (MBA)	Thammasat University
Bachelor Degree	Civil Engineering	Chiang Mai University

Training Institution/ Program : Thai Institute of Directors Association (IOD)

2011 - Financial Institutions Governance Program (FGP) 2/2011

2005 - Director Certification Program (DCP) 53/2005

2004 - Director Accreditation Program (DAP) 25/2004

Other Training

- National Defense College Class of 2006

- 2022- Real Estate and Urban Development Training Courses Class

6 (Real Engineer CMU) / Chiang Mai University Alumni Association

Summary of Working Experience

(1) Director position in Quality Houses Plc.

During	Position	Company Name	Type of Business
2024- Present	Member of the Nomination and Remuneration Committee	Quality Houses Plc.	Property Development
2017- Present	Director		

(2) Director position in other companies

During	Position	Company Name	Type of Business
a) Director of 4 listed companies			
2023 - Present	Chairman of the Nomination and Remuneration Committee	Home Product Center PLC	Retail
2015 - 2023	Member of the Nomination and Remuneration Committee		
2001 - Present	Director and Executive Director		
2017- Present	Chairman of the Board of Directors and Chairman of the Executive Board	Land & Houses PLC	Property Development
2011 - Present	Director	LH Financial Group PLC	Holding Company

During	Position	Company Name	Type of Business
1994 - Present	Director	Quality Construction Products PLC	Construction
Sep 2018 –Mar 2019	Member of the Nomination and Remuneration Committee	LH Financial Group PLC	Holding Company
2011 – Jul 2018	Member of the Nomination and Remuneration Committee	LH Financial Group PLC	Holding Company
2011 – Jun 2017	Executive Director	LH Financial Group PLC	Holding Company
2013 - Aug 2017	Director, Executive Director and Managing Director (Operations)	Land & Houses PLC	Property Development
b) Director of 13 non-listed companies			
2012 - Present	Director	Land and Houses USA, INC	Property Development
2005 - Present	Director, Executive Director	Land and Houses Bank PLC	Commercial Bank
2004- Present	Director	LH Asset Co., Ltd.	Property Development
2003 - Present	Director	LH Mall Co., Ltd.	Property Development
2002 - Present	Director	Land & Houses Property Fund 2	Asset Management
2000 - Present	Director	Land & Houses Property Fund 1	Asset Management
1995 - Present	Director	Land & Houses Northeast Co., Ltd.	Property Development
1995 - Present	Director	Land & Houses North Co., Ltd.	Property Development
1995 - Present	Director	LH Muang Mai Co., Ltd.	Property Development
1993 - Present	Director	Siam Tanee Real Estate Co., Ltd.	Property Development
1990 - Present	Director	Siam Tanee Property Co., Ltd.	Property Development
1987 - Present	Director	Atlantic Real Estate Co., Ltd.	Property Development
1986 - Present	Director	LH Mall & Hotel Co.,Ltd	Property Development
2013 – May 2023	Director	Land and Houses Securities PLC	Securities
2005 – Sep 2018	Director	Phuket Future Plan Co., Ltd.	Property Development
2005 – Jul 2018	Member of the Nomination and Remuneration Committee	Land and Houses Bank PLC	Commercial Bank
2005 - 2017	Director	Double Three Co., Ltd.	Property Development

(3) Director position in other rival incorporation / conflict of interest

- None -

Shareholding Status : 100,000 Shares or representing 0.00093%

(As of December 31, 2025)

No. of 2025 Meeting attendance.

1. The Board of Directors' Meeting : 8 attendances out of total 8 meetings
2. The Nomination and Remuneration Committee's Meeting : 3 attendances out of total 3 meetings

The Information of the Company's Directors

Name : Mr. Chalerm Kiettitanabumroong

Position : Director, Chief Executive Officer
Chairman of the Risk management Committee
and Chairman of Executive Committee

Age : 74 Years

Directorship : 7 years (February 26, 2019 – Present)

**Educational Profile**

Educational	Major	University
Master Degree	Business Administration (MBA)	Chulalongkorn University
Bachelor Degree	Civil Engineering	Chulalongkorn University

Training Institution/ Program : Thai Institute of Directors Association (IOD)
2005 – Directors Certification Program (DCP) 54/2005
2005 – Directors Diploma Examination 16/2005

