Minutes of the 2024 Annual General Meeting of Shareholders

JAS Asset Public Company Limited

The meeting was held on April 5, 2024, 09.00 a.m. at the meeting room, 2nd floor, Building B, Jaymart Group Holdings Public Company Limited, No. 189 Jaymart Building, Ramkhamhaeng Rd., Keawng Rat Phatthana Ket Saphan Soong, Bangkok, 10240.

In today's meeting, directors attended the meeting from live broadcasting locations and via electronic media, a total of 7 people out of 7 directors, representing 100% of the total number of directors.

Directors present at the meeting were listed as follows:

1. Mr. Sukon Kanjanahattakit	Chairman of the Board/Independent Director
2. Mr. Adisak Sukumvitaya	Director
3. Ms. Yuvadee Pong-Acha	Director/ Nomination and Remuneration Committee and Corporate Governance for Sustainability
4. Mr. Suphot Sirikulphat	Director/Chief Executive Officer
5. Mr. Premon Pinsakul	Independent Director/Chairman of the Audit Committee
6. Ms. Pannee Cheedrum-phai	Independent Director/the Audit Committee/Chairman of the Nomination and Remuneration Committee and Corporate Governance for Sustainability
7. Mr. Anucha Viriyachai	Independent Director/the Audit Committee/ Nomination and Remuneration Committee and Corporate Governance for Sustainability

Executive present at the meeting was listed as follows:

1. Ms. Kanokkarn Samaphutti	Director of Accounting and Finance/Company Secretary

Other attendees:

1. Manunya & Associates Limited	Ms. Manunya Thitinantawan
2. The Auditor from EY Office	Ms. Orawan Techawatanasirikul

Meeting Preliminaries

Mr. Panya Chutisiriwong, the meeting moderator, greeted and welcomed all shareholders, the Board of Directors, and executives and invited attendees to the 2024 Annual General Meeting of Shareholders of JAS Asset Public Company Limited (**the "Company"**).

In this meeting, the Company added a way to attend the meeting in the form of a hybrid system (Hybrid Meeting). The shareholders could participate in the meeting via electronic media (E-AGM) and vote in the system (AGM Voting) according to the laws related to meetings via electronic media or attended the meeting at the Company's meeting room.

Before entering the agenda, the meeting moderator reported to the meeting that the Company would process, collect, use, and disclose the personal information of meeting participants, such as still images, sound and moving images of all meeting participants, etc., for recording and preparing meeting minutes, management, meetings, etc. and would like to clarify the methods and criteria for the meeting which had the following important matters:

Voting and Vote Counting at the Meeting Venue (Physical)

1. Voting at the meeting, all shareholders have votes equal to the number of shares they hold, following the laws and the Company's article of association.
2. In each agenda, the Chairman shall ask the shareholders with ballot papers to vote in all cases; Approve, Disapprove, or Abstain. The Company shall collect all ballots and count only the votes for Disapprove or Abstain, deducted from the total votes of the shareholders in attendance and casting their votes. The remaining votes are considered Approve votes.
3. When the shareholders cast their votes in the ballot papers, please pass the card to the staff to count the votes at the vote counting point.
4. In vote counting, except Agenda 2, an agenda for acknowledgment, voting is not required. Agenda 1, 3,4,5,7 must be approved by a majority vote of the shareholders attending the meeting and eligible to vote. Agenda 6 must be approved by a vote of at least two-thirds of all shareholders attending the meeting. And Agenda 8 must be approved by a vote of at least three-fourths of all shareholders attending the meeting and eligible to vote.
5. In every agenda, if shareholders or proxies wish to express their opinions or ask a question, please raise your hand. After the Chairman's permission, he/she shall declare to the meeting first that be a shareholder or proxy, including name and surname, before further comments or questions so that the Company would have summarized the comments or questions and answers to be recorded in the Company's meeting minutes.

The following cases would be considered voided ballots.

(1) A ballot with more than one box marked or no box marked at all to indicate voting.

(2) A ballot crossed out and without signature.

(3) A ballot without signature

Resolutions and Vote Counting for Electronic Meeting Attendance (E-AGM)

1. Voting at the meeting, shareholders or proxies have one vote per share.
2. The meeting shall be conducted as agenda items in the order of the invitation letter. When the presentation of each agenda has ended, there shall be an opportunity for questioning.
3. Shareholders attend the meeting via the Application Zoom Meeting by logging in through the Username and Password that the Company has sent via your e-mail to watch the shareholders' meeting and consider the details of each agenda during the meeting. Those who have questions can send them via the Zoom meeting system through Chat.
4. Then, the attendees eligible for voting can vote through the Block chain AGM system by pressing the Pin to vote in each agenda after the Chairman calls for voting.
5. There are three types of voting; Approve, Disapprove, and Abstain. Press the Disapprove or Abstain button if any shareholder disapproves or abstains from voting. In case any shareholder approves, press Approve. The votes shall be included in the vote processing system. If you do not press any voting, the Company shall assume that you approved each agenda and shall announce the voting results in that agenda before considering the following ones.

For shareholders who authorized others to attend the meeting on their behalf and voted in the proxy form, the Company recorded the said votes as the shareholders specified in the proxy form.

Asking questions from shareholders attending the meeting through online media

If shareholders wish to ask questions by typing a message, they can do the following:

1. Go to the Chat menu in the Application Zoom Meeting to type a message.
2. Press the Enter key to send the message to the system.

In case the shareholders wish to ask questions by discussion, they can do as follows:

1. Go to the Reactions menu at the top.
2. Press the Raise Hand button.
3. When the moderator calls the name, the staff shall open the mic for you to inquire. First, you have to press Unmute and turn on the mic on your device. If shareholders cannot speak through the mic (within 1 minute), please type questions via Chat so that the moderator reads the questions to the meeting on your behalf.
4. In each question, either through typing messages or through conversation, ask the attendees to notify their names and surnames every time for the benefit of taking accurate and completing the meeting's minutes.
5. The Company allows the shareholders to submit questions to each agenda. If no attendees inquire within 1 minute, the Company shall continue the meeting. If shareholders have additional questions, they can type their questions through Chat. The staff shall read your questions later.

Press the "Lower Hand" button to put your hand down when the inquiry is complete.

Suppose it is an opinion or question that does not correspond to that agenda. In that case, the Chairman of the meeting shall ask for a new proposal or question during the consideration of that agenda or Agenda 9, another agenda for consideration.

The Company had opened channels asking questions by submitting questions in advance to be answered on the day of the meeting.

Besides, in today's meeting, Ms. Raweewan Chaikong, a shareholder's rights protection volunteer and proxy of the Thai Investors Association, attended the meeting in a physical form, and Ms. Umassaya Charoenchai, a shareholder's rights protection volunteer, being a proxy of the Thai Investors Association, participated in the observation in the form of E-EGM.

Subsequently, Mr. Sukon Kanjanahattakit, the Chairman of the Board, presided over the meeting was invited to declare the meeting open and continue the session.

Meeting Commenced

Mr. Sukon Kanjanahattakit, the Chairman of the Board, greeted and thanked all the shareholders who attended the 2024 Annual General Meeting of Shareholders of JAS Asset Public Company Limited. The time was 9:09 a.m.

There were 22 shareholders attending the Meeting in person, holding 3,028,709 shares, representing 0.21 percent of the total 1,460,730,905 shares.

There were 23 proxies attending the Meeting, holding 1,113,254,170 shares, representing 76.21 percent of the total 1,460,730,905 shares.

6 people registered online by themselves, holding 6,459,289 shares, representing 0.44 percent of the total 1,460,730,905 shares.

The quorum was 51 people, holding 1,122,742,168 shares, representing 76.86 percent of the total shares sold, 1,460,730,905 shares, thereby constituting a quorum according to the Company's Articles of Association. The Chairman then declared the Meeting open.

