

Minutes of the 2026 Annual General Meeting of Shareholders
JAS Asset Public Company Limited

The Annual General Meeting of Shareholders for the year 2026 was held on April 9, 2026, at 9:00 a.m., at the Meeting Room, 2nd Floor, Building B, Jaymart Group Holdings Public Company Limited, located at No. 189, Jaymart Building, Ramkhamhaeng Road, Rat Phatthana Subdistrict, Saphan Sung District, Bangkok 10240.

At this meeting, all 7 members of the Board of Directors were in attendance, participating either in person at the meeting venue or via electronic means, representing 100% of the total number of directors. This reflects the Board's full commitment and responsibility in the comprehensive oversight of the Company's corporate governance.

Directors present at the meeting were listed as follows:

- | | |
|--------------------------------|---|
| 1. Mr. Sukont Kanjana-huttakit | Chairman of the Board/Independent Director
Attending the meeting at the venue |
| 2. Mr. Kitipat Chollavuth | Director, attending the meeting at the venue |
| 3. Ms. LaddaWaruntarakul | Director/ Nomination and Remuneration Committee and
Corporate Governance for Sustainability, attending the
meeting at the venue |
| 4. Mr. Suphot Sirikulapas | Director/Chief Executive Officer, attending the meeting
at the venue |
| 5. Mr. Premon Pinskiul | Independent Director/Chairman of the Audit
Committee, attending the meeting via online |
| 6. Ms. Pannee Choedrumphai | Independent Director/the Audit Committee/Chairman of
the Nomination and Remuneration Committee and
Corporate Governance for Sustainability, attending the
meeting via online |
| 7. Mr. Anucha Viriyachai | Independent Director/the Audit Committee/ Nomination
and Remuneration Committee and Corporate
Governance for Sustainability, attending the meeting
via online |

Executive present at the meeting was listed as follows: attending the meeting at the venue

- | | |
|---------------------------|--|
| 1. Ms. Kanokarn Samapudhi | Director of Accounting and Finance/Company Secretary |
|---------------------------|--|

Other attendees: attending the meeting via online

1. Manunya & Associates Limited Mrs. Manunya Thitinantawan, attending the meeting via online
2. The Auditor from EY Office Ms. Orawan Techawatanasirikul, attending the meeting at the venue

Meeting Preliminaries

Mr. Panya Chutisiriwong, the meeting moderator, extended his greetings and warmly welcomed the shareholders, members of the Board of Directors, executives, and all attendees to the Annual General Meeting of Shareholders for the year 2026 of JAS Asset Public Company Limited (the “Company”).

The Company held the Annual General Meeting of Shareholders for the year 2026 in a hybrid format (Hybrid Meeting) to facilitate equal access and convenience for all shareholders. Shareholders were able to attend the meeting via electronic means (E-AGM), which was broadcast live through the Zoom platform. The system is standardized and compliant with the rules, procedures, and conditions prescribed under the Emergency Decree on Electronic Meetings B.E. 2563 (2020) and the Notification of the Ministry of Digital Economy and Society regarding Security Standards for Electronic Meetings issued in the same year.

In addition, shareholders were also able to attend the meeting in person (Physical Meeting) at Meeting Room, 2nd Floor, Building B, the Company’s office located at 189 JAS Building, Ramkhamhaeng Road, Rat Phatthana Sub-district, Saphan Sung District, Bangkok 10240, which served as the official meeting venue. The Company took into account the convenience of transportation, with public transport accessibility available in front of the premises, as well as adequate parking space for shareholders traveling by private vehicles. Company staff were also assigned to provide appropriate facilitation throughout the meeting.

Prior to proceeding with the agenda items, the Company Secretary informed the meeting that video and audio recording of the proceedings would be conducted for the purpose of preparing the minutes of the meeting, as well as for communication and dissemination via electronic media and printed materials. Photographs and video recordings taken during the meeting may include images of attending shareholders, and shareholders’ names may also be disclosed as necessary for the purpose of shareholder meeting documentation and related corporate communications.

Clarification on Meeting Procedures and Voting Guidelines

Please be informed of the following procedures and voting regulations applicable to today’s meeting:

- Each shareholder is entitled to one vote per share held. Ballot papers are distributed at the registration desk. Should you not have received a ballot, kindly inform a staff member immediately.
- Shareholders participating via electronic means will not receive physical ballot papers.
- For agenda items requiring a vote, shareholders who *disagree* or *wish to abstain* are requested to indicate their vote on the ballot and raise their hand so that company staff can collect it. The number of votes against and abstentions will be deducted from the total number of votes of the shareholders present. The remaining votes will be counted as votes in favor of the resolution. In the absence of any objections or alternative opinions, the resolution shall be considered unanimously approved.
- Shareholders joining via electronic platforms are required to cast their votes through the E-Voting tab within the allocated 1-minute time frame. A confirmation pop-up will appear after your selection—please click “Confirm” to submit your vote. Voting is not applicable for agenda items presented for acknowledgment only.
- If you wish to revise your vote, you may do so by selecting a new voting option within the designated voting period. Once the voting session for that agenda item has closed, no further votes or changes will be accepted.
- Shareholders attending via mobile devices or tablets are advised to switch from the Zoom application to the Chrome browser to access the E-Voting system. Upon completing the voting process, please return to the Zoom application to continue viewing the meeting. The final vote count will incorporate both E-Voting submissions and advance votes submitted through proxy forms.

Voting Rights and Participation Clarification

Shareholders or proxy holders who join the meeting from a specific agenda item onward shall be entitled to vote starting from that agenda item.

In the event that a shareholder who has received a ballot intends to be absent from the meeting during any agenda item, and in order to preserve their voting rights, the Company kindly requests that the shareholder mark their vote on the ballot in advance and hand it to the Company’s staff. This will allow the Company to include the vote in the count for the relevant agenda item.

If a shareholder has logged into the meeting but does not cast a vote on any agenda item, the system will automatically consider such votes as in favor of the proposed resolution for that particular item.

Meeting Resolutions and Voting Procedures

The criteria for resolution approval are as follows:

- **Agenda Items 1, 3, 4, and 7** require approval by a majority vote of the shareholders present at the meeting and eligible to vote.
- **Agenda Item 2** is for acknowledgment only and does not require voting.
- **Agenda Item 5** requires approval by no less than two-thirds of the total votes of shareholders present at the meeting.
- **Agenda Item 6** requires approval by a majority vote of the shareholders present and casting their votes. (Directors are elected on an individual basis.)

Spoiled Ballots

The following cases shall be considered spoiled ballots:

1. Ballots with marks in more than one box;
2. Ballots with strike-troughs or corrections without the shareholder's signature;
3. If a shareholder wishes to amend a vote, the original mark must be crossed out and the correction countersigned by the shareholder;
4. Spoiled ballots will be counted in the total voting base **except for Agenda Items 6**, where they will **not** be included in the calculation of total votes.

Meeting Procedure and Participant Guidelines

The meeting will proceed in accordance with the order of agenda items specified in the Notice of Meeting. For each item, relevant information will be presented, followed by an opportunity for shareholders to raise questions or provide comments. Voting on each item will take place only after the discussion is concluded.

If any shareholder or proxy attending the meeting in person wishes to ask a question or make a comment, please raise your hand. Once recognized by the Chairman, please state whether you are a shareholder or a proxy, and provide your full name before proceeding with your question or comment.