Summary of Working Experience**(1) Director position in Quality Houses Plc.**

During	Position	Company Name	Type of Business
2019 - Present	Director, Chief Executive Officer Chairman of the Risk management Committee and Chairman of Executive Committee	Quality Houses Plc.	Property Development

(2) Director position in other companies

During	Position	Company Name	Type of Business
Director of - listed companies			
2017 – Dec 2018	Director, Executive Director & President (Operation)	Land and Houses Plc.	Property Development
2014 – Dec 2018	Risk Management and Sustainable Development Director		
2013 – Aug 2017	Director, Senior Executive Vice President & Chief Operation Officer		
2011 – Dec 2018	Director		

During	Position	Company Name	Type of Business
Director of non-listed companies			
2005 – Dec 2018	Director Director	Phuket Future Plan Co., Ltd. Double Three Co., Ltd.	Property Development
2004 – Dec 2018	Director Director	L H Realestate Co., Ltd. LH Asset Co., Ltd.	
2001 – Dec 2018	Director	LH Muang Mai Co., Ltd.	

(3) Director position in other rival incorporation / conflict of interest

- None -

Shareholding Status : 136,500 shares or representing 0.00127% (by spouse)

(As of December 31, 2025)

No. of 2025 Meeting attendance.

1. The Board of Directors' Meeting: 8 attendances out of total 8 meetings
2. The Risk management Committee's Meeting: 2 attendances out of total 2 meetings

(Translation)

**Conditions and Procedures for e- Register and the Appointment of Proxies to Attend
the 2026 Annual General Meeting of Shareholders
(electronic meeting (e-AGM))
Quality Houses Public Company Limited**

Quality Houses Public Company Limited ("the Company") deems it appropriate to implement a verification process for documents or evidence confirming the status of shareholders or their representatives who are entitled to attend the meeting. This is to ensure that the shareholders' meeting is conducted with transparency, fairness, and for the benefit of all shareholders. The details are as follows:

■ **e-Registration to Inventech Connect Meeting system**

Shareholders are requested to review the e-Registration process according to the User Manual as detailed in Enclosure No.10. The required documents for in-person registration are as follows:

Shareholders	Document Required
1. Thai natural person	A copy of Identification Card with certified as a true copy
2. Foreign natural person	A copy of Passport with certified as a true copy
3. Juristic Person 3.1 Attendance by an authorized representative of such shareholder	(1) A copy of Identification Card certified as a true copy of such an authorized representative (2) A Notice Meeting (3) A copy of the Affidavit of that juristic person, issued by the Department of Business Development, The Ministry of Commerce, or by the relevant government authority and bears a date within a 30-day period prior to the date of the shareholders' meeting. The copy of the Affidavit must be certified as a true copy by such an authorized representative and showing the name of such an authorized representative as a person having authority to act on the shareholder's behalf
3.2 Attendance by Proxy	As detailed in documents required to support the appointment of a proxy in case of shareholder is a juristic person Page 46-47

■ **Appointment of the proxy Procedures**

- A shareholder can grant a proxy to only one person to attend and vote at the shareholders' meeting by using the attached Proxy Form.
- A shareholder may express the intention to vote either to approve, disapprove or abstain from voting on each item on the agenda by specifying in the Proxy Form for the proxy.

(Translation)

- A completed Proxy Form with the signature of the shareholder must be submitted to the chairman of the meeting or an authorized person prior to the meeting. If there is any material amendment or correction to the Proxy Form, a shareholder must countersign such amendment or correction. The Proxy Form must be affixed with a stamp duty of Baht 20.