Then, the moderator declared to the meeting that in order to comply with good corporate governance principles. Therefore, the Company invited a representative from minority shareholders to witness the vote counting at the voting point by asking shareholders to raise their hands and notify their names for recording in the meeting minutes.

However, there was no shareholder present to witness the vote counting.

Meeting Commenced

Agenda 1 To consider and certify the Minutes of the Extraordinary General Meeting of Shareholders No. 1/2023

The Chairman proposed that the meeting consider and certify the Minutes of the Extraordinary General Meeting of Shareholders No. 1/2023, convened on December 18, 2023. To comply with the principles of good corporate governance, the Company disclosed the minutes of the Extraordinary General Meeting of Shareholders No. 1/2023 on the Company's website under the main topic "Investor Relations" subtopic select "Information for Shareholders" Select "Shareholder Meetings" (https://www.jasasset.co.th/th/investor-relations/document/shareholder-meetings?year= 2023). Besides, the Company already sent a copy of the minutes of the Extraordinary General Meeting of Shareholders No. 1/2023 to the Stock Exchange of Thailand via the SETLINK system since December 28, 2023, to disclose to shareholders and general investors and it appeared that no one objected or asked for corrections.

Therefore, it was deemed appropriate to propose to the Annual General Meeting of Shareholders to consider and certify the Minutes of the Extraordinary General Meeting of Shareholders No. 1/2023, convened on December 18, 2023, which the Board of Directors deemed to be recorded correctly following the resolutions of the meeting. Accordingly, a copy of the meeting minutes was recorded accurately as in Enclosure No. 1.

Mr. Panya Chutisiriwong, the moderator, asked the meeting whether there would be any shareholders wishing to ask questions or not.

Mr. Panya Chutisiriwong, the moderator said to the meeting that for Electronic Meeting Attendance (E-AGM):

If shareholders wish to ask questions by typing a message, they can do the following:

1. Go to the Chat menu in the Application Zoom Meeting to type a message.
2. Press the Enter key to send the message to the system.

In case the shareholders wish to ask questions by discussion, they can do as follows:

1. Go to the Reactions menu at the top and press the Raise Hand button.
2. When the moderator calls the name, the staff shall open the mic for you to inquire. The shareholder must press Unmute and turn on the microphone on the shareholder's device.

If shareholders cannot speak through the mic (within 1 minute), please type questions via Chat so that the moderator reads the questions to the meeting on your behalf.

For this agenda, no shareholders submitted questions before the meeting.

Mr. Pramote Libratanasakul, a shareholder who attended the meeting in person, asked how much money the Company received from the capital increase.

Mr. Panya Chutisiriwong, the meeting moderator, stated to the meeting that the Company received money from the allocation of additional shares in the amount of 704,756,428.20 baht, with Jaymart Group Holdings Public Company Limited exercising its right to increase capital in full according to the amount allocated.

Since there was no further question, the Chairman asked the meeting to cast their votes for approval. This agenda had to be approved by the majority of attending shareholders and eligible to vote.

Mr. Panya Chutisiriwong, the meeting moderator, declared to the meeting that prior to Agenda 1, shareholders had to verify their identity again before voting.

In voting, the shareholders were requested to press the pin to enter the voting system via Application Block chain AGM Voting. If anyone disapproves or abstains, please press vote on the Disapprove or Abstain button. Shareholders, who approve, please press vote on the Approve button.

If the shareholders log in to attend the meeting but do not vote on any agenda, the system assumes that the votes are in approval with the meeting. When the shareholders finish voting, please back to the Application Zoom Meeting to continue watching the video and audio of the meeting.

Resolution The Meeting considered and unanimously approved to certify the Minutes of the Extraordinary General Meeting of Shareholders No. 1/2023 as proposed, with the following votes:

	Number of Votes Cast (1 Share per 1 Vote)				
Resolution	**Present**	**Proxies**	**Online**	**Total**	**%**
Approved	3,057,709	1,113,254,170	497,814	1,116,805,693	100.00000
Disapproved	-	-	-	-	-
Abstained	-	-	-	-	-
Total	3,057,709	1,113,254,170	497,814	1,116,805,693	100.00000
Voided Ballot	-	-	-	-	-

Agenda 2 To consider and acknowledge the Company's operating results for the year 2023

The Chairman assigned Mr. Panya Chutisiriwong, the moderator, to report the operating results of the Company for the fiscal year ending December 31, 2023 to the meeting.

Mr. Panya Chutisiriwong, the meeting moderator, summarized the Company's operating results for the year 2023 as follows.

To comply with good corporate governance, the Company would like to explain the Company's operating results in 2023 as follows.

For the overall Company's business, there had been a clear development in being a leader in rental space, both in the area of IT Junction mobile rental space and in the development of community shopping centers under the names JAS Urban and JAS Green Village, which there were six branches. In addition, the Company entered into the business of providing care for older people by developing a

residential brand and treatment accommodations for older people under the Senera Senior Wellness brand. Moreover, the construction was an important factor in controlling project operations. The Company, therefore, developed a construction division under the name J Construction.

Under the vision of becoming a leader in rental space management within shopping centers and a real estate developer for a more livable community, the Company remained committed to its mission:

1. Being a rental space manager that aims to have the most branches in the country.
2. Develop real estate to meet the needs of the community.
3. Conduct business with good governance and care for employees, partners, shareholders, and society

In this regard, in terms of operating results, we would like to report operating results with the following details.

The Company's total income, including other income, in 2023 was 581 million baht, an increase of 4.4 percent. This increase was due to the launch of the new shopping center, JAS Green Village Bang Bua Thong, at the end of the third quarter of 2023. Total revenue was expected to be recognized in 2024.

Total costs, including rent and cost of sales, increased by 9.7 percent. This was due to increased rental costs from expanding rental space and opening new shopping centers, as well as utility costs and sales.

The Company's gross profit increased 3 percent due to increased rental income from opening new shopping centers and expanding rental space in shopping centers.

Selling, General and Administrative Expenses were 228 million baht, an increase of 39 percent due to personnel expenses from increased business expansion in J Construction and marketing expenses.

The Company's net profit in 2023 was 193 million baht, a decrease of 5 percent from the previous year, 2022, due to an increase in administrative costs.

The Company had total assets equal to 5,923 million baht, an increase of 26 percent from 2022 due to increased investment properties from the newly opened shopping center project in 2023, JAS Green Village Bang Bua Thong.

The Company's total liabilities were 3,008 million baht, an increase of 55 percent from the previous year, 2022, due to repaying loans from related businesses and debentures.

The Company's total shareholders' equity was 2,915 million baht, an increase of 58 percent from 2022 due to increased capital and retained earnings.

At the end of 2023, the Company's total debt-to-equity ratio (D/E ratio) was 1.03 times, up from 0.71 times last year.

Summary of the Company's ESG performance in 2023

The Company prepared a sustainability report for 2023 with brief details of the operating results as follows:

Sustainable Development

The Company was aware of the importance of sustainable development for all stakeholders, covering economic, social, and environmental dimensions. In the past year, 2023, the Company operated according to the linkage of performance responding to the Sustainable Development Goals (SDGS).