Should a question or comment be unrelated to the current agenda item, the Chairman may request that it be raised during the discussion of the relevant agenda or under Agenda Item 8 – Other Matters.

In addition, the Company has provided a channel for submitting questions in advance of the meeting. These questions will be addressed during the meeting as appropriate.

In organizing the 2026 Annual General Meeting of Shareholders, the Company adhered to the principles of good corporate governance by providing shareholders with the opportunity to participate in advance of the meeting. During the period from October 1, 2025 to December 31, 2025, shareholders were invited to propose qualified candidates for consideration as directors, to propose agenda items, and to submit questions relating to the Company.

Upon the expiration of the aforementioned period, it appeared that no shareholder proposed any candidate for directorship, no agenda items were proposed, and no questions were submitted in advance.

At this meeting, Mrs. Keeratika Paenglad attended in person as a shareholder rights volunteer and proxy holder representing the Thai Investors Association, while Ms. Umachatsaya Charoenchai, also a shareholder rights volunteer and proxy holder from the Thai Investors Association, attended the meeting as an observer via electronic means (e-AGM).

The Company also invited Mrs. Manunya Thitinantawan, an independent legal advisor from Manunya & Associates Co., Ltd., to attend the meeting as an inspector and observer, as well as to oversee the vote counting process, in order to ensure that the conduct of this shareholders' meeting was transparent and in accordance with the principles of good corporate governance.

Following these announcements, the meeting host invited Mr. Sukont Kanjana-huttakit, Chairman of the Board, to assume the role of Chairman of the Meeting and formally declare the meeting open.

Meeting Commenced

Mr. Sukont Kanjana-huttakit, Chairman of the Board of Directors (the "Chairman"), extended his greetings and expressed his appreciation to all shareholders for taking the time to attend the Annual General Meeting of Shareholders for the year 2026 of JAS Asset Public Company Limited. The meeting was declared open at 9:14 a.m.

The 2026 Annual General Meeting of Shareholders was conducted in the form of an electronic meeting (E-AGM) in accordance with the Emergency Decree on Electronic Meetings B.E. 2563 (2020) and other relevant laws. As of the meeting date, April 9, 2026, the attendees were as follows:

- 26 shareholders attending the meeting in person, representing a total of 3,335,117 shares, equivalent to 0.23% of the total issued and paid-up shares;
- 18 proxy holders attending the meeting, representing a total of 1,114,215,034 shares, equivalent to 76.28%;
- 4 shareholders attending the meeting via electronic means in person, representing a total of 367,808 shares, equivalent to 0.02%.

In total, 48 attendees were present at the meeting, representing 1,117,917,959 shares, or 76.53% of the total issued and paid-up shares of 1,460,730,937 shares. A quorum was thus duly constituted in accordance with the Company's Articles of Association. The Chairman then declared the meeting open and proceeded with the meeting agenda accordingly.

Meeting Commenced

Agenda 1 To consider and approve the Minutes of the Annual General Meeting of Shareholders for the Year 2025

The Chairman assigned Mr. Panya Chutisiriwong, the Company's moderator of the meeting, to present the details to the Meeting.

Mr. Panya Chutisiriwong informed the Meeting that Agenda Item 1 was to consider and approve the Minutes of the Annual General Meeting of Shareholders for the year 2025, which was held on April 10, 2025. The Company had delivered copies of such minutes to all shareholders together with the notice of the meeting in advance for their consideration.

Mr. Panya Chutisiriwong then invited shareholders to raise any questions or propose any amendments or additions to the minutes.

He further informed the Meeting that if any shareholders wished to make inquiries or express opinions regarding this agenda item, they were requested to raise their hands. Upon receiving permission from the Chairman, they were asked to identify themselves as either a shareholder or a proxy, and to state their full name before speaking.

For shareholders attending the meeting via online platform, questions could be submitted through the Q&A channel or by clicking the "Raise Hand" button. The meeting staff would then unmute their microphones to allow for questions.

No shareholders had submitted any questions in advance for this agenda item.

As no shareholders had any further questions, the Meeting Facilitator invited the Meeting to proceed with the voting process. This agenda item required approval by a majority vote of the shareholders attending the meeting and entitled to vote.

Mr. Panya Chutisiriwong, the Meeting Facilitator, informed the Meeting that shareholders attending in person at the meeting venue could submit their completed voting ballots to the staff in the meeting room. For shareholders attending via the online platform, he instructed them to access the E-Voting window and cast their votes within the specified time limit (1 minute). Upon selecting their vote, a confirmation pop-up would appear asking whether they wished to confirm their vote. Shareholders were requested to click "Confirm" to finalize their vote.

If any shareholders failed to submit their voting ballots to the staff or did not complete the online voting process for any agenda item, the system would automatically consider their votes as being in favor of the resolution proposed by the Board.

Once the voting period had ended, the Meeting Facilitator announced the closure of voting for this agenda item. After online shareholders had completed their votes, they were instructed to return to the Zoom program to continue viewing the meeting’s video and audio broadcast. The staff would then proceed to collect and tabulate all votes from the voting system.

Resolution The meeting, having duly considered the matter, unanimously resolved to approve and certify the Minutes of the Annual General Meeting of Shareholders for the year 2025, with the voting results as follows:

Resolution	Number of Votes Cast (1 Share per 1 Vote)	%
Approved	1,117,953,482	100.0000
Disapproved	-	-
Abstained	-	-
Voided Ballot	-	-
Total	1,117,953,482	100.0000

Remark: In this agenda item, an additional 5 shareholders attended the Meeting, representing 35,523 shares.

As a result, the total number of attendees increased to 53, representing a total of 1,117,953,482 shares.

Agenda 2 To acknowledge the Company’s operating results for the year 2025

The Chairman assigned Mr. Panya Chutisiriwong, the Company’s moderator of the meeting, to present a summary of the Company’s operating results for the fiscal year ended December 31, 2025 to the Meeting.

Mr. Panya Chutisiriwong informed the Meeting that the Company’s operating results for the year 2025 were summarized in the 2025 Annual Report (Form 56-1 One Report). The Company has also prepared the statement of financial position and the statement of comprehensive income, which were delivered to all shareholders in advance.

In accordance with good corporate governance practices, the Company would like to present the operating results for the year 2025 as follows:

Business Structure and Vision

The Company's core business structure focuses on real estate development, with an emphasis on rental space management, community mall development, senior care centers, healthcare centers, and hotel management.

The Company remains committed to its established vision, which is reviewed annually by the Board of Directors. The most recent review and approval were made in the third quarter of 2025, with the aim of becoming a leader in retail space management within shopping centers and a developer of community-oriented real estate that enhances quality of living.

Mission

- To be the leading retail space management operator with the highest number of branches nationwide;
- To develop real estate projects that effectively respond to community needs;
- To conduct business under good corporate governance, taking into consideration employees, business partners, shareholders, and society.

Operating Results for the Year 2025

The Company reported total revenue from sales and services of Baht 687 million, representing an increase of 8.8% from the previous year. This growth was primarily driven by the opening of new community mall projects, namely Jas Green Village Prawet and Jas Green Village Ramkhamhaeng.