Documents required to support the appointment of a proxy

(1) **If a shareholder is a natural person**, the following documents are required to be produced to register attendance:

- A notice of meeting with the signature, e-mail and mobile phone (for OTP) of proxy
- A certified copy of the identification card, or the government official identification card, or the passport (if the shareholder is a foreigner) of the grantor.
- A certified copy of the identification card, or the government official identification card, or the passport (if the shareholder is a foreigner) of the proxy

(2) **If a shareholder is a juristic person**, the following procedures and documents are required to be produced to register attendance:

- A notice of meeting with the signature, e-mail and mobile phone (for OTP) of proxy
- A Proxy Form must be signed by an authorized person of the juristic person whose name is shown in the Affidavit of that juristic person, issued by the Department of Business Development, The Ministry of Commerce, or by the relevant government authority, and bear a date within a 30-day period prior to the date of the shareholders' meeting. The Proxy Form should be sealed of the juristic person (if any).
- If the shareholder is a juristic person registered under Thai law, a copy of the Affidavit of that juristic person, issued by the Department of Business Development, The Ministry of Commerce, or by the relevant government authority and bears a date within a 30-day period prior to the date of the shareholders' meeting. The copy of the Affidavit must be certified as a true copy by the authorized person of that juristic person and bear the seal of the juristic person (if any).
- If a shareholder is a foreign juristic person, an Affidavit of that juristic person, issued by the relevant government authority of the country where the juristic person is registered and

(Translation)

located. The Affidavit is required to be certified by a notary public or another authorized authority and bear a date within 1 year period prior to the date of the shareholders' meeting.

- If a document is in a language other than English, an English translation certified as a true and correct translation by an authorized person of such juristic person.
- A certified copy of the identification card, or the government official identification card, or the passport (if the shareholder is a foreigner) of the proxy

Remark:

(1) The Company would like to ask the proxy to scan and send the Proxy Form and all documents as detailed above via e-mail at corp_secretary@qh.co.th and send original documents via post at the address as detailed below **within April 17, 2026**

When the Company has checked the accuracy of the information and the list of shareholders according to the information as of the Record Date then the Company will send Username and Password to email of proxy for logging into the electronic meeting system (e-AGM).

(2) The Company has provided Proxy Form A,B and C as specified by the declaration of the Business Development Department regarding the proxy (chapter 5) B.E. 2550 which includes 3 types as follows:

- Form A The general proxy with uncomplicated format
- Form B The specific proxy where all agendas are strictly specified
- Form C The proxy for custodian on behalf of foreign investors

The Company has published all three proxy forms on its website. Shareholders may download the proxy forms from www.qh.co.th under the "Investor Relations" section..

(3) The Shareholders who would like to grant the proxy to Independent Director who represent as Proxy for Shareholders, can appoint a proxy via electronic means (E-Proxy) of Thailand Securities Depository Company Limited (TSD) from this link: <https://ivp.tsd.co.th/>

(4) Contact

Corporate Secretary Department
Quality House Public Co., Ltd.
No.1 Q House Lumpini Building, South Sathorn Road, Thungmahamek, Sathorn, Bangkok 10120
E-mail: corp_secretary@qh.co.th Tel: 02 677 7000

(Translation)

The information of the Independent Directors who represent as proxy for shareholders

1.



Name : Ms. Vilasna Poonpatpibul
Position : Independent Director, and Member of Audit Committee
Age : 53 Years
Address : 9/66 Soi Sukhumvit 39, Sukhumvit Road, Khlongtan Nuea, Watthana, Bangkok 10110

Interest in the agenda considered : Agenda No. 6 and 7

Special interests are different from other directors in the agenda considered : None

2.



Name : Assoc. Prof. Dr. Narongdech Srukhsosit
Position : Independent Director, and Member of Audit Committee
Age : 48 Years
Address : 18 Soi Ngamwongwan 3 Yak 8, Ngamwongwan Road, Bangkraso Sub-District, Mueang Nonthaburi District, Nonthaburi Province 11000

Interest in the agenda considered : Agenda No. 6 and 7

Special interests are different from other directors in the agenda considered : None

(Translation)

The Company's Articles of Association relating to the Annual General Meeting of Shareholders and voting procedure

1. Calling of Shareholders Meeting

(Article 32) The Board of Directors shall call a meeting of shareholders which is an annual ordinary meeting of shareholders within four months of the last day of the accounting year of the Company. The meeting of shareholders other than the above mentioned shall be called extraordinary meeting. The Board of Directors may call an extraordinary meeting of shareholders at any time as deemed appropriate or one or more shareholders who are holding shares amounting to not less than ten percent of the total number of shares sold may, by subscribing their names, request the Board of Directors to call an extraordinary meeting at any time, but the reasons for calling such meeting shall be clearly stated in such request. In this regard, the Board of Directors shall proceed to call a meeting of shareholders to be held within forty five days from the date of receiving the request from the shareholders.