Environment

The Company continuously implemented environmental management and resource conservation by developing to drive sustainable business, emphasizing effective environmental management models and systems to create employees' awareness of environmental protection, starting from themselves to responsibility for the environment on a large scale. In addition, the Company was aware of environmental protection in the areas where it operated by complying with relevant regulations and based on the principles of good corporate governance. The Company would operate in various places as follows:

1. To reduce greenhouse gas emissions in 2023, the Company installed a private PPA or "Private Power Purchase Agreement" solar cell system, which was a contract to purchase electricity produced from solar energy. Installation and power purchase contracts were carried out by JGS Synergy Power Company Limited, a subsidiary of Jaymart operating renewable energy business along with integrated services, adding three shopping centers, such as the Jas Wang Hin, the Jas Village Amata, and the Jas Green Village Khubon. In 2023, JAS Asset purchased electricity units from JGS Synergy Power Company Limited for 562,657.8 kWh for 1,809,025.3 baht. Purchasing electricity from the Electricity Authority would be calculated as 2,412,033.8 baht, which could be calculated as a savings of approximately 603,008.4 baht or a 25 percent reduction. It would also help reduce greenhouse gas emissions by up to 281,272.7 tCO2eq, equivalent to planting approximately 35,159 trees (an estimated number for electricity production and greenhouse gas absorption per year).
2. We continuously joined the Care the Whale network with the Stock Exchange in managing corporate waste, campaigning to reduce waste generation from the source, sorting waste before throwing it away, and managing waste correctly according to the type. We're committed to returning waste to use as much as possible through recycling and upcycling. Summary of the "Invisible Garbage" operation from January 1 - December 31, 2023, a total of 365 days, employees in the organization helped separate a total of 10,953.20 KG of waste, which could help reduce the amount of greenhouse gases by 247.04 kgCO2eq, equivalent to planting a 10-year-old large tree, 27 trees.
3. On October 20, 2023, the Company received the Greenhouse Gas Reduction Organization Award from the Stock Exchange of Thailand in collaboration with the Greenhouse Gas Management Organization (Public Organization) in the activity Climate Care Forum 2023: Time to reduce "reduce for the world" under the cooperation "Climate Care Platform" to encourage all

sectors to see the importance and not delay in lowering and managing resources with value. At the event, certificates of honor were given to the "Project to support greenhouse gas reduction activities" (LESS Project) from the TGO with a special lecture, "Climate Crisis: Time to Reduce," with the symbol "Climate Clock" reflecting "time" and "time running out" to remind us not to wait to reduce for the world to reach the goal of Thailand being carbon neutral by 2050 and achieving net zero greenhouse gas emissions by 2065.

Social

1. The Company was committed to human resource management. Therefore, it managed labor practices and maintained employees with the skills and abilities to work with the organization in the long term, reducing the problem of personnel shortages. In addition, the human resource system was continuously developed to increase employees' capabilities while also considering compliance with ethical principles and avoiding all forms of human rights violations.
2. The Company provided a comprehensive and diverse skills development program to promote the advancement of employees' personal skills and career paths. It started by identifying skill gaps, training existing skills (Upskilling), and adding new skills (Reskilling) to ensure all employees had key skill sets relevant to the Company's business strategy and vision.
3. The Company focused on enabling its business operations to coexist harmoniously and sustainably with the community, society, and environment by strengthening good relationships with the community. For example, on July 5, 2023, at 10:00 a.m. at the auditorium of Wat Lat Pladuk School, JAS Green Village Shopping Center, Bang Bua Thong, led by Mr. Suphot Sirikulphat, Chief Executive Officer, along with the Company's employees, including the school director, teachers, and students of Wat Lat Pla Duk School participated in the scholarship award ceremony for the year 2023 by awarding 50 scholarships to students, totaling 100,000 baht. We also participated in the maintenance and development of the curriculum, amounting to 20,000 baht. After the ceremony, snacks and ice creams were distributed to every student, including 400 sets.

Conducting business activities in 2023, the Company had no disputes with communities or society. In this regard, it also valued strict compliance with human rights and environmental laws.

Governance

1. The Company was committed to operating according to the principles of good governance, which was an essential foundation for sustainable business growth and efficient business operations. Therefore, guidelines for corporate governance have been established based on the principles of good corporate governance and various laws and regulations issued by government

agencies and related regulatory agencies. The Company prepared measures to prevent and solve possible incidents and managed those risks to an acceptable level.

In 2023, the Company received a CGR score of very good or 4 stars in the past year. In 2024, the Company aimed to increase its CGR score to 5 stars by taking steps in many areas to create operating standards under good corporate governance.

2. The Company organized training on "The role of executives and employees in Anti-Corruption" to emphasize the intention to fight corruption. There was a signing ceremony declaring the purpose of preventing corruption by executives and employees on October 19, 2023, together with the Secretary-General of the Anti-Corruption Organization (Thailand) and the Thai Private Sector Collective Action Coalition Against Corruption (CAC). The purpose of organizing this event was to raise awareness of the importance of fighting corruption and creating an organizational culture that would not support, tolerate, or be involved in all forms of corruption. These things were extremely important to the credibility of society, investors, and all stakeholders of the Company toward the organization.

Mr. Suphot Sirikulphat, Chief Executive Officer, stated the direction of operational goals and the Company's important operational plans for 2024 for shareholders to know as follows:

In 2024, the Company focused more on doing business in the community. Currently, the Company has developed six community shopping centers. The Company would renovate and develop the existing shopping center for the better. This year, the Company shall open three new mixed-use shopping centers: Jas Green Village, Prawet branch, scheduled to open in the 2nd quarter of 2024; Jas Green Village, Ramkhamhaeng branch, expected to open in the 3rd quarter of 2024; and Jas Green Village, Khon Kaen branch, scheduled to open during the 4th quarter of 2024. In March, the Company opened a new elderly care center, Senera, Bang Bua Thong branch. The Company also placed great emphasis on cost control. Therefore, J Construction was established to help reduce construction costs.

The moderator allowed shareholders to ask questions.

The moderator informed the meeting that if shareholders wish to ask questions by typing a message, they can do the following:

1. Go to the Chat menu in the Application Zoom Meeting to type a message.
2. Press the Enter key to send the message to the system.

In case the shareholders wish to ask questions by discussion, they can do as follows:

1. Go to the Reactions menu at the top and press the Raise Hand button.
2. When the moderator calls the name, the staff shall open the mic for you to inquire. The shareholder must press Unmute and turn on the microphone on the shareholder's device.

If shareholders cannot speak through the mic (within 1 minute), please type questions via Chat so that the moderator reads the questions to the meeting on your behalf.

For this agenda, Ms. Raweewan Chaikong, a shareholder's rights protection volunteer and proxy of the Thai Investors Association, sent questions in advance of the meeting, asking about fluctuations in economic conditions, interest rates, and foreign currency exchange rates, including natural disasters, weather conditions, PM 2.5 dust, and conflicts abroad, etc. Did the Company have any risks that were expected to occur and affect the Company's operations in 2024? And what was the Company's approach to managing such risks?

Mr. Panya Chutisiriwong, the meeting moderator, said to the meeting that such risks were macro risks. It was a systematic risk that various companies were facing. Interest rates would have some effect on operations. However, the Company already estimated its capital needs and interest costs in its operations projection. It was still at a level that the Company could manage. The Company had no impact on its operating results for foreign factors, including wars abroad or foreign currency exchange rates.

The Chairman asked the meeting whether any shareholders wished to ask questions. However, there was no one asked questions. The Chairman then informed that the meeting had acknowledged the Company's operating results for the fiscal year ending December 31, 2023, which the auditor had already audited. This agenda was for acknowledgment. Therefore, no voting was required.

Resolution The Meeting considered and acknowledged the report on the Company's operating result for the year 2023 as proposed.

Agenda 3 To consider and approve the Financial Position Statement, Profit and Loss Account, Completion of Audited Financial Statements for the fiscal year ending December 31, 2023

The Chairman assigned Mr. Panya Chutisiriwong, the moderator, to report to the meeting.

Mr. Panya Chutisiriwong, the moderator, declared that according to Section 112 of the Public Limited Companies Act B.E. 2535 (including subsequent amendments) ("PLC Act") and Article 55 of the Company Regulations, it is stipulated that the board of directors must arrange for the preparation of balance sheets and profit and loss accounts as of the end of the company's accounting year for submission to the shareholders' ordinary annual general meeting for approval. The board of directors must ensure that the auditors complete the audit before presenting to the shareholders' meeting. Additionally, Article 56 requires the board of directors to send the following documents to the shareholders along with the notice of the annual ordinary general meeting: (1) Copies of the balance sheet and profit and loss accounts that have been audited by the auditors, along with the auditors' report on the audit of the accounts; (2) Annual reports of the board of directors and supplementary documents supporting the aforementioned reports.