Cost of rental and cost of sales amounted to Baht 364 million, increasing by 14.9%, mainly due to the expansion of new projects during the second half of 2024. Key cost components included utilities, cleaning services, and security services, as well as increased expenses in the senior care and hotel businesses from personnel costs and depreciation.

The Company reported a gross profit of Baht 323 million, an increase of 2.7%, supported by revenue growth despite higher operating costs in line with business expansion.

However, the Company recorded a loss from fair value adjustment of investment properties amounting to Baht 550.5 million, a decrease of Baht 791.8 million or 328.1%, primarily due to a reduction in fair value in accordance with lease terms, together with the recognition of gains from new project launches in 2024.

In addition, the Company recognized an impairment loss on assets of Baht 116.4 million following a review of the recoverable value of land, buildings, and equipment in the Senera Senior Wellness business. This item is non-cash in nature and does not impact the Company's cash flow.

Selling and administrative expenses totaled Baht 235 million, slightly increasing by 1.3%, reflecting the Company's effective cost control.

As a result, the Company reported a net loss of Baht 785 million in 2025, mainly attributable to fair value losses on investment properties and asset impairment.

Financial Position

As of the end of 2025, the Company had total assets of Baht 6,211 million, a decrease of 11.5% from the previous year, primarily due to debenture repayments, impairment provisions, and fair value adjustments of investment properties.

Total liabilities amounted to Baht 3,214 million, decreasing by 0.6%, while total shareholders' equity stood at Baht 2,997 million, decreasing by 20.8% due to the net loss for the period.

Liquidity and Capital Management

The Company has unsecured debentures maturing on June 13, 2026, totaling Baht 82.9 million, for which sufficient funds have already been arranged.

Within the next 12 months from the date of this Annual General Meeting, the Company has no additional debentures due. The next maturity will occur in June 2027. The Company is currently considering funding sources from financial institutions as well as potential debenture roll-over options, while maintaining prudent cash flow management.

Recovery Plan

The Company focuses on increasing occupancy rates and rental income per square meter by optimizing tenant mix and aligning project development with the potential of each location. This is complemented by effective lease management, including renewals with anchor tenants and increasing the proportion of long-term lease agreements.

In addition, the Company aims to enhance asset optimization, control costs, and carefully evaluate investment strategies to strengthen cash flow stability and support sustainable long-term growth.

Key ESG Developments in 2025

In 2025, the Company made significant progress in environmental, social, and governance (ESG) aspects, including:

- Establishment of the J Sustainability Framework 2030 as a comprehensive guideline for sustainability practices across environmental, social, and governance dimensions;

- Identification and assessment of 13 material ESG topics, which have been reviewed and approved by the Board of Directors;
- Implementation of a clear sustainability governance structure from the Board level to operational levels, with regular reporting to the Board.

ESG Performance

- The Company participated in the Corporate Governance Report (CGR) survey and achieved an “Excellent” rating (5 stars) for the first time, reflecting its strong commitment to corporate governance;
- The Company participated in the SET ESG Ratings assessment (final year) and received a BBB rating, and continues to participate in the FTSE Russell ESG Scores assessment in 2026;
- The Company signed a declaration of intent to join the Thai Private Sector Collective Action Against Corruption (CAC) and is in the process of certification;
- The Company participated in the AGM Checklist assessment and achieved a full score of 100 points (5 coins), demonstrating transparency and respect for shareholder rights.

Disclosure and Sustainability

The Company has continuously published its Sustainability Report for the fourth consecutive year since 2022, demonstrating its commitment to transparent ESG disclosure.

Given the Company’s involvement in real estate development and its close connection with communities, the Company places strong emphasis on ESG practices to enable stakeholders to effectively monitor and evaluate its performance.

Additional ESG Developments

Environmental

The Company continuously promotes the use of clean energy, including the installation of solar rooftop systems across its shopping centers. In 2025, clean energy accounted for 9.11% of total electricity consumption. The Company has also installed electric vehicle charging stations at three locations and reported no violations of environmental laws during the year.

Social and Employees

The Company emphasizes human capital development and diversity. Its workforce comprises 57% female and 43% male employees, reflecting a culture of inclusivity and equality. The Company also complies with legal requirements regarding the employment of persons with disabilities.

Business Plan for 2026

The Company aims to maintain its “Excellent” CGR rating and further expand the use of clean energy in its operations.

Accordingly, Mr. Panya Chutisiriwong, the meeting moderator, invited Mr. Suphot Sirikulpas, Chief Executive Officer, to present the Company’s strategic direction, operational targets, and key business plans for the year 2026 for the shareholders’ information.

Mr. Suphot Sirikulpas, Chief Executive Officer, informed the Meeting of the Company’s business direction for 2026, stating that the Company intends to adjust its strategies to align with the continuously changing economic conditions and consumer behavior. The current year represents a continuation of the previous year, during which the Company recognized special items to reflect the fair value of its assets at that time, covering both the community mall business and the healthcare and senior care business.

For the year 2026, the Company has established three key strategic directions:

- (1) focusing on generating stable and sustainable revenue and cash flow;
- (2) improving cost efficiency and optimizing the cost structure; and
- (3) enhancing and unlocking value from existing assets to generate appropriate long-term returns.

In terms of revenue generation, the Company has begun to see positive developments from its previously developed assets, particularly its shopping center projects, which are now contributing full-year revenue recognition. Operational clarity has also improved, particularly in terms of occupancy rate and tenant quality, with overall occupancy continuing to increase and currently exceeding 95%.

The Company continues to enhance its tenant mix strategy by selecting tenants with strong potential to add value to the projects, while maintaining an appropriate balance between existing and new tenants in order to strengthen the overall revenue structure. In 2026, the Company targets an occupancy rate of no less than 97%.

For the senior healthcare business, the Company has reviewed and adjusted its operational approach to better align with actual market conditions, as demand in certain segments has not met expectations. Accordingly, the Company has increased flexibility in the utilization of certain assets to enable more suitable revenue-generating models based on their potential.

In this regard, the Company has begun transitioning part of its nursing home operations into hotel businesses within selected high-potential projects. This adjustment has already shown positive results in

terms of occupancy rates and average room revenue, enabling these projects to quickly return to positive cash flow and supporting the overall performance of this business segment.

Furthermore, the Company is repositioning its nursing home business to target a higher-end customer segment in order to better align pricing with cost structure and service quality. At the same time, the Company continues to develop its hotel business under a mixed-use model to diversify revenue streams from existing assets.

On cost management, the Company has continuously implemented cost control measures and organizational restructuring initiatives, focusing on improving operational efficiency, reducing redundancy across business units, and optimizing or discontinuing non-performing activities where appropriate. These measures are expected to significantly reduce overall expenses compared to the previous year.

For other businesses such as IT Junction business segment, although relatively small compared to the core businesses, the Company views it as a low-capital business capable of generating stable cash flow. The Company is currently considering potential partnerships to further enhance its growth potential in the future.

Overall, the Company expects that the implementation of these strategies will significantly improve its operating performance in 2026 compared to the previous year, particularly in terms of revenue growth, cost structure optimization, and asset utilization efficiency.

Mr. Panya Chutisiriwong, the meeting moderator, opened the floor for shareholder questions.

Mr. Panya Chutisiriwong informed the meeting that if any shareholder wished to ask questions or offer comments on this agenda item, they should kindly raise their hand. Once granted permission by the Chair, they should state whether they are a shareholder or proxy and then provide their full name before asking their question.