In the case where, the board of directors fails to arrange for the meeting within such period, one or more shareholders who have subscribed their names or other shareholders holding the required aggregate number of shares may themselves call the meeting within forty-five (45) days as from the date of expiration of the above period. In such case, the meeting is deemed to be shareholders' meeting called by the board of directors and the Company shall be responsible for necessary expenses as may be incurred in the course of convening such meeting and shall reasonably provide facilitation.

In the case where, at the meeting called by the shareholders under the previous paragraph, the number of the shareholders presented does not constitute quorum as prescribed by Article 34, then the shareholders under the previous paragraph shall jointly compensate the Company for the expenses incurred in arrangements for holding that meeting.

The shareholders who called the meeting may send the notice of the meeting via electronic means. If the shareholders has notified the intention or given consent to the company means by complying with the relevant laws.

In this regard, the shareholders' meeting may be held via electronic means. The meeting via electronic means by complying with the relevant laws.

(Article 33) In calling a shareholders' meeting, the Board of Directors shall send the notice of the meeting indicating the venue, date, time, agenda of the meeting, as well as the subject matters to be submitted to the meeting together with proper details and the Board of Directors' opinions on such matters, not less than seven days before the date of the meeting. Furthermore, publication of the notice of the meeting

(Translation)

shall also be made in a newspaper for a period of three consecutive days and not less than three days before the date of the meeting or advertised via electronic means by complying with the relevant laws.

The Board of Directors or the assigned director shall determine the date, time and venue of the shareholders' meeting and the meeting venue shall be in the locality where the Company's head office or branch office is located or in the neighboring province of the Company's head office or branch office or other province as the Board of Directors deems appropriate. And the event that the shareholders' meeting is held via electronic means, the head office of the Company shall be deemed to be the place of the meeting.

2. The quorum

(Article 34) The quorum of a shareholders meeting shall be either not less than 25 shareholders and the total number of shares altogether should not less than one-third of the total number of shares sold or the number of shareholders present and proxies (if any) not less than half of total number of shares altogether should not less than one-third of the total number of shares sold.

If after an hour from the time state for ant meeting, the number of shareholders present does not constitute a quorum as specified, such meeting shall be cancelled if such meeting was requested by shareholders. However, in some other cases, the meeting shall be called again and notice for a new meeting shall be sent to shareholders not less than 7 days before the date of meeting. In the new meeting, no quorum be required.

3. Granting Proxy

(Article 35) For the shareholders' meetings, any shareholder may appoint his proxy to participate in the meeting and vote at the meeting on his behalf. The instrument appointing a proxy shall be dated and signed by the shareholder and shall be in the form as specified by the registrar.

This instrument appointing a proxy shall be submitted to the Chairman or the person named by the Chairman at the meeting before the proxy participate in the meeting.

In appointing a proxy under paragraph, it may be carried out via electronic means in accordance means by complying with the relevant laws.

4. Voting

(Article 36) In casing votes, each shareholder shall have votes equivalent to the number of shares held. The resolution of the shareholders meeting shall comprise the votes as follows;

- (1) All general cases: resolutions shall require a majority of the total votes cast by shareholders present and votes at the meeting. In case the votes are tied, the Chairman of the meeting shall have a casting vote.

(Translation)

- (2) In the following cases, resolutions shall require not less than three-fourth of the total number of votes cast by the shareholders present and entitled to vote, which are
- (a) sale or transferring whole or the important part of the Company's business to other persons;
 - (b) acquisition or acceptance of transfer business of other companies, or any private companies, by the Company;
 - (c) execution, amendment or terminate any agreements regarding granting of lease of all or the important part of the Company's business;
 - (d) to assign other person(s) to manage the Company's business;
 - (e) incorporated business with other persons with purpose of profit and loss sharing;
 - (f) amendment of the Company's Memorandum of Association or its Articles of Association;
 - (g) increasing and reduction of capital or issuing debentures; and
 - (h) Merger or dissolution of the Company.