Therefore, it was deemed appropriate to propose to the Annual General Meeting of Shareholders to consider and approve the financial statements, completed profit and loss accounts, and the audited financial statements for the fiscal year ending December 31, 2023. These had been audited by the auditors and have undergone examination by the audit committee, as well as receiving approval from the Company's board of directors. The details appeared in Section 3, Financial Statements of the Annual Registration Form, Annual report (Form 56-1 One Report).

The details of the operating results and financial status summary were reported in the previous agenda, and the meeting was then asked to consider them.

The Chairman asked the meeting whether any shareholders wished to ask questions.

Mr. Panya Chutisiriwong, the moderator said to the meeting that for Electronic Meeting Attendance (E-AGM):

If shareholders wish to ask questions by typing a message, they can do the following:

1. Go to the Chat menu in the Application Zoom Meeting to type a message.
2. Press the Enter key to send the message to the system.

In case the shareholders wish to ask questions by discussion, they can do as follows:

1. Go to the Reactions menu at the top and press the Raise Hand button.
2. When the moderator calls the name, the staff shall open the mic for you to inquire. The shareholder must press Unmute and turn on the microphone on the shareholder's device.

If shareholders cannot speak through the mic (within 1 minute), please type questions via Chat so that the moderator reads the questions to the meeting on your behalf.

Ms. Raweewan Chaikong, a shareholder's rights protection volunteer and proxy of the Thai Investors Association, sent questions in advance of the meeting, inquiring about the income statement. It was found that there were trade receivables - unrelated businesses that were overdue for more than 12 months, amounting to 1.8 million baht, with a provision for bad debts. I would like to know how the Company managed and tracked this amount of debt.

Mr. Panya Chutisiriwong, the meeting moderator, told the meeting that the Company was in the process of collecting this debt to receive all cash flow back. This debt was the debt of the debtor affected by the COVID situation.

Ms. Kanokkarn Samaphutti, Director of Accounting and Finance, further declared to the meeting that the Company had a clear process for debt collection for employees in each department, up to the process of sending it to the legal department to collect debts back into the Company's cash flow.

Mr. Pramote Libratanasakul, a shareholder attending the meeting in person, asked what caused the gain of 100 million baht from adjusting the fair value of investment properties based on the numbers in the income statement.

Ms. Kanokkarn Samaphutti, Director of Accounting and Finance, explained that profits from adjusting the fair value of investment properties arise from valuing every company project using the income approach method. Cash inflows were assessed by an independent appraiser.

Since there was no further question, the Chairman asked the meeting to cast their votes for approval. This agenda had to be approved by the majority of attending shareholders and eligible to vote.

Mr. Panya Chutisiriwong, the meeting moderator, declared to the meeting that prior to Agenda 3, shareholders had to verify their identity again before voting.

In voting, the shareholders were requested to press the pin to enter the voting system via Application AGM Voting. If anyone disapproves or abstains, please press vote on the Disapprove or Abstain button. Shareholders, who approve, please press vote on the Approve button.

If the shareholders log in to attend the meeting but do not vote on any agenda, the system assumes that the votes are in approval with the meeting. When the shareholders finish voting, please back to the Application Zoom Meeting to continue watching the video and audio of the meeting.

Resolution The Meeting considered and unanimously approved to certify the Financial Position Statement, Profit and Loss Account, and Completion of Audited Financial Statements for the fiscal year ending December 31, 2023, as proposed, with the following votes:

	Number of Votes Cast (1 Share per 1 Vote)				
Resolution	**Present**	**Proxies**	**Online**	**Total**	**%**
Approved	3,184,109	1,113,254,170	497,814	1,116,936,093	100.00000
Disapproved	-	-	-	-	-
Abstained	-	-	-	-	-
Total	3,184,109	1,113,254,170	497,814	1,116,936,093	100.00000
Voided Ballot	-	-	-	-	-

Agenda 4 To consider and approve the appropriated profits from the operations for the fiscal year ending 2023 and the decision to non-payment dividend for the year 2023

The Chairman assigned Mr. Panya Chutisiriwong, the moderator, to report to the meeting.

Mr. Panya Chutisiriwong, the moderator, declared to the meeting that according to Section 115 of the Public Limited Companies Act B.E. 2535 and Article 47 of the Company Regulations, it is prohibited to announce permission for dividend payments except by resolution of the shareholders' meeting or the board of directors. In the event of dividend payments during the interim period, such payments must be notified in writing to the shareholders and advertised in newspapers or electronically. These actions must comply with the criteria and procedures as prescribed by law, and dividend payments

must be made within one month from the date of such resolution. If the company still has accumulated losses, dividend payments are prohibited. Furthermore, according to Article 49, dividends should be distributed equally per share unless otherwise specified in the company's regulations for preferred shares. Article 50 stipulates that a portion of the net profit for the year should be allocated to reserves, not less than 5 percent of the net profit for the year, minus any accumulated losses, until such reserves reach at least 10 percent of the registered capital. In addition to these reserves, the board of directors may propose to the shareholders' meeting to allocate other reserve funds as deemed beneficial for the company's operations. Upon approval from the shareholders' meeting, the company may allocate these reserves according to the law, followed by reserves of surplus capital per share, to compensate for accumulated losses.

The Company has a dividend policy to pay dividends at a rate of not less than 50 percent of the net profit after tax and legal reserves, considering the importance of consolidated financial statements (with additional conditions). However, the Board of Directors has the authority to exempt from adhering to this policy or temporarily change it, provided that such actions maximize benefits to the company's shareholders. For instance, these funds could be used as reserves for loan repayment, invested to expand the Company's business, or utilized in response to market changes, which may impact the company's future cash flows.

Based on the Company's operational performance and financial status for the fiscal year 2023, as reflected in the consolidated financial statements, the Company achieved a net profit of 192,597,733 Baht for the year 2023, equivalent to earnings per share of 0.1689 Baht (The Company's separate financial statements had a net profit for the year 2023 of 192,597,733 baht.) The Company had legal reserves equal to that required by law. Therefore, we requested approval to refrain from allocating legal reserves because the Company still needed to reserve cash flow for future operations. Consequently, it was proposed to the shareholder meeting to consider approving the allocation of profits from operating results ending in 2023 and refraining from paying dividends for 2023, with the following details.

Details of dividend payment

Description	2023
Net profit after tax for 2023 (the Company financial statement)	192,597,733 Baht
Net earnings per share for 2023	0.1689 Baht/Share
Dividend payout ratio per share	Non-Payment Dividend
Dividend payment	Non-Payment Dividend

It was deemed appropriate to propose to the Annual General Meeting of Shareholders to approve the allocation of profits from operations for the fiscal year ending 2023 and the decision to non-pay dividends for 2023 because the Company still needed to retain cash flows for future operations as detailed above. The Board of Directors of the Company had deliberated in accordance with the provisions of the Public Limited Companies Act, the Company's regulations, the performance and financial position of the Company, and had also taken into account the interests of all stakeholders. As of December 31, 2023, the Company had a net profit of 192,597,733 baht with no accumulated losses. In addition, the Company's policy was to pay dividends at a rate of not less than 50 percent of net profits after tax and statutory reserves, considering the consolidated financial statements as significant (with additional conditions). However, the Board of Directors had the authority to consider exceptions to not adhere to the aforementioned policy or to temporarily modify it, provided that such actions maximize benefits for the shareholders of the Company. For example, using it as reserve funds for loan repayment, investing it to expand the company's business, or in cases where there were changes in market conditions that might impact the Company's future cash flows.

The Chairman asked the meeting whether any shareholders wished to ask questions.

Mr. Panya Chutisiriwong, the moderator said to the meeting that for Electronic Meeting Attendance (E-AGM):

If shareholders wish to ask questions by typing a message, they can do the following:

1. Go to the Chat menu in the Application Zoom Meeting to type a message.
2. Press the Enter key to send the message to the system.

