(Translation)

MINUTES OF THE 2026 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 21, 2026 at 10.35 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 10.35 a.m. and there were 22 shareholders attending the online meeting in person, representing 16,915,995 shares and 98 proxies, representing 3,604,165,047 shares. In total, there were 120 shareholders and proxies, representing a total of 3,621,081,042 shares or 33.8017% 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 2026 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. Pravit	Choatewattanaphun	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:

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

Independent and vote-counting intermediary representative:

Mr. Pichet Khamnounrit, 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 2026 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 applys the voting method on the basis of "1 Share : 1 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 2026 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.qh.co.th" from October 1, 2025 to December 31, 2025.

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 2026 Annual General Meeting of Shareholders.

Subsequently, the Chairman of the Meeting proceeded the 2026 Annual General Meeting of Shareholders as follows:

Agenda 1: <u>To consider certify the Minutes of the 2025 Annual General Meeting of Shareholders</u>

The Chairman of the Meeting proposed to the shareholders in the meeting to consider certify the Minutes of the 2025 Annual General Meeting of Shareholders held on April 22, 2025 per Enclosure 2, pages 14-31, 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.

<u>Questions, suggestions and clarifications made before casting votes on this agenda</u>:

-None-

<u>Resolution</u>: 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 certifiy the Minutes of the 2025 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	3,665,772,009	99.9817
- Disapprove	-	0.0000
- Abstain	671,600	0.0183

<u>Remark:</u> In this agenda item, there were additional shareholders attending the Meeting, representing 45,362,567 shares.

Agenda 2: <u>To consider acknowledging the Company's 2025 operating performance</u>

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 2025 as follows:

1. **In 2025, the Company launched** 3 new projects valued at THB 5,478 million.
   The details of projects are as follows:

No.	Project	Product	Price Range	Projects Valued	
				(Unit)	(MB)
1	Laddarom Phuttamonthon Sai 2	Single detached houses	High-end (10-20 MB)	170	2,740
2	Laddarom Motorway- Krungthepkreetha	Single detached houses	High-end (10-20 MB)	121	1,517
3	Casa Ville Don Mueang- Liap Khlong Prapa	Single detached houses	Middle-end (5-10 MB)	191	1,221
Total				482	5,478

Classified by category as follows;

- By product type, 100% was Low-rise housing project.
- By price range, 78% was High-end, 22% was Middle-end

2. **Transfer in 2025** with a total value of THB 6,127 million. Classified by category as follows;
   - By product type, 73% was Low-rise housing project.and 27% was condominiums.
   - By price range, 45% was High-end, 48% was Middle-end and 7% was Low-end.

Thereafter, "**Mrs.Suwanna Bhuddhaprasart**", (Director and 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 Bhuddhaprasart informed the meeting that the Company has been certified as a *"Member of the Thai Private Sector Collective Action Coalition Against Corruption"* and the Company renewed its membership for the third time since October 2025 (which will be due on December 31, 2028).

In 2025, the Company has no complaints or whistleblowers about corruption matters.

<u>Questions, suggestions and clarifications made before acknowledged on this agenda</u>:

Ms.Chanatip Witayakul (Proxy from the Thai Investors Association) raised the following inquiries:

1. She requested the Company to clarify its cash flow management plan to support the repayment of debentures and loan maturing during 2026–2027, as well as the Company's risk management measures regarding interest rate fluctuations that could impact the costs of new projects.

Ms.Apinya Jarutrakulchai clarified that, the Company has debentures maturing in the amount of THB 1,000 million in 2026, which are planned to be repaid by bank loan.

In 2027, THB 4,000 million of debentures will be due. The Company currently has a credit line from banks at the amount of approximately THB 4,500 million, which is sufficient for the repayment. In the past, the Company has repaid debentures from internal cashflow and new debenture issuance.

In 2028, THB 2,000 million of debentures will be due. The Company plans to refinance by new debenture issuance or internal cashflow or bank loan. Most of the Company's liabilities are debentures with fixed interest rates therefore, the Company has no impact on interest rate fluctuations.

2. Given that mortgage rejection rates for residential customers remain high, she asked about the Company’s customer screening process and any backup plans to handle low-rise project inventory that may face slower absorption rates.

Mr. Pravit Choatewattanaphun clarified that the Company currently conducts a preliminary assessment of customers' debt servicing capability prior to the formal loan application process (Pre-approve) in order to reduce the mortgage rejection rate by financial institutions. In addition, the Company works closely with banks to assist customers and implements marketing promotion plans for its products.

<u>Resolution:</u> The Meeting acknowledged the Company’s 2025 operating performance according to the presented details, therefore there is no vote casting.

Agenda 3: <u>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</u>

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, 2025, 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 2025, which has been distributed to the shareholders together with the invitation letter of this meeting.