For shareholders attending the meeting online, questions could be submitted via the Q&A section, or by raising their virtual hand, and the staff would unmute their microphones to allow them to speak.

No questions were submitted in advance before the meeting.

Mr. Panya Chutisiriwong, the meeting moderator, opened the floor for shareholders' questions.

Questions from Shareholders (Thai Investors Association Proxy Representative)

Mrs. Keeratika Paenglad, a shareholder rights volunteer and proxy representative from the Thai Investors Association, expressed her view that the operating results and additional explanations provided by management were clear and beneficial to shareholders. However, she raised several additional questions as follows:

1. **Jas Green Village Projects**

Inquired whether the current revenue structure and rental rates are at an appropriate level to support new projects in generating a satisfactory gross profit margin and to reflect long-term investment returns.

2. **Senera Senior Wellness Business**

Inquired about the transition of part of the business into hotel operations and its integration into a mixed-use development model, particularly whether such adjustments could create synergy with business partners. She also asked whether there are plans to develop customer benefit schemes or networks to support increased customer traffic within the Company's retail projects.

3. **Changes in Consumer Behavior**

Inquired about the Company's strategy in response to changing consumer behavior, particularly the declining frequency of visits to shopping centers and the increasing use of online platforms, as well as how the Company intends to maintain long-term competitiveness of its retail business.

4. **Financial Structure and Debt Obligations**

Inquired about the Company's plan to manage its debt-to-equity (D/E) ratio and its confidence in repaying debentures maturing in 2029 in full and on time. She also asked about the terms of loans from the parent company, including interest costs and principal usage purposes.

Clarifications from Management

Mr. Panya Chutisiriwong clarified that the Company closely monitors its debt-to-equity ratio and places strong emphasis on cash flow management to support its debt obligations, particularly debentures, which are considered a key responsibility to debenture holders.

The Company maintains a clear policy prioritizing financial discipline and has no intention at either management or Board level to extend debenture repayment periods. The Company is committed to strict repayment according to schedule in order to maintain confidence among debenture holders and financial institutions.

The Company actively manages its operations to enhance cash flow generation and considers various funding options where appropriate, depending on business plans and prevailing economic conditions.

Over the past 1–2 years, the Board has proactively assessed economic trends and potential impacts, ensuring prudent financial management to maintain stability and long-term confidence from financial institutions and investors.

The Company may also consider postponing certain large-scale investment projects to reduce capital expenditure (CAPEX) and enhance short-term financial flexibility, while continuing to focus on maximizing returns from existing assets.

For the retail business, which currently maintains a high occupancy rate of over 95%, some shopping centers have been developed as community mall prototypes emphasizing Sport Community and Wellness Lifestyle concepts, aligning with current consumer trends. The Company believes this business can generate stable cash flow and long-term growth potential, particularly from lifestyle-oriented consumer behavior.

Mr. Panya further assigned relevant management to provide additional clarification on cash flow generated from these businesses.

Mr. Suphot Sirikulpas, Chief Executive Officer, further clarified that the Company prioritizes debt and financial structure management despite continued investment activities. The Company recognizes the relatively high interest burden in recent years and focuses on enhancing operating cash flow to ensure sustainable debt servicing capacity.

For the current year, the Company has allocated capital expenditure (CAPEX) of approximately Baht 80 million, primarily for ongoing projects expected to be completed within the first half of the year, focusing on income-generating assets.

The Company is also reviewing asset optimization opportunities, including potential disposal or restructuring of non-income-generating assets, in order to improve liquidity and reduce financial costs.

In addition, the Company is studying capital structure optimization, including refinancing options with financial institutions. Certain debt-free assets, such as Jas Green Village Prawet and Ramkhamhaeng, may be utilized to support financial restructuring. The Company is also in discussions with financial institutions regarding refinancing arrangements, such as for Jas Urban Srinakarin, to reduce overall interest costs.

On the revenue side, the Company continues to adjust rental rates for both new and existing tenants. Approximately 7,500 square meters of lease space are due for renewal this year, of which around 90% of

tenants have agreed to renew under revised rental rates, while the remaining space will be repositioned to optimize tenant mix.

Regarding consumer behavior, the Company noted that delivery channels now account for approximately 30–35% of tenant sales, reflecting adaptation to changing consumer habits, while on-site consumption remains the primary revenue base.

The Company also sees strong synergy potential between hotel and retail businesses in mixed-use developments such as The Jas Green Village Kubon, which enhances customer traffic and ecosystem integration.

Customer benefit programs, such as discounts for SENS Hotel guests at retail stores within the project, have been implemented to strengthen ecosystem linkage and increase internal spending circulation.

Overall, the Company believes that integrated management of financial structure, asset efficiency, and business synergy will strengthen cash flow, reduce financial costs, and enhance long-term performance sustainability.

Additional Questions from Shareholders

Mrs. Keeratika Paenglad further raised two additional questions:

1. Loan from Parent Company

She inquired about the interest cost and repayment conditions of loans from the parent company, and whether any extension of repayment periods could affect the Company's credit perception in the capital market.

2. Long-term Development of Wellness Business

She inquired whether the Company has plans to further develop its Wellness business into a more comprehensive long-term care model, including end-of-life care services, in line with the aging society trend and increasing healthcare demand.

Additional Management Clarifications

Mr. Panya Chutisiriwong clarified that the loan from the parent company carries an interest rate as disclosed in the Company's information filings, consisting of a base rate plus an appropriate margin agreed upon by both parties, with an approximate tenor of one year. Interest payments have been made regularly, and principal repayment will be managed through a combination of bank financing and potential bond issuance, aiming to gradually reduce reliance on parent company funding.

The Company emphasized that financial support from the parent company reflects confidence in its long-term asset value and revenue-generating capability, particularly during periods of economic volatility. The Company continues to focus on asset optimization and revenue monetization to strengthen long-term financial stability.

Regarding long-term care product development, Mr. Suphot Sirikulapas explained that while long-term stay packages have been designed, demand for long-term contracts remains limited. Most customers prefer short- to medium-term contracts (3 months, 6 months, or 1 year) due to liquidity considerations and flexibility preferences, especially under current economic conditions. The Company will continue monitoring market behavior and adjusting its service offerings accordingly.

The moderator then asked whether any further questions or comments were raised. As no additional questions were received, the moderator informed the Meeting that this agenda item was for acknowledgment purposes only and therefore no resolution was required.

The Meeting acknowledged the Company's 2025 operating results, which had been duly audited by the Company's external auditor.

Agenda 3 To consider and approve the Statement of Financial Position as at 31 December 2025

The Chairman assigned Mr. Panya Chutisiriwong, the Company's moderator of the meeting, to present the details to the Meeting.

Mr. Panya Chutisiriwong reported that, in accordance with Section 112 of the Public Limited Companies Act B.E. 2535 (as amended) and Article 55 of the Company's Articles of Association, the Board of Directors is required to prepare the balance sheet and profit and loss statement as of the end of the Company's fiscal year and present them to the Annual General Meeting of Shareholders for approval. The financial statements must be duly audited by the Company's auditor prior to submission to the shareholders' meeting. In addition, Article 56 requires the Board of Directors to deliver the following documents to shareholders together with the notice of the Annual General Meeting: (1) a copy of the audited balance sheet and profit and loss statement, together with the auditor's report; and (2) the annual report of the Board of Directors and supporting documents thereto.