In case the shareholders wish to ask questions by discussion, they can do as follows:

1. Go to the Reactions menu at the top and press the Raise Hand button.
2. When the moderator calls the name, the staff shall open the mic for you to inquire. The shareholder must press Unmute and turn on the microphone on the shareholder's device.

If shareholders cannot speak through the mic (within 1 minute), please type questions via Chat so that the moderator reads the questions to the meeting on your behalf.

For this agenda, no shareholders submitted questions before the meeting.

Since there was no further question, the Chairman asked the meeting to cast their votes for approval. This agenda had to be approved by the majority of attending shareholders and eligible to vote.

Mr. Panya Chutisiriwong, the meeting moderator, declared to the meeting that prior to Agenda 4, shareholders had to verify their identity again before voting.

In voting, the shareholders were requested to press the pin to enter the voting system via Application AGM Voting. If anyone disapproves or abstains, please press vote on the Disapprove or Abstain button. Shareholders, who approve, please press vote on the Approve button.

If the shareholders log in to attend the meeting but do not vote on any agenda, the system assumes that the votes are in approval with the meeting. When the shareholders finish voting, please back to the Application Zoom Meeting to continue watching the video and audio of the meeting.

Resolution The Meeting considered and unanimously approved the appropriated profits from the operations for the fiscal year ending 2023 and the decision to non-payment dividend for the year 2023, with the following votes:

	Number of Votes Cast (1 Share per 1 Vote)				
Resolution	**Present**	**Proxies**	**Online**	**Total**	**%**
Approved	3,187,819	1,113,254,170	743,714	1,117,185,703	100.00000
Disapproved	-	-	-	-	-
Abstained	-	-	-	-	-
Total	3,187,819	1,113,254,170	743,714	1,117,185,703	100.00000
Voided Ballot	-	-	-	-	-

Agenda 5 To consider and approve the appointment of directors to replace those who retired by rotation for the year 2024

The Chairman assigned Mr. Panya Chutisiriwong, the moderator, to report to the meeting.

Mr. Panya Chutisiriwong, the moderator, reported to the meeting that in order to comply with good corporate governance principles, the moderator invited 2 directors who retired by rotation, namely Mr. Sukon Kanjanahattakit and Mr. Adisak Sukumvitaya to leave the meeting temporarily while waiting for the approval of this agenda.

Also, the meeting was asked to appoint Mr. Premon Pinsakul as the temporary chairman for this agenda.

According to the Public Company Limited Act B.E. 2535 Section 71 and the Company's articles of association Item 18, requires that at least one-third (1/3) of the number of directors shall vacate office at every Annual General Meeting of Shareholders. If the number of directors is not a multiple of three, then the number nearest to one-third (1/3) shall vacate office. For the first and second years after the Company is registered, the directors who must retire shall draw lots to determine who will retire. For subsequent years, the director who has served the longest shall retire. The retiring director may choose to be re-elected. At the 2024 Annual General Meeting of Shareholders, the following 2 directors would retire by rotation:

	List of Directors	Position
(1)	Mr. Sukon Kanjanahattakit	Independent Director/Chairman of the Board
(2)	Mr. Adisak Sukumvitaya	Director

The Company announced on the company's website and through the Stock Exchange of Thailand's news system, opening the opportunity for shareholders to propose individuals for consideration for election as directors of the company at the Annual General Meeting of Shareholders for the year 2024 between 12 October 2023, and 31 January 2024, following the principles of good corporate governance of the registered company. However, upon the expiration of the period specified by the Company, no shareholder proposed any individual for consideration for election as directors of the Company.

The Company's board of directors (excluding directors with voting rights) conducted the selection process by considering the qualifications as stipulated by law, regulations, relevant requirements, and the composition of the Board of Directors (Skill Matrix). The qualifications, skills, experience, expertise, and suitability deemed most beneficial to the company's operations were thoroughly considered through a rigorous screening process as prescribed by the company. Also, the Board of Directors thoroughly and carefully considered and deemed appropriate to propose 2 director nominees who were fully qualified to perform company's business and for serving as directors of the company, to the Annual General Meeting of Shareholders for the Year 2024 to elect in replacement of those who are due to retire by rotation in 2024, which were as follows:

(1) Mr. Sukon Kanjanahattakit	Position: Independent Director / Chairman of the Board for another term
(2) Mr. Adisak Sukumvitaya	Position: Director for another term

As it is considered that all 2 nominated persons were appropriate to be considered for election as company directors because they had knowledge and abilities that were beneficial to the company's operations. They also had knowledge and expertise in business administration, finance and experience in managing and developing organizations. The company director also considered and resolved that the nominated director in (1) was proposed to be independent directors of the Company since the nominated director qualifications were qualified in accordance with applicable laws and regulations pertaining to independent directors and possesses complete independence in accordance with the definition of an independent director of the Company (details of which as appeared in Enclosure 8) and could provide their opinions independently and in accordance with the relevant guidelines. Additionally, the individual nominated as an independent director did not hold the position of director or management in any companies which have conflicts of interest with the Company.

The appointment of directors to replace those whose terms were expiring had undergone a thorough evaluation process as prescribed by the Nomination and Remuneration Committee. The

committee considered the suitability of the proposed directors to best serve the Company's business and operations, in line with the composition of the Board of Directors, considering their knowledge, skills, management experience, and expertise, as well as meeting the relevant criteria. Consequently, it was proposed to re-elect both directors whose terms were expiring for another term. The selection and compensation committee had thoroughly evaluated and found that the proposed individuals could provide independent opinions on the Company's operations and meet the qualifications as required by laws and regulations regarding the requirements for independent directors. Detailed profiles of both individuals were provided in Enclosure No. 5.

The Chairman asked the meeting whether any shareholders wished to ask questions.

Mr. Panya Chutisiriwong, the moderator said to the meeting that for Electronic Meeting Attendance (E-AGM):

If shareholders wish to ask questions by typing a message, they can do the following:

1. Go to the Chat menu in the Application Zoom Meeting to type a message.
2. Press the Enter key to send the message to the system.

In case the shareholders wish to ask questions by discussion, they can do as follows:

1. Go to the Reactions menu at the top and press the Raise Hand button.
2. When the moderator calls the name, the staff shall open the mic for you to inquire. The shareholder must press Unmute and turn on the microphone on the shareholder's device.

If shareholders cannot speak through the mic (within 1 minute), please type questions via Chat so that the moderator reads the questions to the meeting on your behalf.

For this agenda, no shareholders submitted questions before the meeting.

Since there was no further question, the Chairman asked the meeting to cast their votes for approval. This agenda had to be approved by the majority of attending shareholders and cast their vote.

Mr. Panya Chutisiriwong, the moderator, informed the Chairman and the meeting that the voting would be split individually in this agenda to comply with good corporate governance principles.

The Chairman then asked the meeting to consider and approve the appointment of the directors who retired by rotation to be re-elected for another term.

Agenda 5.1 proposing to re-appoint Mr. Sukon Kanjanahattakit as the independent director/Chairman of the Board for another term

In voting, the shareholders were requested to press the pin to enter the voting system via Application AGM Voting. If anyone disapproves or abstains, please press vote on the Disapprove or Abstain button. Shareholders, who approve, please press vote on the Approve button.

If the shareholders log in to attend the meeting but do not vote on any agenda, the system assumes that the votes are in approval with the meeting.

When you finish voting, please back to the Application Zoom Meeting to continue watching the video and audio of the meeting.