The statement of financial position of the Company and its subsidiaries as at December 31, 2025, are as follows:

Unit : Million Baht

Descriptions	2025	2024	Increase (Decrease)	
			Million Baht	%
Current Assets	20,724	22,555	(1,831)	(8)
Non-Current Assets	21,355	22,266	(911)	(4)
Total Asset	**42,079**	**44,821**	**(2,742)**	**(6)**
Total Liabilities	11,841	15,517	(3,676)	(24)
Total Shareholders' Equity	30,238	29,304	934	3
Liabilities and Shareholders' Equity	**42,079**	**44,821**	**(2,742)**	**(6)**
Total revenues	7,894	8,700	(806)	(9)
Net profit	1,728	2,150	(422)	(20)
EPS (THB)	0.16	0.20	(0.04)	(20)
Paid up shares (Million shares)	10,714	10,714	-	-
Interest bearing Debt to Equity Ratio (time)	0.26	0.39		

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, 2025 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	3,662,629,542	99.8631
- Disapprove	-	0.0000
- Abstain	5,019,900	0.1369

Remark: In this agenda item, there were additional shareholders attending the Meeting, representing 1,205,833 shares

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

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 2025 as follows:

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 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 at the rate of THB 0.09 per share or the amount of approximately THB 964 million shall be paid out at the rate of 56% 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 2025 (January – June 2025) at the rate of THB 0.02 per share or the amount of approximately THB 214 million on September 15, 2025 by the resolution of the Board of Directors' Meeting No. 5/2025 dated August 15, 2025.

- The Company still has to pay dividend from the net profit of the second-half of the year 2025 (July – December 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.

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 28, 2026
Dividend payment	May 19, 2026

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 dividend payment for the year 2025 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	3,666,933,842	99.9805
- Disapprove	205,000	0.0056
- Abstain	510,600	0.0139

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

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. 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 propose names of qualified persons 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 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 32-39 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.

Mr.Adisorn Thananan-narapool proposed the Meeting to approve the appointment of the Company's directors in place of the directors who are retired by rotation.

Agenda 5.1 To appoint Mr.Boonsom Lerdhirunwong to be an Independend Director for another term

Mr.Adisorn Thananan-narapool proposed the Meeting to consider and approve the reappointment of Mr.Boonsom Lerdhirunwong as an Independend Director for another term. The director's information 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.Boonsom Lerdhirunwong" to be an Independend 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	3,260,113,012	88.8883
- Disapprove	404,467,430	11.0280
- Abstain	3,069,000	0.0837

Agenda 5.2 To appoint Mrs. Tipawan Chayutimanta to be an Independend Director for another term

Mr.Adisorn Thananan-narapool proposed the Meeting to consider and approve the reappointment of Mrs. Tipawan Chayutimanta as an Independend Director for another term. The director's information 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 "Mrs. Tipawan Chayutimanta" to be an Independend 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	3,661,930,158	99.8440
- Disapprove	2,625,584	0.0716
- Abstain	3,093,700	0.0844

Agenda 5.3 To appoint Mr. Naporn Sunthornchitcharoen to be a Director for another term

Mr.Adisorn Thananan-narapool proposed the Meeting to consider and approve the reappointment of Mr. Naporn Sunthornchitcharoen as a Director for another term. The director's information 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 "Mr. Naporn Sunthornchitcharoen" 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	3,474,653,859	94.7379
- Disapprove	192,323,983	5.2438
- Abstain	671,600	0.0183

Agenda 5.4 To appoint Mr. Chalerm Kiettitanabumroong to be a Director for another term

Mr.Adisorn Thananan-narapool proposed the Meeting to consider and approve the reappointment of Mr. Chalerm Kiettitanabumroong as a Director for another term. The director's information is disclosed in the Notice of the Meeting (Enclosure 3, pages 38 - 39).

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. Chalerm Kiettitanabumroong" 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	3,664,480,442	99.9136
- Disapprove	100,000	0.0027
- Abstain	3,069,000	0.0837

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

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

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 2026, comprising of **monthly compensation** and **meeting allowance** in the amount of not exceeding THB 12 million, as details as follows:

Position	Compensation Of the Board of Directors (Baht per Month)		Meeting Allowance (Baht 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
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:

-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' remuneration for the year 2026 as proposed with the following voting results:

Vote for	Number of Votes	% of the shareholders present at the meeting
- Approve	3,628,183,384	98.9240
- Disapprove	100,000	0.0027
- Abstain	39,366,058	1.0733

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

Agenda 7: To consider and approve the Directors' bonus 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 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 2025 annual bonus compensation for all Directors of not exceeding THB 11 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	2025 (To Consider)	2024	2023
Directors' bonus	11	12	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 2025 as proposed. The voting results were as follows:

Vote for	Number of Votes	% of the shareholders present at the meeting
- Approve	3,428,333,351	93.4749
- Disapprove	199,505,033	5.4396
- Abstain	39,811,058	1.0855

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 2026

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."