The Company has prepared the statement of financial position, statement of comprehensive income, and the auditor's report for the fiscal year ended December 31, 2025. These financial statements have been reviewed by the Audit Committee and duly audited and certified by the Company's external auditor.

The Company has also distributed such information to shareholders in advance as presented in the 2025 Annual Report (Form 56-1 One Report). Details regarding the Company's operating results and financial position have already been presented to the Meeting under the previous agenda item.

Mr. Panya Chutisiriwong, the meeting moderator, opened the floor for shareholders' questions.

The moderator informed the Meeting that shareholders who wished to ask questions or express opinions were kindly requested to raise their hand. Upon being granted permission by the Chairman, shareholders were requested to identify themselves as either shareholders or proxy holders and to state their full name before asking questions.

For shareholders attending the meeting via electronic means, questions could be submitted through the Q&A function or by pressing the "raise hand" button. The Company's staff would then enable the microphone for such shareholders.

The moderator further informed the Meeting that no advance questions had been submitted prior to the meeting for this agenda item.

As no shareholders raised any additional questions, the moderator proceeded to request the Meeting to cast their votes. This agenda item required approval by a majority vote of the shareholders attending the meeting and entitled to vote.

For shareholders attending the meeting in person at the meeting venue, they were requested to submit their voting cards to the Company's staff in the meeting room.

For shareholders attending via electronic means, they were requested to cast their votes through the E-Voting system within the specified period of one (1) minute. After selecting their voting choice, a pop-up confirmation window would appear requesting confirmation of the vote, which must be confirmed by clicking "OK."

In the event that a shareholder did not submit a voting card or did not cast a vote through the system for any agenda item, such vote would be deemed as approval of the resolution proposed to the Meeting.

Upon expiration of the voting period, the moderator closed the voting for this agenda item.

After completing the voting process, shareholders attending via electronic means were requested to return to the Zoom platform to continue viewing the meeting. The Company’s staff would proceed to collect and consolidate all voting results from the system.

Resolution After due consideration, the Meeting unanimously resolved to approve the statement of financial position as of December 31, 2025, with the voting results as follows:

Resolution	Number of Votes Cast (1 Share per 1 Vote)	%
Approved	1,118,837,008	100.0000
Disapproved	-	-
Abstained	-	-
Voided Ballot	-	-
Total	1,118,837,008	100.0000

Remark: In this agenda item, an additional 1 shareholder attended the Meeting, representing 347,814 shares.

As a result, the total number of attendees increased to 58 shareholders, representing a total of 1,118,837,008 shares.

Agenda 4 To consider and approve the omission of the allocation of net profit as legal reserve and the omission of dividend payment for the operating results of the year 2025

The Chairman assigned Mr. Panya Chutisiriwong, the Company’s moderator of the meeting, to present the details to the Meeting.

Mr. Panya Chutisiriwong reported that, in accordance with Section 115 of the Public Limited Companies Act B.E. 2535 (as amended) and Article 47 of the Company’s Articles of Association, no dividend may be declared or paid except by resolution of the shareholders’ meeting or, in the case of interim dividends, by resolution of the Board of Directors. In the case of interim dividend payments, the Company shall notify shareholders in writing and publish such notification in a newspaper or through electronic media in accordance with applicable laws, and shall complete the dividend payment within one (1) month from the date of such resolution. Article 49 of the Company’s Articles of Association stipulates that dividends shall be distributed equally per share unless otherwise specified for preference shares. Article 50 further stipulates that the Company shall allocate not less than five percent (5%) of its annual net profit, after deducting accumulated losses brought forward (if any), as legal reserve until such reserve reaches not less than ten percent (10%) of the registered capital. In addition to the legal reserve, the Board of Directors may propose to the shareholders’ meeting to allocate other reserve funds as deemed beneficial to the Company’s operations. Upon approval by the shareholders’ meeting, such reserves, together with legal reserves and share premium reserves, may be used to offset accumulated losses of the Company in the prescribed order.

The Company’s dividend policy provides for dividend payments of not less than 50 percent of net profit after tax and statutory reserves, based primarily on the consolidated financial statements, subject to additional conditions. However, the Board of Directors may, from time to time, waive or amend such dividend policy as deemed appropriate, provided that it is in the best interest of the shareholders, such as for debt repayment reserves, business expansion investments, or in the event of changes in market conditions affecting the Company’s future cash flow.

Based on the Company’s operating results and financial position for the year ended December 31, 2025, the Company reported a net loss of Baht 784,967,421, or a loss per share of Baht 0.5374.

The Board of Directors therefore deemed it appropriate to propose to the Annual General Meeting of Shareholders to approve the non-appropriation of profit as legal reserve and the non-payment of dividends for the 2025 operating results, as the Company continues to have accumulated losses, which prevents dividend distribution in accordance with applicable laws.

The Company has prepared a comparative summary of the operating results for the years 2024 and 2025 for shareholders’ consideration.

Details of dividend payment

Description	2025
Net profit (loss) after tax for the year 2025 (Company financial statements)	(784,967,421) Baht
Net earnings (loss) per share for the year 2025	(0.5374) Baht/Share
Dividend payout ratio per share	non-payment dividend
Dividend payment	non-payment dividend

It is therefore proposed to the shareholders’ meeting for consideration and approval to refrain from appropriating profit as a legal reserve and to suspend dividend payment for the operating results for the year 2025, as the Company has accumulated losses, as detailed above.

Mr. Panya Chutisiriwong, the meeting moderator, opened the floor for shareholders’ questions.

The moderator informed the Meeting that shareholders who wished to ask questions or express opinions were kindly requested to raise their hand. Upon receiving approval from the Chairman, shareholders were requested to identify themselves as either shareholders or proxy holders and to state their full name before asking questions.

For shareholders attending the meeting via electronic means, questions could be submitted through the Q&A function or by pressing the “raise hand” button, after which the Company’s staff would activate the microphone for such shareholders.

It was further informed that no advance questions had been submitted prior to the meeting for this agenda item.

As no additional questions were raised by shareholders, the moderator proceeded to request the Meeting to cast votes. This agenda item required approval by a majority vote of the shareholders attending the meeting and entitled to vote.

For shareholders attending in person at the meeting venue, they were requested to submit their voting cards to the Company’s staff in the meeting room.

For shareholders attending via electronic means, they were requested to cast their votes via the E-Voting system within the specified time limit of one (1) minute. After selecting their voting choice, a pop-up confirmation window would appear requesting confirmation of the vote, which must be confirmed by selecting “OK.”

In the event that a shareholder did not submit a voting card or did not cast a vote through the electronic system for any agenda item, such vote would be deemed as approval of the proposed resolution.

Upon expiration of the voting period, the moderator closed the voting for this agenda item.

After completion of the voting process, shareholders attending via electronic means were requested to return to the Zoom platform to continue viewing the meeting. The Company’s staff then proceeded to collect and consolidate all voting results from the voting system.