5. Payment of Dividend and appropriation annual net profit

(Article 42) Under Article 43, dividends shall not be paid from other sources than profit and if the Company has accumulative loss, no payment of dividends shall be made. If the Company earns a profit, the Board of Directors should recommend the Company should to allocate a portion of net profit as reserve after tax to pay the dividend as long as it does not cause damage to the Company's capital.

Dividends shall be allocated to each share equally.

The Board of Directors may from time to time pay to the shareholders interim dividends if it views that the profit of the Company justifies such payment. The payment of interim dividends shall be reported to the shareholders at the next general meeting of shareholders.

The payment of dividends shall be made within one month from the date that a resolution is passed by the shareholders' meeting or the Board of Directors, as the case may be. Written notice shall also be sent to the shareholders and publication of the notice of such payment of dividends shall be made in a newspaper within one month from the date that a resolution is passed by the shareholders' meeting or the Board of Directors, as the case may be.

An advertisement of such a dividends payment notice may be made via electronic means instead of publication in the newspaper specified under the preceding paragraph, by complying with the relevant laws.

(Translation)

(Article 43) The Company shall allocate not less than five percent of the net annual profit less brought forward accumulative loss (if any) as reserve until the reserve fund reaches ten percent of the registered capital. Other than the reserve as specified, the Board of Directors may propose that the shareholders' meeting pass a resolution allocating funds as other reserves as it deems appropriate for operation of the Company's business.

6. Auditor(s)

(Article 40) The Company shall cause the preparation of the balance sheet and the income statement at the end of the Company's accounting to be proposed to an annual general meeting of shareholders for consideration and approval. The Board of Director shall also cause the audit by the auditor who is not a director, officer, employee or a person holding any positing in the Company to be completely conducted before proposing them to the annual general meeting of shareholders.

The auditor shall be entitled to make written clarification to be proposed to and shall have the duty of participating in the Company's shareholders meeting whenever the consideration of the balance sheet, income statement and problem on the Company's accounts is made so as to explain to the shareholders' meeting. In addition, the Company shall deliver to the auditor the reports and documents which the shareholders should receive for this shareholders' meeting.

Remark: The Shareholders can check full version of The Company's Articles of Association on <http://www.qh.co.th>

Personal Data Protection Guideline for Shareholder's Meeting (Privacy Notice)

In accordance with the Personal Data Protection Act B.E. 2562

Quality Houses Public Company Limited ("The Company") realizes the importance of the protection of personal data and therefore upholds the guideline for security and privacy in respect of the personal data for the annual general meeting of shareholders and extraordinary general meeting (if any) (collectively referred to as "Shareholders' Meeting") as follows:

1. Purposes and Necessity for Collecting Personal Data

It is necessary for the Company to collect, use and disclose the personal data of shareholders for the purposes of compliance with the relevant applicable laws, namely the public limited company laws and the related security exchange laws for instances preparation of shareholder register book, determination of shareholder's right, and the Company is necessarily required to collect, gather, disclose and otherwise process your personal data and/or proxyholders' data for the purpose of Shareholders' Meeting, for instances documents delivery, votes casting and counting and other actions necessary for such Shareholders' Meeting.

2. Collected Personal Data and Source of Collection

The Company is required to collect your following personal data; name and surname, gender, nationality, age, the date of birth, national identification number passport number, deposit account number, address, shareholder's registration number, contract information, telephone number, email address (if any), any sound or video recordings, photography and other information seemed as personal data under the Personal Data Protection Laws. However, the Company will not process any types of sensitive data.

The Company may receive your personal data from the following means:

- (1) from the Shareholders' Meeting registration form, the copy of your national identification card or other identification documents submitted to the Company in relation to the Shareholders' Meeting;
- (2) from the Shareholders' Meeting registration via electronic;
- (3) from Thailand Securities Depository Company Limited or TSD's system as the Registrar of the Company;
- (4) by the additional collection of your personal data during the Shareholders' Meeting which includes sound recordings, photography, video recordings for the purposes of security, the promotional material for the Company's shareholders or other purposes permitted by laws, provided that such personal data collection will be made to the extent legitimate and permitted by law and where the data subject could reasonably expect.

Remark: Identification documents you submit to the Company may contain the sensitive data such as race, blood type or religion which are not necessary for the Shareholders' Meeting. You are advised to redact such data before submitting the documents to the Company. In case you do not redact the data, it will be regarded that you give us the consent to retain it.

