



Minutes of the Annual General Meeting of Shareholders 2026

Wyncoast Industrial Park Public Company Limited (“Company”)

held on Friday 24, April, 2026

at Conference Room, 3rd Floor, Wyncoast Industrial Park Public Company Limited

Directors attending the Meeting:

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| 1. Mr. Jak Chamikorn | Chairman of Board of Director / CEO |
| 2. Ms. Koranun Sukonritikorn | Director / Deputy of CEO / CFO |
| 3. Ms. Vinita Chamikorn | Director / CSO / Acting-COO |
| 4. Mr. Somkiat Tangcharoenkitkul | Director |
| 5. Mrs. Krissana Prakobkarndee | Director |
| 6. Dr. Chaiya Kudakarn | Independent Director |
| 7. Mr. Dussadee Sinchemsiri | Independent Director/ Chairman of Audit and Risk Management Committee / Nomination, Remuneration and Corporate Governance Committee |
| 8. Gen. Surasuk Sukha | Independent Director / Audit and Risk Management Committee / Chairman of Nomination, Remuneration and Corporate Governance Committee |
| 9. Dr. Chaiyo Trangadisaikul | Independent Director / Audit and Risk Management Committee / Nomination, Remuneration and Corporate Governance Committee |
| 10. Ms. Yupaporn Yuchuakal | Company Secretary / Recorder |

Directors not attending the Meeting:

The Meeting commenced at 14:05 Hours

The Chairman informed the meeting that there were 2 shareholders attending the meeting in person, holding 140,185,000 shares, and 25 shareholders attending by proxy, holding 193,986,591 shares. Consequently, a total of 27 shareholders attended the meeting both in person and by proxy, representing a total of 334,171,591 shares. This equivalent to 59.55% of the company’s total issued and paid-up shares.

Mr. Jak Chamikorn, Chairman of the Board of Directors, presided over the meeting as the Chairman. He declared the 2026 Annual General Meeting of Shareholders open and introduced the directors in attendance as follows:

1. Mr.Jak Chamikorn Chairman of Board of Director
2. Ms.Koranun Sukonritikorn Director
3. Ms.Vinita Chamikorn Director
4. Mrs.Krissana Prakobkarndee Director
5. Mr. Somkiat Tangcharoenkitkul Director
6. Dr. Chaiya Kudakarn Independent Director
7. Mr. Dussadee Sinchemsiri Independent Director / Chairman of the Audit and Risk Management Committee / Nomination, Remuneration and Corporate Governance Committee
8. Gen. Surasuk Sukha Independent Director / Audit and Risk Management Committee / Chairman of Nomination, Remuneration and Corporate Governance Committee
9. Dr. Chaiyo Trangadisaikul Independent Director / Audit and Risk Management Committee / Nomination, Remuneration and Corporate Governance Committee

Currently, the Board of Directors consists of 9 members. For this Annual General Meeting, all 9 directors were in attendance, representing 100% of the total board members. Furthermore, the Chairman introduced the Executive Management team as follows:

1. Mr. Jak Chamikorn Chairman of the Board of Directors
2. Ms. Koranun Sukonritikorn Deputy Chief Executive Officer, Chief Financial and Accounting Officer
3. Ms. Vinita Chamikorn Chief Strategic Office, Acting Chief Operating Officer
4. Ms. Yupaporn Yuchuakal Company Secretary, Director of Subsidiary's Company
5. Mr. Akkarit Luadomkul Legal Officer
6. Miss Pornthip Sangsawand Accounting and Finance Manager

The Company also invited Ms. Saruda Chitwattananon, a team of certified public accountants of the Company and its subsidiaries from SP Audit Co., Ltd., to attend the Meeting. The Meeting has been recorded through video media and be posted such media on the Company's website for shareholders to view and replay.

Mr. Jak Chamikorn, Ms. Koranun Sukonritikorn, Ms. Vinita Chamikorn, Gen. Surasuk Sukha, and speaker (“Meeting’s Conductor”) for this Annual General Meeting of shareholders 2026.

Prior to the start of formal proceedings, MC has informed the voting procedure to the Meeting. Details were as follows;

General agenda: Voting for each agenda item will be done openly, counting one vote per share. Shareholders or proxies must vote only in one way: agree, disagree or abstain. Voting cannot be divided into parts.

In the case of a proxy, the proxy must vote only as specified by the grantor in the proxy form. If the proxy does not specify their intention to vote on any agenda in the proxy form, or is not clearly specified, or in the event that the meeting considers or votes on any matter other than what is specified in the proxy form, including cases where any facts have been changed or added. The proxy has the right to consider and vote on their behalf as they see fit.