Resolution The Meeting considered and unanimously approved the appointment of Mr. Sukon Kanjanahattakit, the director who retired by rotation, to be re-elected as the independent director/Chairman of the Board for another term with a majority vote of the shareholders attending the meeting and eligible to vote as follows:

	Number of Votes Cast (1 Share per 1 Vote)				
Resolution	**Present**	**Proxies**	**Online**	**Total**	**%**
Approved	3,198,286	1,113,254,170	743,714	1,117,196,170	100.00000
Disapproved	-	-	-	-	-
Abstained	-	-	-	-	-
Total	3,198,286	1,113,254,170	743,714	1,117,196,170	100.00000
Voided Ballot	-	-	-	-	-

Agenda 5.2 <u>proposing to re-appoint Mr. Adisak Sukumvitaya as the independent director for another term</u>

In voting, the shareholders were requested to press the pin to enter the voting system via Application AGM Voting. If anyone disapproves or abstains, please press vote on the Disapprove or Abstain button. Shareholders, who approve, please press vote on the Approve button.

If the shareholders log in to attend the meeting but do not vote on any agenda, the system assumes that the votes are in approval with the meeting.

When you finish voting, please back to the Application Zoom Meeting to continue watching the video and audio of the meeting.

Resolution The Meeting considered and unanimously approved the appointment of Mr. Adisak Sukumvitaya, the director who retired by rotation, to be re-elected as the director for another term with the following votes:

	Number of Votes Cast (1 Share per 1 Vote)				
Resolution	**Present**	**Proxies**	**Online**	**Total**	**%**
Approved	3,198,286	1,113,254,170	743,714	1,117,196,170	100.00000
Disapproved	-	-	-	-	-
Abstained	-	-	-	-	-
Total	3,198,286	1,113,254,170	743,714	1,117,196,170	100.00000
Voided Ballot	-	-	-	-	-

The moderator invited the two directors to return to the shareholder meeting room to continue the meeting.

Agenda 6 <u>To consider and approve the director's remuneration for the year 2024</u>

The Chairman assigned Mr. Panya Chutisiriwong, the moderator, to report to the meeting.

Mr. Panya Chutisiriwong, the moderator, reported to the meeting that according to Section 90 of the Public Limited Company Act B.E. 2535 and Article 33 of the company's regulations, directors' remuneration and compensation shall be determined by the shareholders' meeting. Directors may receive compensation from the company in the form of bonuses, meeting allowances, honoraria, bonuses, or other benefits as determined by the shareholders' meeting. Such compensation may be fixed, discretionary, or ongoing until further notice. Additionally, directors may receive allowances and various benefits as per the company's regulations.

The preceding paragraphs do not affect the rights of the Company's employees and staff who are elected as directors to receive compensation and benefits as employees or staff of the Company.

The determination of director's compensation in the first and second paragraphs shall not conflict with the qualifications of independent directors as specified by securities and stock market laws.

Establishing appropriate director compensation is considered a good governance practice to maintain shareholder benefits and motivate competent directors to perform their duties effectively. The board should establish policies and criteria for determining director compensation that align with the duties and responsibilities of directors, considering both the format and amount of compensation, compared with similar industry groups, companies with similar revenue, and companies with market capitalization in the same group.

For the director's remuneration of the Company for the year 2024 to be proposed to the shareholders' meeting for approval, it was proposed to be paid in the form of meeting allowances at the same rate as the previous year, not exceeding 5,000,000 baht per year. For the year 2024, the Company had compiled comparative data on director's compensation from the Director Compensation Survey Report for the year 2022 conducted by the Thai Institute of Directors Association (IOD), categorized by business sector (real estate and construction). It was found that the meeting allowances paid by the Company to the Board of Directors fall within the median range of regular compensation.

The Company's board of directors, through appropriate screening and consideration by the Nomination and Remuneration Committee, had evaluated the criteria for setting compensation for board members. This evaluation considered the appropriateness relative to their duties, the performance of the board, the level of responsibility delegated to them, and industry benchmarks for director compensation in similar-sized companies within the same industry (Industry and Size of Company Benchmark). Additionally, the board had referred to the director compensation survey report for the year 2022 conducted by the Thai Institute of Directors Association (IOD), along with adhering to good corporate

governance principles. Therefore, it was considered appropriate to propose that all remuneration items be kept at the same rate according to the resolution of the 2023 Annual General Meeting of Shareholders, details as follows:

The Components of Compensation	2023	2024 (Proposed Year)
1.Remuneration for the Board of Directors		
Attendance Fee (only directors attending the meeting)	Baht/Person/Time	Baht/Person/Time
Chairman of the Board	40,000	40,000
Director	20,000	20,000
2. Sub-committee remuneration		
Attendance Fee (only directors attending the meeting)	Baht/Person/Time	Baht/Person/Time
Audit committee		
Chairman of the Audit Committee	40,000	40,000
Audit Committee	30,000	30,000
Nomination and Remuneration Committee		
Chairman of Nomination and Remuneration Committee	**-None-**	**-None-**
Nomination and Remuneration Committee	**-None-**	**-None-**
Other Compensation Benefits	**-None-**	**-None-**

As for the details of the scope of authority and responsibilities of the Company's Board of Directors and its sub-committees, as shown in the annual report (Form 56-1 One Report), Section 2, Category 2.2 on Corporate Governance Structure.

It was deemed appropriate to propose to the Annual General Meeting of Shareholders for consideration and approval the determination of the remuneration for the Board of Directors and sub-committee members for the year 2024 at the same rate as in 2023 to be aligned with the industry practice in setting director compensation rates with other companies in the same industry and of similar size. This proposal came from the recommendation of the Nomination and Remuneration Committee, which had considered the appropriateness based on the scope of duties and responsibilities of the board members, the Company's performance, and suitability in various aspects such as continuous business expansion, company success, and growth, which had led to increased responsibilities for the board and sub-committee members. Additionally, in determining the compensation for the board of directors, committees, and sub-committees of the company, no other benefits were received apart from meeting allowances, as detailed above, and without any additional compensation as employees of the Company.

The Chairman asked the meeting whether any shareholders wished to ask questions.

Mr. Panya Chutisiriwong, the moderator said to the meeting that for Electronic Meeting Attendance (E-AGM):

If shareholders wish to ask questions by typing a message, they can do the following:

1. Go to the Chat menu in the Application Zoom Meeting to type a message.
2. Press the Enter key to send the message to the system.

In case the shareholders wish to ask questions by discussion, they can do as follows:

1. Go to the Reactions menu at the top and press the Raise Hand button.
2. When the moderator calls the name, the staff shall open the mic for you to inquire. The shareholder must press Unmute and turn on the microphone on the shareholder's device.

If shareholders cannot speak through the mic (within 1 minute), please type questions via Chat so that the moderator reads the questions to the meeting on your behalf.

For this agenda, no shareholders submitted questions before the meeting.

Since there was no further question, the Chairman asked the meeting to cast their votes for approval. This agenda had to be approved by not less than two-thirds (2/3) of the total number of votes of shareholders attending the meeting.

Mr. Panya Chutisiriwong, the meeting moderator, declared to the meeting that prior to Agenda 6, shareholders had to verify their identity again before voting.

In voting, the shareholders were requested to press the pin to enter the voting system via Application AGM Voting. If anyone disapproves or abstains, please press vote on the Disapprove or Abstain button. Shareholders, who approve, please press vote on the Approve button.

If the shareholders log in to attend the meeting but do not vote on any agenda, the system assumes that the votes are in approval with the meeting. When the shareholders finish voting, please back to the Application Zoom Meeting to continue watching the video and audio of the meeting.

Resolution The Meeting considered and unanimously approved the director's remuneration for the year 2024, with the following votes:

	Number of Votes Cast (1 Share per 1 Vote)				
Resolution	**Present**	**Proxies**	**Online**	**Total**	**%**
Approved	3,198,286	1,113,254,170	743,714	1,117,196,170	100.00000
Disapproved	-	-	-	-	-
Abstained	-	-	-	-	-
Total	3,198,286	1,113,254,170	743,714	1,117,196,170	100.00000
Voided Ballot	-	-	-	-	-

Agenda 7 To consider and approve the appointment of auditors and their remuneration for the year 2024

The Chairman assigned Mr. Panya Chutisiriwong, the moderator, to report to the meeting.