3. Processing of your Personal Data

The Company is required to process your personal data as follows:

- (1) Your Personal data will be collected in both hard copy format and electronic form and disclosed to the relevant information technology service providers for the conduct or in the course of the Shareholders' Meeting such as the registration, verification and processing of the required shareholders' quorum, and votes counting;
- (2) Your personal data may be disclosed to the relevant authorities to the extent required by the statutory obligation, such as the filing of minutes of Shareholders' Meeting and the shareholders registry to the Department of Business Development, the Ministry of Commerce and the Stock Exchange of Thailand; or
- (3) Your personal data will be processed as deemed necessary for your benefit, such as the disclosure to the relevant bank for your dividend (if any).

4. Maintenance and retention of your Personal Data

The Company retains your personal data in both hard copy and electronic form at the Company's principal office or other storage places where the Company rents for the storage of documents. The Company will retain such personal data for the abovementioned purposes at least 10 years from the date the Company receives such personal data, and for legal purposes, including for the purpose of reference or audit. The Company shall take appropriate actions to erase, destroy the Personal Data when the period lapses.

5. The rights of the Data Subject

Subject to Personal Data Protection Act B.E. 2562, you have the right to consent, withdraw the consent, request for the rectification, object the retention, processing or disclosure, request for the erasure, or restrict the processing in relation to your personal data. You may exercise such rights under the law by submitting a written request to the Company by email or to the address set out below. The Company will process your request as soon as possible, which may take up to 30 days or more, depending on the volume and complexity of the request. The Company may refuse to take actions as requested if such refusal is permitted by law.

6. Contact Details

If you have any additional questions, please contact us by below address

Quality Houses Public Company Limited

Q House Lumpini 7th Floor,

1 South Sathon Rd., Thung Maha Mek, Sathon, Bangkok, Thailand.

Email: DPO@qh.co.th

(Translation)

Requisition Form of Form 56-1 One Report 2025

Date

Subject: Requisition for the Form 56-1 One Report 2025 (The Form 56-1 One Report will be sent to shareholders after Annual General Meeting date)

Thai English

To: Mr. Chinnadej Siripornpisal
Corporate Secretary Department

I, a shareholder of Quality Houses Public Company Limited, would like to request for the 2025 Form 56-1 One Report for the 2026 Annual General Meeting of shareholders (electronic meeting (e-AGM)) to the address as follows:

Name of Shareholder.....

Residing at..... Road

Tambol/Khwaeng.....Amphur/Khet.....

Province.....Postal Code Telephone.....

Signed..... Shareholder
(.....)

Please fill in this form and send it back the Company via e-mail: chinnadej.s@qh.co.th