Agenda for the election of directors, the method of voting shall be used to select individual directors and shareholders or proxies may vote for persons nominated as directors not exceeding the number of directors to be elected at that time which votes equal to one vote per one share and unable to be divided.

The practice for voting in each agenda is that the MC will inform shareholders to consider voting in each agenda. The opinions of the Meeting will be asked as to which shareholders disagree or abstain from voting or not and request to vote on the ballot that has been distributed to everyone before attending the Meeting by writing a check mark in the square box on the ballot that has been distributed.

In the event that a shareholder disagrees or abstains from voting, the shareholder or proxies must raise their hands and wait for the Company's employees to collect the ballots to count the votes. The remaining shareholders are considered to agree without having to raise their hands. Accordingly, shareholders or proxies can vote upon single opinion.

The procedures for counting votes are as follows:

The Company counts votes using the ballots distributed to all shareholders during registration. For each agenda item, the Company aggregates the total votes cast by shareholders attending in person and those cast by proxy via advance voting.

The Master of Ceremonies (MC) shall announce the voting results to the meeting once the voting for each agenda item has concluded. The report will categorize the results into "Approve," "Disapprove," "Abstain," and "Voided Ballots." In the event of a tie, the Chairman of the meeting shall have a casting vote to resolve the matter, regardless of whether the Chairman is a shareholder of the Company.

Regarding the opportunity for shareholders to propose agenda items, nominate candidates for directorship, and submit inquiries prior to the 2026 Annual General Meeting of Shareholders, the Company established a submission period from December 1, 2025, to January 31, 2026.

The Company hereby informs that no shareholders submitted any inquiries or proposals during the aforementioned period.

Inquiries During the Meeting Attendees who wish to pose questions are requested to write their inquiries on the provided stationery located at their respective tables and submit them to the staff. The Company will address questions within the meeting room exclusively on matters pertaining to the agenda items subject to voting.

As there are no further objections, the meeting shall proceed in accordance with the following Agenda:

Agenda 1: To acknowledge the Company's operating results for the fiscal year 2025.

Ms. Vinita Chamikorn reported the Company's operating results for the fiscal year 2025, which can be summarized as follows:

Solar Power Plant Engineering, Procurement, and Construction Business

- In 2025, the primary revenue was derived from the solar power plant construction business of the Company and its subsidiaries. This resulted in a total revenue of 215.59 million Baht. When compared to the fiscal year 2024, this represents a significant increase of over 114.65%.

Property Rental and Services Business

- The Property Rental and Services Business, encompassing spaces both within and outside the Free Zone, constitutes the Company's core asset-based business. As of December 31, 2025, the occupancy rate for the warehouse buildings stood at

88.32%, with a total leasable area of 112,206 square meters, categorized as follows:

- o Factory and Warehouse space: 42,114 square meters
- o Office building space: 3,808 square meters
- o Concrete yard space: 15,687 square meters
- o Rooftop space: 49,302 square meters
- o Residential units: 30 units, including meeting rooms and cafeteria space totaling 1,295 square meters.

Business Overview

- Total Revenue: In 2025, the Company reported a total revenue of 215.59 million Baht, compared to 100.44 million Baht in 2024.
- Administrative and Personnel Expenses: For the fiscal year 2025, expenses related to management and employees totaled 19.73 million Baht, with a total headcount of 60 employees.
- Net Profit: According to the consolidated financial statements for 2025, the Company achieved a net profit of 1.45 million Baht, compared to a net profit of 1.97 million Baht in 2024.

In 2025, the Company maintained investments in five (5) subsidiaries and one (1) associate company, in collaboration with strategic partners under appropriate investment proportions. Each business segment has demonstrated a consistent growth rate and continues to contribute effectively to the Company's overall revenue.

The Company has expanded its businesses through various projects within its subsidiaries as follows:

Real Estate Management Business: Investment in Wyncoast Asset Management Co., Ltd.

Water Management Business: Investment in Wyncoast Water System Co., Ltd. (In the process of liquidation).

Renewable Energy and Construction Business: Investment in 4 companies, consisting of Chachoengsao Power Co., Ltd., W.Solar Co., Ltd., 105 Solar Power Co., Ltd., and Bangpakong Solar Power Co., Ltd., which is an associate company. These companies provide integrated services: PPA, EPC, and O&M. Regarding the solar power plant business, there are Power Purchase Agreements (PPA) for commercial electricity distribution to both public and private sectors totaling 5.254 MW. This includes a Microgrid system within Wyncoast Industrial Park capable of supporting a maximum electricity consumption of up to 12 MW.