Resolution The meeting, having duly considered the matter, unanimously resolved to approve the omission of the allocation of net profit to the statutory reserve and the omission of dividend payment for the Company’s operating results for the year 2025, with the voting results as follows:

Resolution	Number of Votes Cast (1 Share per 1 Vote)	%
Approved	1,118,837,008	100.0000
Disapproved	-	-
Abstained	-	-
Voided Ballot	-	-
Total	1,118,837,008	100.0000

Remark: In this agenda item, there was no additional shareholder attendance (0 persons), representing 0 shares.

As a result, the total number of attendees remained at 58 shareholders, representing a total of 1,118,837,008 shares.

Agenda 5 To consider and approve the determination of the remuneration of the Board of Directors for the year 2026

The Chairman assigned Mr. Panya Chutisiriwong, the Company’s moderator of the meeting, to present the details to the Meeting.

Mr. Panya Chutisiriwong reported that the Board of Directors had considered the remuneration of directors based on appropriate criteria, which had been reviewed and screened by the Nomination, Remuneration and Sustainability Committee. In this regard, consideration was given to the scope of duties and responsibilities, the Company’s operating performance, as well as the overall performance and contribution of the Board of Directors.

In addition, the Board of Directors compared the directors’ remuneration with that of companies in the same industry with similar business scale, in terms of both revenue and market capitalization. The comparison was based on the Director Compensation Survey 2024 conducted by the Thai Institute of Directors Association (IOD), as well as the principles of good corporate governance.

Based on such consideration, it was deemed that the Company’s directors’ remuneration is at an appropriate level and comparable to peers in the same industry, reflecting fairness and suitability in determining compensation.

The Board of Directors therefore proposed to the shareholders’ meeting to approve the directors’ remuneration for the year 2026 in the form of meeting allowances at the same rate as the previous year, with no additional benefits. Details had been disclosed to shareholders in advance in the meeting invitation. The Meeting was requested to consider and approve the proposed directors’ remuneration.

Remuneration Components	2026
Meeting allowance (only for directors attending the meeting)	THB / person / meeting
Chairman of the Board	40,000
Director	20,000
Meeting allowance (only for directors attending the meeting)	THB / person / meeting
<u>Audit committee</u>	
Chairman of the Audit Committee	40,000
Audit Committee Member	30,000

Remuneration Components	2026
<u>Nomination, Remuneration and Sustainability Corporate Governance Committee</u>	
Chairman of the Nomination, Remuneration and Sustainability Corporate Governance Committee	-None-
Member of the Nomination, Remuneration and Sustainability Corporate Governance Committee	-None-
Other Benefits	-None-

It was further clarified that no remuneration or any other benefits will be paid to directors other than those specified above.

Mr. Panya Chutisiriwong, the meeting moderator, opened the floor for shareholders' questions.

The moderator informed the Meeting that shareholders who wished to ask questions or express opinions were kindly requested to raise their hand. Upon receiving approval from the Chairman, shareholders were requested to identify themselves as either shareholders or proxy holders and to state their full name before asking questions.

For shareholders attending via electronic means, questions could be submitted through the Q&A function or by pressing the "raise hand" button, after which the Company's staff would enable the microphone for such shareholders.

It was further informed that no advance questions had been submitted prior to the meeting for this agenda item.

As no additional questions were raised by shareholders, the moderator proceeded to request the Meeting to cast votes. This agenda item required approval by not less than two-thirds (2/3) of the total votes of shareholders attending the Meeting.

For shareholders attending in person at the meeting venue, they were requested to submit their voting cards directly to the Company's staff.

For shareholders attending via electronic means, they were requested to cast their votes via the E-Voting system within the specified time limit of one (1) minute. After selecting their voting choice, a pop-up confirmation window would appear requesting confirmation of the vote, which must be confirmed by selecting "OK."

In the event that a shareholder did not submit a voting card or did not cast a vote through the electronic system for any agenda item, such vote would be deemed as approval of the proposed resolution.

Upon expiration of the voting period, the moderator closed the voting for this agenda item.

After completion of the voting process, shareholders attending via electronic means were requested to return to the Zoom platform to continue viewing the meeting. The Company’s staff then proceeded to collect and consolidate all voting results from the voting system.

Resolution The meeting, having duly considered the matter, unanimously resolved to approve the determination of the Board of Directors’ remuneration for the year 2026, with the voting results as follows:

Resolution	Number of Votes Cast (1 Share per 1 Vote)	%
Approved	1,118,837,008	100.0000
Disapproved	-	-
Abstained	-	-
Total	1,118,837,008	100.0000
Voided Ballot	-	-

Remark: In this agenda item, there was no additional shareholder attendance (0 persons), representing 0 shares.

As a result, the total number of attendees remained at 58 shareholders, representing a total of 1,118,837,008 shares.

Agenda 6 To Consider and Approve the Appointment of Directors to Replace Those Retiring by Rotation for the Year 2026

The Chairman assigned Mr. Panya Chutisiriwong, the Company’s moderator of the meeting, to present the details to the Meeting.

Mr. Panya Chutisiriwong, the Meeting Moderator, reported that in accordance with Section 71 of the Public Limited Companies Act B.E. 2535 (1992), and Article 18 of the Company’s Articles of Association, at every Annual General Meeting, at least one-third (1/3) of the directors shall retire from office. If the number of directors cannot be evenly divided into three parts, the number closest to one-third shall retire. For the first and second years following the Company’s registration, the retiring directors shall be determined by drawing lots. In subsequent years, the directors who have served the longest shall retire. Retiring directors are eligible for re-election.

For the 2026 Annual General Meeting of Shareholders, there are two directors who are due to retire by rotation as follows:

<u>List of Directors</u>	<u>Position</u>
(1) Mr. Premon Pinskul	Independent Director
(2) Mr. Anucha Viriyachai	Independent Director

To ensure compliance with good corporate governance principles, the Meeting Moderator invited the directors who had conflicts of interest in this agenda item, namely Mr. Premon Pinskul and Mr. Anucha Viriyachai, to temporarily leave the meeting room and proceed to the reception area during the consideration and voting of this agenda item. The said directors would rejoin the Meeting after the resolution had been duly passed.

To promote shareholder participation and in line with good corporate governance practices, the Company had provided shareholders with the opportunity to propose candidates for election as directors, as well as to propose agenda items for the 2026 Annual General Meeting of Shareholders, in accordance with the Company's prescribed criteria. Such criteria were disclosed via the Company's website and the Stock Exchange of Thailand's information disclosure system during the period from 1 October 2025 to 31 December 2025.

Upon the expiry of the said period, it was found that no shareholders had proposed any candidates for directorship or submitted any agenda items.

The nomination of directors in this agenda item had been considered and endorsed by the Nomination, Remuneration, and Corporate Governance for Sustainability Committee, excluding directors who had conflicts of interest or those due to retire by rotation.

The Board of Directors had conducted a thorough, transparent, and prudent nomination process in accordance with good corporate governance principles, taking into account legal requirements, the Company's Articles of Association, and relevant regulations. The Board also considered the Board Skill Matrix, as well as the knowledge, competency, skills, experience, and expertise of each candidate in alignment with the Company's business strategy and operations, in order to ensure a diverse and effective Board composition.

Accordingly, the Board proposed that the Meeting consider and approve the re-appointment of the two retiring directors, namely Mr. Premon Pinskul and Mr. Anucha Viriyachai, for another term of office, as both individuals possess the qualifications required under applicable laws, the Company's Articles of

Association, and relevant regulations. They also have extensive knowledge, capabilities, and experience beneficial to the Company's business operations in various areas, including management, economics, information technology, internal audit, accounting and finance, law, marketing, capital markets, as well as corporate governance and sustainability.