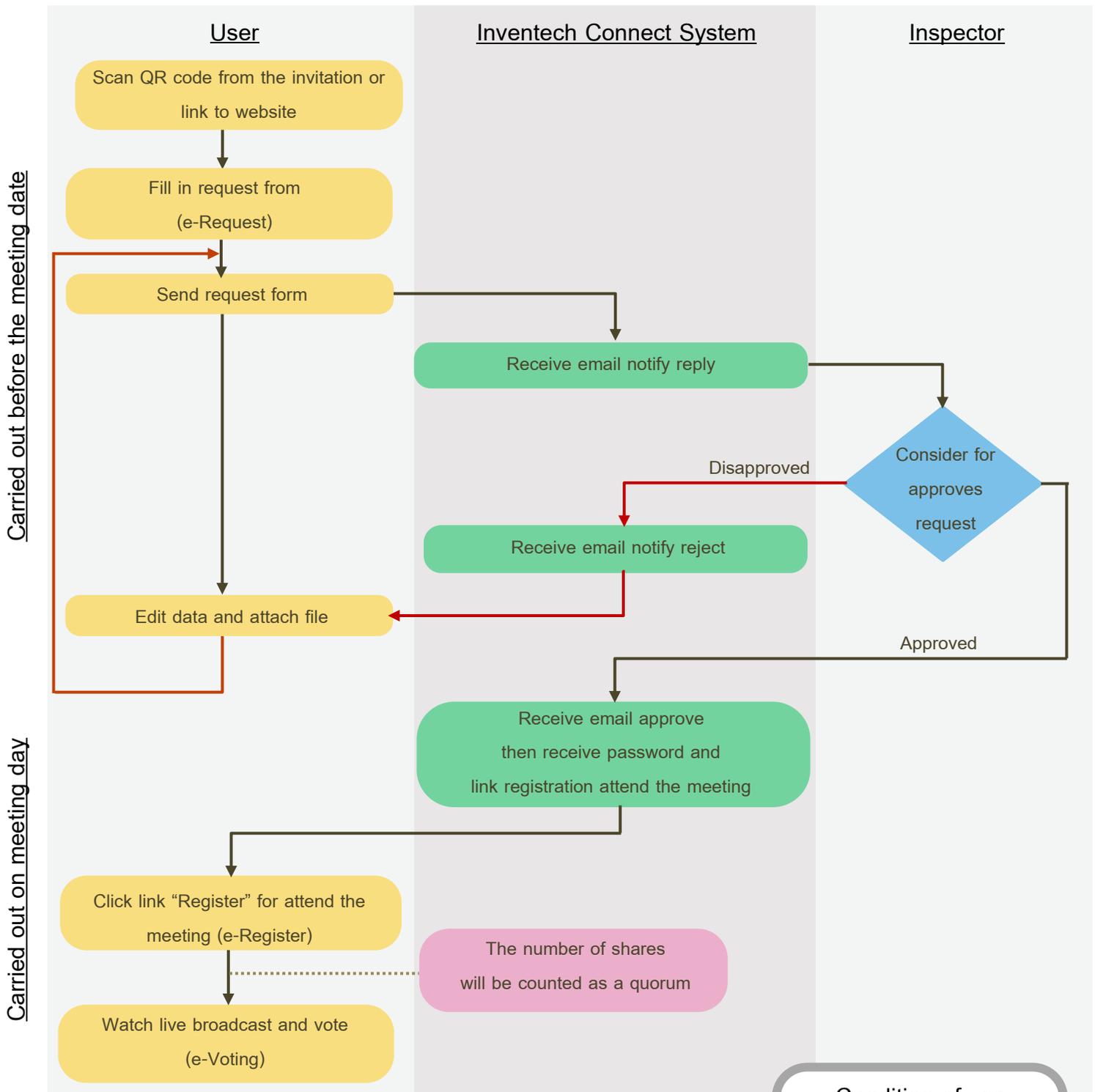
Or Scan this QR Code to submit the Requisition Form of Form 56-1 One Report 2025



Corporate Secretary Department

Tel: 0-2677-7000 Ext: 605

Guidelines for attending of Electronic Meeting



Condition of use

In case Merge account/change account

In case filing request multiple by using the same email and phone number, the systems will merge account or in case user has more than 1 account, you can click on "Change account" and the previous account will still count the base in the meeting.

In case Exit the meeting

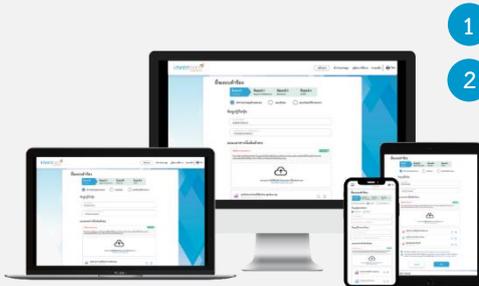
Attendees can click on "Register to leave the quorum", the systems will be number of your shares out from the meeting base.

Guidelines for attending of Electronic Meeting by Inventech Connect

Shareholders and proxies wishing to attend the meeting can proceed according to the procedure for submitting the request form to attend the meeting via electronic media as follows :

Step for requesting Username & Password from via e-Request system

1. The Shareholders must submit a request to attend the meeting by Electronic Means via Web Browser at <https://fort.inventech.co.th/QH920845R/#/homepage> or scan QR Code  and follow the steps as shown in the picture



- 1 Click link URL or scan QR Code in the letter notice Annual General Meeting

- 2 Choose type request for request form to 4 step

Step 1 Fill in the information shown on the registration page

Step 2 Fill in the information for verify

Step 3 Verify via OTP

Step 4 Successful transaction, The system will display information again to verify the exactitude of the information

**** Merge user accounts, please using the same email and phone number ****

- 3 Please wait for an email information detail of meeting and Password

2. For Shareholders who would like to attend the Meeting either through the Electronic Means by yourself or someone who is not the provided independent directors, please note that the electronic registration will be available from **April 9, 2026 at 8:30 a.m.** Until the end of the meeting.