Regarding the Solar Power Plant EPC (Construction) work in 2025, the Company and its subsidiaries held construction contracts for 14 projects with a total generating capacity of 7.022 MW. In 2026, the Company has a backlog of several construction projects currently in the process of closing contracts with both public and private agencies. This is to generate revenue in preparation for the future listing of subsidiaries on the Market for Alternative Investment (MAI).

Vision 2025

To be a leader in integrated real estate development with continuous international growth, coupled with a renewable energy business that creates value through modern innovation and technology, in order to become an organization of sustainable excellence.

Mission 2025

To focus on integrated real estate development and create growth opportunities in the renewable energy business under good corporate governance for stable and sustainable growth, while considering all stakeholder groups as follows:

- **Customers:** To develop real estate according to customer needs to deliver maximum benefit and satisfaction.
- **Employees:** To continuously develop personnel capabilities for career advancement opportunities.
- **Organization:** To develop the organizational structure to enhance competitiveness and business sustainability.
- **Partners:** To develop strong relationships with business partners and ensure fair treatment to maintain sustainable relationships.
- **Shareholders:** To develop new business opportunities to deliver sustainable returns to shareholders, including treating all shareholders fairly and equally.
- **Society and Community:** To develop society, the community, and the environment to create good opportunities through various projects and activities.

Corporate Social Responsibility (CSR) Activities

- The Company has continuously provided scholarships to the children of employees from 2008 to the present, granting a total of 547 scholarships. Additionally, the Company supports educational equipment for students in nearby schools to demonstrate that the Company recognizes the importance of providing educational support to the community.

- Annual fire safety training is provided to employees and customers, including specialized safety training for working at heights for employees to enhance occupational health and safety. Furthermore, operational training is provided to contractors and the Company's business partners.
- Throughout its business operations, the Company has consistently participated in activities within nearby communities. With excellent cooperation from government agencies and various local organizations, the Company has been able to continuously create beneficial contributions to the community.

Anti-Corruption

- The Company has established a policy prohibiting directors, executives, and employees from engaging in, accepting, or permitting any form of corruption, whether directly or indirectly. This policy covers all business types and all relevant departments. The Company ensures regular audits of compliance with this Anti-Corruption Policy, as well as reviews of operational guidelines and requirements to remain consistent with changes in business, regulations, and legal requirements.
- The Company has established guidelines for oversight and monitoring to prevent and track risks associated with fraud and corruption, with details as follows:

1. Audit and Internal Control Assessment: The Company provides an audit process to evaluate internal control systems covering key operational areas, such as sales and marketing, procurement, contracting, budgeting and budget control, accounting records, and payment processing. This is conducted to prevent and monitor risks of fraud and corruption, and to provide recommendations for appropriate corrective measures.

2. Weekly Inter-departmental Meetings: The Company mandates weekly joint meetings across all departments to clarify operating results, identify problems, and determine collective solutions. Relevant department heads are responsible for monitoring performance, rectifying errors (if any), and reporting to the authorized persons respectively.

Here is the formal English translation for the progress of the CAC certification and the closing of the agenda item:

The Company would like to report its progress regarding participation in the CAC as follows:

- In the past year, the Company awaited the announcement of its intent to participate in the Thai Private Sector Collective Action Against Corruption (CAC). The Company officially declared its intent to participate again on March 11, 2026.
- The Company is currently in the process of implementing the program according to the guidelines specified in the Self-Evaluation Tool (71 items). The project working group has reviewed policies and operational guidelines concerning anti-corruption, as well as internal control measures, to ensure they align with the Company's current business environment. This is part of the process to submit a certification request to the CAC Council for approval, which is expected to be finalized within the year 2027.

The Master of Ceremonies (MC) provided an opportunity for shareholders to inquire, express opinions, or seek further clarification. There were no shareholders who raised questions or offered additional comments. This agenda item does not require a resolution from the shareholders as it is a report for acknowledgment; therefore, no vote was cast.

Agenda 2: To consider and approve the financial statements for the fiscal year ended December 31, 2025.