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 2025, 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 2026 as per the following names:

1.	Ms. Pimjai	Manitkajohnkit	CPA	No. 4521	and/or
2.	Mrs. Gingkarn	Atsawarangsalit	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 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. (Equal to the audit fee for the fiscal year 2025). The comparison of the Audit Fee for the past years is as follows:

Unit: Million Baht

Item	2026 (To Consider)	2025	2024
Audit Fee	1.50	1.50	1.50

<u>Questions, suggestions and clarifications made before casting votes on this agenda as follows:</u>

-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 2026 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	3,659,276,542	99.7697
- Disapprove	7,895,700	0.2153
- Abstain	550,600	0.0150

Remark: In this agenda item, there were additional shareholders attending the Meeting, representing 73,400 shares.

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.Vicharat Chavanaumporn and Mr.Nutthi Suramaethakul (shareholders) inquired about the Company's share repurchase program that the Company has been announced in both the current and previous periods. Why did the Company buy back shares in a relative low, and how does the company intend to buy back Shares?

Ms. Apinya Jarutrakulchai clarified that the Company intend to continuing the share repurchase program. The relatively low volume of repurchases under the first program was because market prices and trading volumes did not meet the Company's predetermined criteria. For the second share repurchase program, the Company will gradually repurchase shares within the timeframe previously announced.

Mr.Nutthi Suramaethakul (shareholder) made the following inquiries:

1. He requested an update on the sales progress of Q1 Sukhumvit condominium and the percentage of units sold to date.

Mr. Pravit Choatewattanaphun clarified that approximately 52% of the units at Q1 Sukhumvit condominium have been sold. There are currently around 130 units remaining unsold, which are valued at approximately THB 4 billion. The Company plans to continue sales promotion campaigns initiated in the previous year, which generated sales of approximately THB 1 billion. The Company expects customers to be interested more in condominium projects in prime areas.

2. He inquired about the Company's business plan for 2026 and the number of new projects launch.

Mr. Pravit Choatewattanaphun clarified that the Company plans to launch 1 new project in 2026, targeting the high-end segment with unit prices of THB 20 million and above in the Phutthamonthon Sai 2 area. In 2026, the Company will focus primarily on generating sales in the mid-to-high market segment. In 2025, the Company launched two Laddarom projects, which are expected to contribute to sales growth this year.

Mr. Chaiyapong Karawawatana (shareholder) made the following inquiries:

1. In 2025, the company reduced its loan debt by approximately THB 3,000 million. For the year 2026, does the company intend to repay additional loan debt, and will it be more or less than last year?

Ms. Apinya Jarutrakulchai clarified that the Company's debt repayment plan for this year includes debentures maturing in the amount of THB 1 billion. The remaining debentures have not yet matured and therefore cannot be redeemed prior to maturity. Accordingly, in 2026, the Company plans to repay THB 1 billion of maturing debentures and further reduce bank loan by approximatelyTHB 750 million. As a result, the Company expects to reduce its total debt obligations by approximately THB 1,750 million during the year.

2. What is the Company's outlook on the Thai property market over the next 3-5 years and whether the Company has any plans to establish additional REITs.

Mr. Chalerm Kiettitanabumroong clarified that the Company expects the property market to remain stable over the next 3-5 years. The ongoing conflict in the Middle East may contribute to higher inflationary pressures and weaker purchasing power. Therefore, the Company expects market conditions to remain relatively stable for the next 2-3 years before showing signs of improvement.

Mr. Chayawat Karawawatana (shareholder) inquired about the management's plans for this year to increase revenue or reduce expenses?

Mr. Pravit Choatewattanaphun clarified that the Company plans to increase revenue from the Laddarom projects launched in the previous year, as well as from higher sales across its other projects. Currently, the Company's revenue base is diversified across all market segments. For cost reduction, the Company continues to closely monitor and control various expenses, including advertising expenses and project administration expenses.

Mr. Tanin Tikaphichat (shareholder) inquired that currently, LH and QH hold shares in Home Product Center Plc. in a relatively high proportion, the Company has any plans to create synergies between the 2 companies or whether there is any possibility of reviewing the shareholding structure in the future, such as through a business combination.

Mr. Chalerm Kiettitanabumroong clarified that the Company has no policy to dispose of its investment in Home Product Center Plc. As for LH, he was not in a position to comment on its policies or business plans.

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 2026 Annual General Meeting of Shareholders adjourned at 11.50 a.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)