3. The electronic conference system will be available on **April 21, 2026 at 8:30 a.m.** (2 hours before the opening of the meeting). Shareholders or proxy holders shall use the provided Username and Password and follow the instruction manual to access the system.

Appointment of Proxy to the Company's Directors

For Shareholders who authorize one of the Company's Independent Directors to attend and vote on his or her behalf, The Shareholders can submit a request to attend the meeting by Electronic Means of the specified procedures or send the proxy form together with the required documents to the Company by mail to the following address. The proxy form and required documents shall be delivered to the Company within April 17, 2026

Corporate Secretary Department,

Quality Houses Public Co., Ltd. No.1 Q House Lumpini Building, 7th floor, South Sathorn Road, Thungmahamek, Sathorn, Bangkok. 10120

If you have any problems with the software, please contact Inventech Call Center

 02-460-9228

 @inventechconnect

 The system available during April 9-21, 2026 at 08.30 a.m. – 05.30 p.m.
(Specifically excludes holidays and public holidays)



Report a problem
@inventechconnect

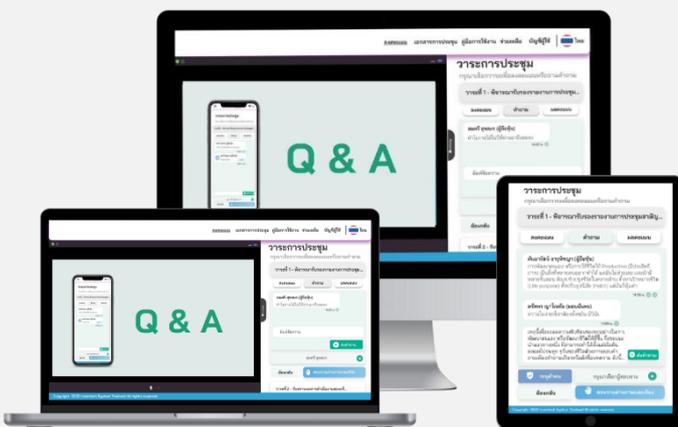
Steps for registration for attending the meeting (e-Register) and voting process (e-Voting)

- 1 Get email and password that you received from your email or request OTP
- 2 Click on "Register" button, the system has already registered and counted as a quorum.
- 3 Click on "Join Attendance", Then click on "Accept" button
- 4 Select which agenda that you want to vote
- 5 Click on "Vote" button
- 6 Click the voting button as you choose
- 7 The system will display status your latest vote



To cancel the last vote, please press the button "Cancel latest vote (This means that your most recent vote will be equal to not voting, or your vote will be determined by the agenda result) Shareholders can conduct a review of the votes on an agenda basis. When the voting results for that agenda are closed.

Step to ask questions via Inventech Connect



- Select which agenda
- Click on "Question" button
- 1 Ask a question
 - Type the question then click "Send"
- 2 Ask the question via video
 - Click on "Conference"
 - Click on "OK" for confirm your queue
 - Please wait for the queue for you then your can open the microphone and camera

How to use Inventech Connect



User Manual and Video of using Inventech Connect

* Note Operation of the electronic conferencing system and Inventech Connect systems. Check internet of shareholder or proxy include equipment and/or program that can use for best performance. Please use equipment and/or program as the follows to use systems.

1. Internet speed requirements
 - High-Definition Video: Must be have internet speed at 2.5 Mbps (Speed internet that recommend).
 - High Quality Video: Must be have internet speed at 1.0 Mbps.
 - Standard Quality Video: Must be have internet speed at 0.5 Mbps.
2. Equipment requirements.
 - Smartphone/Tablet that use IOS or android OS.
 - PC/Laptop that use Windows or Mac OS.
3. Requirement Browser Chrome (Recommend) / Safari / Microsoft Edge **** The system does not supported internet explorer.**