Ms. Koranun Sukonritthikorn presented the Statement of Financial Position (Balance Sheet) and the Statement of Comprehensive Income of the Company for the fiscal year ended December 31, 2025. These financial statements have been audited and certified by the Company's auditor and are disclosed in the 2025 Annual Report (Form 56-1 One Report), which was delivered to the shareholders along with the invitation to this meeting. The details can be summarized as follows:

Management Discussion and Analysis (MD&A)

Statement of Financial Position (Assets) The Company and its subsidiaries reported total assets of 800.61 million Baht, representing an increase of 24.13 million Baht or 3.11% compared to 2024. This increase was primarily driven by the growth in trade receivables, other current receivables, and contract assets.

Statement of Financial Position (Liabilities) The Company and its subsidiaries reported total liabilities of 363.19 million Baht, an increase of 20.04 million Baht or 5.84% from 2024. The primary factor for this increase was the rise in trade payables and other current payables.

Changes in Shareholders' Equity The Company and its subsidiaries reported shareholders' equity of 372.92 million Baht, an increase of 1.27 million Baht or 0.34% compared to 2024. The increase was mainly attributed to the net profit generated from operating results.

Statement of Comprehensive Income (Revenue)

Rental and Service Income: Totaled 42.12 million Baht, an increase of 0.63 million Baht or 1.51% compared to the same period last year, due to an increase in customers for space rental and services.

Construction Contract Revenue: Totaled 105.48 million Baht, an increase of 88.79 million Baht or 531.85% compared to the same period last year. This significant growth was driven by an increase in solar power system construction projects.

Sales and Service Income: Totaled 64.76 million Baht, an increase of 30.56 million Baht or 89.34% compared to the same period last year. This was due to subsidiaries in the renewable energy group increasing their solar power purchase agreement (PPA) projects, leading to higher electricity sales revenue.

Statement of Comprehensive Income (Costs and Expenses)

Total Costs: The Company and its subsidiaries reported total costs of 125.11 million Baht, an increase of 85.35 million Baht or 214.66% from 2024.

Total Expenses: Totaled 67.67 million Baht, an increase of 22.54 million Baht or 49.93% from 2024.

Financial Costs: Totaled 9.96 million Baht, an increase of 0.62 million Baht or 6.62%.

Management Discussion and Analysis (MD&A) Summary

The Company and its subsidiaries achieved a net profit of 1.45 million Baht. When compared to a net profit of 1.98 million Baht for the same period in 2024, the results are attributed to the following factors:

- Increase in Operating Revenue: Growth was observed across construction contract revenue, sales and service income, and rental and service income.
- Core Revenue Driver: Construction contract revenue became the primary income source in 2025, with solar power system construction (EPC) revenue increasing by 531.85%.

- IFRS 16 Compliance: The increase in sales and service income resulted from the recognition of revenue from solar power sales (PPA) in accordance with Thai Financial Reporting Standard 16 (IFRS 16).

The Company has managed its costs and expenses at an appropriate ratio, resulting in a net profit for the fiscal year 2025.

Factors Affecting Operating Results Positive Factors

Positive Factors

- 1) *Government Policies on the Super Eastern Seaboard*: The government's policy to elevate the Eastern Economic Corridor (EEC) covers economic development in three provinces: Chachoengsao, Chonburi, and Rayong. This initiative aims to promote and attract investors through One-Stop Service incentives. The Company's location possesses a strategic logistics advantage due to its proximity to the main highway (Bangna-Trad Road, KM. 52). The continued promotion of these state policies will significantly benefit the Company's operations.
- 2) *Versatile Industrial Park Capabilities*: The ability to respond to diverse customer requirements by allocating rental and service spaces in both small and large scales—including Built-to-Suit solutions—constitutes a major competitive advantage for the Company's property rental and services business.

Negative Factors

Economic and political uncertainty arising from war situations may cause foreign investors to delay or reassess their investment plans, including the expansion of overseas production bases. This directly affects international clients leasing space both within and outside Free Zones. Some clients may request a reduction in leased space or the early termination of lease and service agreements before the expiry date. Furthermore, the non-renewal of lease and service agreements could lead to a decrease in rental and service revenue. These factors also impact the construction business, as investors may postpone expansion or hiring. Additionally, challenges in labor procurement and the ordering of construction materials could affect construction costs and the projected profit/loss of projects.

The MC provided an opportunity for shareholders to raise questions or share observations. Shareholders' inquiries are summarized below:

Thai Investors Association: Regarding the 2025 financial statements, which indicate that the Group's current liabilities exceed its current assets, resulting in tight cash flow, what is the company's liquidity management plan to handle the repayment of loans and liabilities maturing in 2026?