In addition, both directors have continuously performed their duties with responsibility, due care, and integrity throughout their tenure. The profiles and professional experience of each director have been disclosed in the invitation letter to the Meeting (Attachment 3), which had been distributed to shareholders in advance.

To comply with good corporate governance principles, the voting for the election of directors shall be conducted on an individual basis.

Agenda 6.1 proposed the re-appointment of Mr. Premon Pinskul as an Independent Director for another term.

The Meeting Moderator requested the Meeting to consider and cast votes on this agenda item, which requires approval by a majority vote of the shareholders present at the Meeting and entitled to vote.

Mr. Panya Chutisiriwong, the Meeting Moderator, opened the floor for shareholders to raise questions. He informed the Meeting that any shareholder wishing to ask questions or express opinions on this agenda item was requested to raise their hand. Upon receiving approval from the Chairman, the shareholder shall identify themselves as either a shareholder or proxy holder and state their full name before asking any questions.

For shareholders attending the Meeting via electronic means, questions may be submitted through the Q&A function or by clicking the "Raise Hand" button, after which the officer will unmute the microphone accordingly.

No advance questions had been submitted by shareholders prior to the Meeting for this agenda item, and no additional questions were raised during the Meeting.

As there were no further inquiries, the Meeting Moderator proposed that the Meeting consider and approve the re-appointment of Mr. Premon Pinskul as an Independent Director for another term.

For shareholders attending the Meeting in person, they were requested to submit their voting cards to the Meeting staff.

For shareholders attending the Meeting via electronic means, they were requested to cast their votes through the E-Voting system within the allocated time of one (1) minute. After selecting their vote, a pop-up window would appear to reconfirm the voting decision, and shareholders were required to click “OK” to confirm their vote.

In the event that a shareholder did not submit a voting card or did not cast a vote through the electronic system for any agenda item, such vote would be deemed as approval of the Meeting’s resolution. Upon the expiration of the voting period, the Meeting Moderator closed the voting for this agenda item.

After completion of the voting process, shareholders attending via electronic means were requested to return to the Zoom meeting platform to continue viewing and listening to the Meeting. The officers then proceeded to collect and compile the voting results from the system.

Resolution The Meeting considered the matter and resolved to approve the re-appointment of Mr. Premon Pinskiul, a director retiring by rotation, to resume his position as an Independent Director for another term, with the following voting results:

Resolution	Number of Votes Cast (1 Share per 1 Vote)	%
Approved	1,118,836,908	100.0000
Disapproved	100	-
Abstained	-	-
Total	1,118,837,008	100.0000
Voided Ballot	-	-

Remark: In this agenda item, there was no additional shareholder attendance (0 persons), representing 0 shares.

As a result, the total number of attendees remained at 58 shareholders, representing a total of 1,118,837,008 shares.

Agenda 6.2 proposed the re-appointment of Mr. Anucha Viriyachai as an Independent Director for another term

The Meeting Moderator requested the Meeting to consider and cast votes on this agenda item, which requires approval by a majority vote of the shareholders present at the Meeting and entitled to vote.

Mr. Panya Chutisiriwong, the Meeting Moderator, opened the floor for shareholders to raise questions. He informed the Meeting that any shareholder wishing to ask questions or express opinions on this agenda item was requested to raise their hand. Upon receiving approval from the Chairman, the shareholder shall identify themselves as either a shareholder or proxy holder and state their full name before asking any questions.

For shareholders attending the Meeting via electronic means, questions may be submitted through the Q&A function or by clicking the “Raise Hand” button, after which the officer will unmute the microphone accordingly.

No advance questions had been submitted by shareholders prior to the Meeting for this agenda item, and no additional questions were raised during the Meeting.

As there were no further inquiries, the Meeting Moderator proposed that the Meeting consider and approve the re-appointment of Mr. Anucha Viriyachai as an Independent Director for another term.

For shareholders attending the Meeting in person, they were requested to submit their voting cards to the Meeting staff.

For shareholders attending the Meeting via electronic means, they were requested to cast their votes through the E-Voting system within the allocated time of one (1) minute. After selecting their vote, a pop-up window would appear to reconfirm the voting decision, and shareholders were required to click “OK” to confirm their vote.

In the event that a shareholder did not submit a voting card or did not cast a vote through the electronic system for any agenda item, such vote would be deemed as approval of the Meeting’s resolution. Upon the expiration of the voting period, the Meeting Moderator closed the voting for this agenda item.

After completion of the voting process, shareholders attending via electronic means were requested to return to the Zoom meeting platform to continue viewing and listening to the Meeting. The officers then proceeded to collect and compile the voting results from the system.

Resolution The Meeting considered the matter and resolved to approve the re-appointment of Mr. Anucha Viriyachai, a director retiring by rotation, to resume his position as an Independent Director for another term, with the following voting results:

Resolution	Number of Votes Cast (1 Share per 1 Vote)	%
Approved	1,118,836,908	100.0000
Disapproved	100	-
Abstained	-	-
Total	1,118,837,008	100.0000
Voided Ballot	-	-

Remark: In this agenda item, there was no additional shareholder attendance (0 persons), representing 0 shares.

As a result, the total number of attendees remained at 58 shareholders, representing a total of 1,118,837,008 shares.

After the Meeting had duly passed the resolution, the Meeting Moderator invited the two directors to return to the meeting room and resume their participation in the Meeting.

The Meeting Moderator then welcomed both directors back to the Meeting and extended congratulations on the occasion of being re-appointed by the shareholders to serve another term as directors of the Company

Agenda 7 To Consider and Approve the Appointment of the Auditor and the Determination of the Audit Fee for the Year 2026

The Chairman assigned Mr. Panya Chutisiriwong, Company Secretary and Meeting Moderator, to present the details to the Meeting.

Mr. Panya Chutisiriwong, the Meeting Moderator, reported that the Audit Committee had carefully considered and proposed the appointment of the Company's auditor for the year 2026 in accordance with the Company's selection process.

In this regard, the key factors taken into consideration included credibility, independence in the performance of duties, qualifications, knowledge, competency, and experience in auditing, as well as the quality of service performance, adequacy of human resources, and appropriateness of audit fees.

The Audit Committee was of the opinion that EY Office Limited ("EY") is a reputable audit firm with high professional standards, qualified personnel, and sufficient resources, and is appropriately suited to the Company's business operations.

Such recommendation was duly reviewed and endorsed by the Audit Committee and subsequently approved by the Board of Directors.

Accordingly, it was proposed that the Meeting consider and approve the appointment of EY Office Limited as the auditor of the Company and its subsidiaries for the year 2026 for another term of one (1) year, with one of its certified public accountants as listed being authorized to audit and express an opinion on the Company's financial statements.

Auditors' name	CPA No.	The duration of serving as the Company's auditor
1. Ms. Orawan Techawatanasirikul / or	4807	3 years
2. Ms. Sumana Punpongsanon /or	5872	- years
3. Ms. Suchada Tantioran / or	7138	- years
4. Mrs. Nummon Kerdmongkhonchai / or	8368	- years
5. Ms. Wilaiporn Chaowiwatkul	9309	- years

The Company proposed the appointment of EY Office Limited as the auditor of the Company and its subsidiaries for the year 2026. The principal auditor is Ms. Orawan Techawatanasirikul, who has been responsible for auditing and signing the Company's financial statements for a period of three (3) years.