Mr. Panya Chutisiriwong, the moderator, reported to the meeting in accordance with Article 120 of the Public Limited Company Act of 2535 B.E. and Article 58 of the Company regulations, it is

stipulated that the appointment of auditors should be made at the Annual General Meeting of Shareholders every year. The shareholders' meeting may choose to reappoint auditors who have completed their term. Additionally, Article 59 of the Company regulations specifies that the remuneration for auditors should be determined by the shareholders' meeting. Furthermore, according to Notification of the Securities and Exchange Commission (SEC) No. 44/2556 regarding the criteria, conditions, and methods for disclosing financial status and performance of securities issuers dated 22 October 2013 ("Notification No. 44/2556"), companies issuing securities, whose shares are listed on the Stock Exchange of Thailand, are required to rotate their auditors to ensure auditor independence. This is because such companies have direct responsibility for financial reporting and selecting suitable auditors. The notification mandates that these companies rotate their auditors every 7 consecutive accounting periods, regardless of whether they are consecutive or not. The rotation does not necessarily require changing the auditing firm; the company may appoint other auditors within the audit office to replace the outgoing auditor. However, the company may reappoint an auditor who has completed 5 consecutive accounting periods since their last rotation, provided they have ceased to perform their duties from the rotation process.

The Audit Committee had considered the qualifications of the auditors, taking into account both the quality of their performance and their pricing. After evaluating the experience, qualifications, and pricing, it was the opinion of the committee that EY Office Ltd. ("EY") was a reliable audit firm with a good track record and adequate personnel with the necessary knowledge and expertise. Therefore, the committee recommended to the Company's shareholders to approve the appointment of EY as the Company's audit firm and to appoint one of the following individuals from EY as the Company's auditor. Additionally, they had expressed their views on the Company's financial statements for the fiscal year 2024. It should be noted that auditors from EY Office Ltd. had been auditing the Company's accounts for the past 9 years.

Auditors' name	CPA No.	The duration of serving as the Company's auditor
1. Ms. Sumana Punpongsanon /or	5872	-years
2. Ms. Orawan Techawatanasirikul /or	4807	1 year
3. Ms. Saranya Pludsri /or	6768	-years
4. Mrs. Nummon Kerdmongkhonchai /or	8368	-years
5. Ms. Wilaiporn Chaowiwatkul /or	9309	-years
6. Ms. Somjai Khunapasut /or	4499	-years
7. Ms. Suchada Tantioran /or	7138	-years
8. Ms. Chutiwan Chanswangphuwana	8265	-years

In the event that the aforementioned auditor was unable to fulfill their duties, EY was authorized to appoint another licensed auditor from their office to act as the Company's auditor and provide opinions on the Company's financial statements in place of the aforementioned auditor.

Additionally, it was proposed to set the auditing fees for the Company for the year 2024, as well as the quarterly audit fees for the year 2024 for the Company and its subsidiaries, at a total amount of 3,175,000 Baht and there were no other service fees (Non-Audit Fee). This proposal had been duly considered and approved by the Audit Committee and the Board of Directors. The details of the auditor's remuneration were as follows:

Comparison of auditor's remuneration from 2023 to 2024 Unit: Baht

Description	**2023**	**2024**	**Percentage of change**
Audit fee			
JAS asset PCL	2,400,000	2,525,000	5.21%
Senera Senior Wellness Co., Ltd.	500,000	650,000	30.0%
Out-of-pocket expenses	Actual payment	Actual payment	
Total	2,900,000	3,175,000	9.48%

The audit fees for the Company and its subsidiaries had increased from the previous year due to the expansion of community malls and updated Kassone software including set-up a new company. These made the consolidation of financial statements more complicated.

The moderator asked the meeting whether any shareholders wished to ask questions.

Mr. Panya Chutisiriwong, the moderator said to the meeting that for Electronic Meeting Attendance (E-AGM):

If shareholders wish to ask questions by typing a message, they can do the following:

1. Go to the Chat menu in the Application Zoom Meeting to type a message.
2. Press the Enter key to send the message to the system.

In case the shareholders wish to ask questions by discussion, they can do as follows:

1. Go to the Reactions menu at the top and press the Raise Hand button.
2. When the moderator calls the name, the staff shall open the mic for you to inquire. The shareholder must press Unmute and turn on the microphone on the shareholder's device.

If shareholders cannot speak through the mic (within 1 minute), please type questions via Chat so that the moderator reads the questions to the meeting on your behalf.

For this agenda, no shareholders submitted questions before the meeting.

Mr. Thara Cholpranee, a shareholder attending the meeting in person, inquired about the audit fee of Senera Senior Wellness Company Limited, which increased by 30 percent. This increase would be reflected in the capital increase in Senera Senior Wellness Company Limited, amounting to 60 million

baht. How was the money received from the Company's capital increase used for business operations? It resulted in a 30 percent increase in audit fees.

Ms. Kanokkarn Samaphutti, Director of Accounting and Finance, explained that the Company opened the first branch of the Senera Elderly Care Center in 2023 at Khubon. In March 2024, the Company opened the second branch of the Senera Elderly Care Center at Bang Bua Thong. As for the money received from the capital increase, the Company invested in decorating various rooms at the elderly care center.

Since there was no further question, the moderator asked the meeting to cast their votes for approval. This agenda had to be approved by the majority of attending shareholders meeting and eligible to vote.

Mr. Panya Chutisiriwong, the meeting moderator, declared to the meeting that prior to Agenda 7, shareholders had to verify their identity again before voting.

In voting, the shareholders were requested to press the pin to enter the voting system via Application AGM Voting. If anyone disapproves or abstains, please press vote on the Disapprove or Abstain button. Shareholders, who approve, please press vote on the Approve button.

If the shareholders log in to attend the meeting but do not vote on any agenda, the system assumes that the votes are in approval with the meeting. When the shareholders finish voting, please back to the Application Zoom Meeting to continue watching the video and audio of the meeting.

Resolution The Meeting considered and unanimously approved the appointment of auditors and their remuneration for the year 2024, with the following votes:

	Number of Votes Cast (1 Share per 1 Vote)				
Resolution	**Present**	**Proxies**	**Online**	**Total**	**%**
Approved	3,198,286	1,113,254,170	743,714	1,117,196,170	100.00000
Disapproved	-	-	-	-	-
Abstained	-	-	-	-	-
Total	3,198,286	1,113,254,170	743,714	1,117,196,170	100.00000
Voided Ballot	-	-	-	-	-

Agenda 8 To consider and approve the amendment of the Company's regulations

The Chairman assigned Mr. Panya Chutisiriwong, the moderator, to report to the meeting.

Mr. Panya Chutisiriwong, the moderator, reported to the meeting that due to the Securities and Exchange Commission of Thailand's opinion regarding Article 12 in the last paragraph, which states "Repurchasing shares not exceeding/exceeding ten percent (10%) of the paid-up capital," the Stock Exchange of Thailand requests the company to consider amending the wording to comply with the Ministerial Regulation, which sets criteria and procedures for share repurchases, sales of repurchased

shares, and reduction of repurchased shares of the company, Article 6/1, using the term "ten percent (10%) of the total shares sold." Please consider the amendment at the next shareholders' meeting.