The alternate auditors, comprising auditors ranked 2 to 5, may act as auditors and sign the financial statements in the event of necessity. However, for the year 2026, the principal auditor remains Ms. Orawan Techawatanasirikul.

In addition, it was proposed to approve the audit fees for the Company and its subsidiaries, including quarterly financial statement review fees for the year 2026, in the total amount of THB 3,275,000 (three million two hundred seventy-five thousand Baht), excluding any non-audit services.

Both the Company and its subsidiaries engage the same audit firm. The audit fees for the Company and its subsidiary, Senera Senior Wellness Co., Ltd., remain unchanged from the previous year.

Such appointment and fee proposal were made in accordance with the recommendation of the Audit Committee, which has duly considered the matter, and were subsequently approved by the Board of Directors.

Comparison of auditor's remuneration from 2025 to 2026 Unit: Baht

Description	2025	2026	Percentage of change
Audit fee of the Company			
JAS asset PCL	2,525,000	2,525,000	-None-
Senera Senior Wellness Co., Ltd.	750,000	750,000	-None-
Out-of-pocket expenses	actual payment	actual payment	
Total	3,275,000	3,275,000	-None-

There are no non-audit fees (Non-Audit Fee).

The proposed auditors possess the qualifications required under the regulations of the Securities and Exchange Commission (SEC) and the Stock Exchange of Thailand (SET). They have no relationship or

conflict of interest with the Company, its subsidiaries, management, major shareholders, or any related persons that may affect their independence in performing their duties.

In addition, the said auditors do not provide any non-audit services to the Company that may give rise to conflicts of interest.

Both the Company and its subsidiaries engage the same audit firm in order to ensure consistency in financial reporting in accordance with accounting standards and uniform practices.

The Meeting was requested to consider and approve the appointment of the auditors and the determination of audit fees for the year 2026.

Mr. Panya Chutisiriwong, the Meeting Moderator, opened the floor for shareholders to raise questions. He informed the Meeting that any shareholder wishing to ask questions or express opinions on this agenda item was requested to raise their hand. Upon approval from the Chairman, the shareholder shall identify themselves as either a shareholder or proxy holder and state their full name before asking any questions.

For shareholders attending via electronic means, questions may be submitted through the Q&A function or by clicking the “Raise Hand” button, after which the officer will unmute the microphone accordingly. No advance questions had been submitted prior to the Meeting for this agenda item, and no additional questions were raised during the Meeting.

As there were no further inquiries, the Meeting Moderator requested the Meeting to proceed with voting, as this agenda item requires approval by a majority vote of the shareholders present at the Meeting and entitled to vote.

For shareholders attending in person, they were requested to submit their voting cards to the Meeting staff. For shareholders attending via electronic means, they were requested to cast their votes through the E-Voting system within the allocated time of one (1) minute. After selecting their vote, a pop-up window would appear requesting confirmation, and shareholders were required to press “OK” to confirm their vote.

In the event that a shareholder did not submit a voting card or did not cast a vote via the electronic system, such vote would be deemed as approval of the Meeting’s resolution. Upon the expiration of the voting period, the Meeting Moderator closed the voting for this agenda item.

After completion of the voting process, shareholders attending via electronic means were requested to return to the Zoom meeting platform to continue viewing and listening to the Meeting. The officers then proceeded to collect and compile the voting results from the system

Resolution The Meeting considered the matter and resolved to unanimously approve the appointment of the auditor and the determination of audit fees for the year 2026, with the following voting results:

Resolution	Number of Votes Cast (1 Share per 1 Vote)	%
Approved	1,118,837,008	100.0000
Disapproved	-	-
Abstained	-	-
Voided Ballot	-	-
Total	1,118,837,008	100.0000

Remark: In this agenda item, there was no additional shareholder attendance (0 persons), representing 0 shares.

As a result, the total number of attendees remained at 58 shareholders, representing a total of 1,118,837,008 shares.

Agenda 8 Consider other matters (if any)

Questions from Shareholders and Responses from Management

In this agenda item, the Chairman opened the floor for shareholders to raise questions or express their opinions. Shareholders were invited to submit questions either by raising their hands during the meeting or via the Q&A system within the allotted one-minute period.

Questions and Clarifications from Management

A shareholder attending the meeting in person inquired about the number of consecutive years in which the Company had incurred accumulated losses, and whether any tax benefits would arise in the event of five consecutive years of losses.

Ms. Kanokarn Samapudhi, Director of Accounting and Finance, clarified that the Company has properly prepared and submitted its corporate income tax filings in full compliance with applicable regulations, including the recognition of tax loss carryforwards in accordance with relevant requirements.

Mr. Panya Chutisiriwong further clarified that the Company recorded its first net loss in 2025 (2568 B.E.), and therefore does not yet have accumulated losses over multiple consecutive years as suggested in the question.

Regarding potential tax benefits, the Company may consider the recognition of deferred tax assets in accordance with applicable accounting standards. Such recognition must be assessed in consultation with the external auditor, taking into account the probability of future taxable profit sufficient to utilize the tax losses. This requires the preparation of financial projections and evaluation under relevant financial reporting standards. Deferred tax assets will be recognized only if deemed probable by the external auditor. However, this matter remains under review between the Company and the external auditor to ensure compliance with applicable accounting standards and appropriate financial reporting disclosure.

The shareholder further inquired whether the Company has fully appropriated the statutory reserve to the required 10% threshold, and why the agenda item proposed no allocation.

Ms. Kanokarn Samapudhi clarified that the proposal to omit the allocation of statutory reserve was based on the presentation format aligned with the Company's financial results for the current year, which reflect a net loss, and was prepared in accordance with proper financial disclosure principles.

Closing Remarks

The Chairman asked whether any shareholders wished to raise additional matters or questions for consideration. As no further questions were raised, the Chairman expressed appreciation to all shareholders for attending the meeting.

The Chairman further stated that, since the end of the previous year, the Board of Directors has held more frequent meetings to closely monitor and oversee the Company's performance, with the objective of achieving a turnaround in business results.

The Board has also reviewed and adjusted certain business directions and investment activities in accordance with its policy framework, with an emphasis on capital investment management and cash flow optimization as top priorities.

For new investment projects, the Board has resolved to defer certain investments in order to enhance liquidity management and strengthen the Company's cash flow position, while closely monitoring revenue enhancement and cost control measures. Regular follow-up meetings are conducted to assess performance and adjust strategies in response to evolving circumstances.

Mr. Panya Chutisiriwong further clarified that such meetings were internal management and monitoring sessions and did not involve any additional remuneration or meeting allowances.

Meeting Closure

The Chairman thanked all shareholders once again and declared the meeting closed.

Shareholders were requested to submit their signed voting ballots to the Company's officers for record-keeping and proper documentation in accordance with internal procedures.

The meeting was adjourned at 10:48 a.m.

Signed _____ Chairman of the Meeting

(Mr. Sukont Kanjana-huttakit)

Chairman of the Board

Signed _____ the Minutes Taker

(Ms. Kanokarn Samapudhi)

Company Secretary