It was deemed appropriate to propose to the Annual General Meeting of Shareholders for consideration and approval of further amendments to Article 12 of the company's regulations. The summarized details were as follows:

No.	Current company regulations	New version of regulations (related ministerial regulations)
12	The Company may not hold or pledge its own shares unless under the following circumstances: (1) The Company may repurchase shares from shareholders who voted against the resolution of the shareholders' meeting, which approved the amendment of the Company's articles regarding voting rights and dividend entitlement due to dissenting shareholders deeming themselves unfairly treated. (2) The Company may repurchase shares for financial management purposes if the Company has accumulated profits and excess liquidity, and the share repurchase does not pose financial problems to the company. Shares held by the Company do not count towards the quorum in shareholders' meetings, and the company does not have the right to vote or receive dividends on those shares. The Company must dispose of the shares repurchased by the company within the timeframe specified in the share repurchase program determined by the Company. In cases where the Company cannot sell the repurchased shares within the specified period, the Company must reduce its paid-up	The Company may not hold or pledge its own shares except under the following circumstances: (1) The Company may repurchase shares from shareholders who voted against the resolution of the shareholders' meeting, which approved the amendment of the Company's articles regarding voting rights and dividend entitlement due to dissenting shareholders deeming themselves unfairly treated. (2) The Company may repurchase shares for financial management purposes if the Company has accumulated profits and excess liquidity, and the share repurchase does not pose financial problems to the Company. Shares held by the Company do not count towards the quorum in shareholders' meetings, and the company does not have the right to vote or receive dividends on those shares. The Company must dispose of the shares repurchased by the company within the timeframe specified in the share repurchase program determined by the Company. In cases where the company cannot sell the repurchased shares within the specified period, the company must reduce its paid-up capital by canceling the registered shares that have not been sold. Share repurchases, sale of repurchased shares, and

No.	Current company regulations	New version of regulations (related ministerial regulations)
	capital by canceling the registered shares that have not been sold. Share repurchases, sale of repurchased shares, and cancellation of repurchased shares, including determining the quantity, offering price for repurchased shares, or selling price of repurchased shares, or any other related matters, shall comply with the criteria and procedures prescribed by ministerial regulations. In the case where the Company's shares are listed securities on the Stock Exchange of Thailand, the Company must comply with the regulations, announcements, orders, or requirements of the Stock Exchange of Thailand. The repurchase of shares not exceeding ten percent (10%) of the paid-up capital shall be the authority of the Company's board of directors to approve. In cases where the number of repurchased shares exceeds ten percent (10%) of the paid-up capital, the company must obtain a resolution from the shareholders' meeting with the majority votes of the attending shareholders who have the right to vote, and the company must repurchase the shares within one (1) year from the date of the shareholders' meeting resolution.	cancellation of repurchased shares, including determining the quantity, offering price for repurchased shares, or selling price of repurchased shares, or any other related matters, shall comply with the criteria and procedures prescribed by ministerial regulations. In the case where the Company's shares are listed securities on the Stock Exchange of Thailand, the Company must comply with the regulations, announcements, orders, or requirements of the Stock Exchange of Thailand. The repurchase of shares by the Company in each program must be approved by the shareholders' meeting, unless the repurchase does not exceed ten percent (10%) of the total shares sold. In such cases, the Company may specify in its articles of association that the authority to approve such repurchases lies with the Board of Directors. In cases where the number of repurchased shares exceeds ten percent (10%) of the total shares sold, the company must obtain approval from the shareholders' meeting with the majority votes of the attending shareholders who have the right to vote, and the Company must repurchase the shares within one (1) year from the date of the shareholders' meeting resolution. The provisions in paragraph five shall apply mutatis mutandis to the amendment or cancellation of the Company's share repurchase.

The moderator asked the meeting whether any shareholders wished to ask questions.

Mr. Panya Chutisiriwong, the moderator said to the meeting that for Electronic Meeting Attendance (E-AGM):

If shareholders wish to ask questions by typing a message, they can do the following:

1. Go to the Chat menu in the Application Zoom Meeting to type a message.
2. Press the Enter key to send the message to the system.

In case the shareholders wish to ask questions by discussion, they can do as follows:

1. Go to the Reactions menu at the top and press the Raise Hand button.
2. When the moderator calls the name, the staff shall open the mic for you to inquire. The shareholder must press Unmute and turn on the microphone on the shareholder's device.

If shareholders cannot speak through the mic (within 1 minute), please type questions via Chat so that the moderator reads the questions to the meeting on your behalf.

For this agenda, no shareholders submitted questions before the meeting.

Since there was no further question, the Chairman asked the meeting to cast their votes for approval. This agenda had to be approved by not less than three-fourths (3/4) of the total number of votes of shareholders attending the meeting and eligible to vote.

Mr. Panya Chutisiriwong, the meeting moderator, declared to the meeting that prior to Agenda 8, shareholders had to verify their identity again before voting.

In voting, the shareholders were requested to press the pin to enter the voting system via Application AGM Voting. If anyone disapproves or abstains, please press vote on the Disapprove or Abstain button. Shareholders, who approve, please press vote on the Approve button.

If the shareholders log in to attend the meeting but do not vote on any agenda, the system assumes that the votes are in approval with the meeting. When the shareholders finish voting, please back to the Application Zoom Meeting to continue watching the video and audio of the meeting.

Resolution The Meeting considered and unanimously approved the amendment of the Company's regulations, with the following votes:

	Number of Votes Cast (1 Share per 1 Vote)				
Resolution	**Present**	**Proxies**	**Online**	**Total**	**%**
Approved	3,198,286	1,113,254,170	395,900	1,116,848,356	100.00000
Disapproved	-	-	-	-	-
Abstained	-	-	-	-	-
Total	3,198,286	1,113,254,170	395,900	1,116,848,356	100.00000
Voided Ballot	-	-	-	-	-

Agenda 9 To consider and approve other matters (if any)

The Chairman asked the meeting if anyone would propose other matters or inquire to consider further.

Ms. Supattra Sittichai, a shareholder attending the meeting in person, asked the board to inform the progress of the Jas Green Village Khubon project. Was there any problem with the lease agreement? And the type of shopping center project the Company would operate in the future.

Mr. Suphot Sirikulphat, Chief Executive Officer, explained that the Jas Green Village project area, Khubon, an area of 40 rai, was all rented space. At the back of the project, there would be a senior care center, Senera Senior Wellness, an area of 7 rai, divided into three buildings. The future project format would have a different context due to the location of the project and the size of the project area being different. The Company would consider various uses to meet customers' needs. At Jas Green Village, Khubon, there was a project to create Sports entertainment. Moreover, for the Jas Green Village project, there was no problem with the lease agreement as the Company had a long-term lease agreement of 30 years.

Mr. Thara Cholpranee, a shareholder attending the meeting in person, inquired about the Company that had registered for liquidation, Senera Vimut Health Service Company Limited. The Company had investments of 19 million baht and had been liquidated. The Company received back 1.6 million baht. If considering the financial statements at the end of 2023, Senera Vimut Health Service Company Limited had a total loss of 17.2 million baht caused by sales and administrative expenses. What was the cause? As a result, the Company received only 10 percent of its investment back.

Mr. Suphot Sirikulphat, Chief Executive Officer, explained that Senera Vimut Health Service Company Limited was a joint venture between JAS Asset Public Company Limited and Vimut Hospital Company Limited. The company was established to operate a Saha Clinic and Elderly Care Center. From the operating results over some time, the Company's management saw that the Company could manage on its own under the management of Senera Senior Wellness Company Limited without having to rely on joint venture partners. Therefore, it was considered appropriate to terminate the joint venture contract between JAS Asset Public Company Limited and Vimut Hospital Company Limited, including registering the dissolution of Senera Vimut Health Service Company Limited because the Company had to use services from the outsourcing of joint venture partners. It caused the Company to have increased sales and administrative expenses.

Mr. Adisak Sukumvitaya, the director, further explained that the Company was committed to doing business in caring for older people. In 2015, the Company began a study tour about caring for older people in Japan. However, there might be a better time for that. Until nine years passed, the Company built a care center for the elderly, Senera Senior Wellness, at Khubon. It could be seen that doing business required a suitable time.

Since no one proposed other matter to be discussed, the Chairman then asked all shareholders to deliver the signed ballots to the Company's employees to be recorded and kept as further evidence. Finally, the Chairman appreciated the meeting and declared the meeting closed.

The Meeting was adjourned at 10.48 a.m.

Signed _____ Chairman of the Meeting

(Mr. Sukon Kanjanahattakit)
Chairman of the Board

Signed _____ the Minutes Taker

(Ms. Kanokkarn Samaphutti)
Company Secretary