Ms. Koranun Sukonritikorn (Chief Financial and Accounting Officer) clarified as follows: The company has recognized this issue and has consistently maintained a cautious approach to managing business liquidity. We have carefully prepared a liquidity management plan to cover the debt obligations maturing in 2026. The primary solutions are as follows:

1. **Funding Plan Development:** The Company is developing a Funding Plan in collaboration with financial institutions to request credit line expansions and restructuring to align with current cash flows. This includes securing both short-term and long-term funding sources to support core businesses and facilitate further expansion.

2. **Revenue Stream Diversification:** The Company is actively seeking new revenue sources to bolster income. We have successfully expanded into the construction and electricity sales sectors. As evidenced in the past year, revenue from construction projects has demonstrated significant and substantial growth.

3. **Efficiency in Collection and Expense Control:** We are prioritizing the enhancement of debt collection efficiency and maintaining stringent control over expenses. These measures are designed to ensure that cash flow from operations remains consistent and sufficient.

Status of Liabilities: The Company has consistently demonstrated its efficiency in servicing long-term loans from financial institutions. Regarding outstanding trade payables, the Company has successfully negotiated installment payment plans that align with our cash flow. Furthermore, concerning legal liabilities, the Company has successfully negotiated and settled several cases during the past year, as reflected in the financial statements.

Management of Core Assets: The Company continues to generate cash flow from rental income while optimizing occupancy rates and contract renewals. In the previous year, following the expiration of a major lease at Building W2, the Company initiated renovations on this facility. Building W2 is a large-scale asset comprising over 13,000 square meters, with renovation works commencing in the third quarter of 2025.

As of this month, the entire space has been fully handed over to the new tenant, resulting in an increase in rental income. This is consistent with maintaining a high occupancy rate, which will enhance cash inflows and improve the turnover rate. Consequently, the Company will be able to manage short-term debt obligations and liquidity more effectively, as evidenced by higher operating revenue and the ability to maintain a profitable performance from improved overall operations.

The Company and its management place great importance on the liquidity issues that have arisen and have consistently exercised their utmost efforts to resolve these matters stringently, with a focus on the maximum benefit of the Company.

The Chairman informed the meeting that additional shareholders had joined the meeting as of 2:30 p.m. There are 3 shareholders attending in person, holding 151,065,500 shares, and 25 shareholders attending by proxy, holding 193,986,591 shares. In total, there are 28 shareholders and proxies attending the meeting, representing a combined total of 335,054,091 shares, which is equivalent to 61.49 percent of the total number of the Company's issued shares.

This agenda item must be approved by a majority vote of the shareholders who are present at the meeting and cast their votes.

The meeting was therefore requested to resolve on the financial statements for the fiscal year ended December 31, 2025. The Master of Ceremonies (MC) inquired whether any shareholders or proxies wished to disapprove or abstain from voting. The resolution is summarized as follows:

Resolution: The meeting unanimously resolved to approve the financial statements for the fiscal year ended December 31, 2025, with the following voting results:

- Approved: 345,052,091 shares, equivalent to 100 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Disapproved: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Abstained: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Voided Ballots: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.

Agenda 3: To consider and approve the omission of legal reserve allocation and the omission of dividend payment for the year 2025.

Ms. Koranun Sukonritikorn informed the meeting that, according to Section 116 of the Public Limited Companies Act and Article 45 of the Company's Articles of Association, the Company must allocate at least 5 percent of its annual net profit to a reserve fund until this fund reaches no less than 10 percent of the registered capital. Furthermore, under Section 115 and Article 44 of the Company's Articles of Association, dividends shall not be paid from any type of money other than profit. In the event that the Company still has an accumulated loss, dividend payment is strictly prohibited.

The Company's dividend policy is set at a rate of 30 percent of the net profit after income tax based on the consolidated financial statements. However, such dividend payments must not exceed the retained earnings of the separate financial statements. In cases where the separate financial statements report an accumulated loss, dividend payment will not be considered. The Company will act in accordance with the Public Limited Companies Act and consider its liquidity to ensure that dividend payments do not significantly impact business operations. The dividend policy of its subsidiaries will similarly consider economic conditions and operating results.

As of December 31, 2025, the Company has an accumulated loss of 340.67 million Baht. Consequently, the Company is unable to allocate net profit to a legal reserve or pay dividends. Therefore, the meeting is requested to consider and approve the omission of legal reserve allocation and the omission of dividend payment for the year 2025.

The Master of Ceremonies (MC) provided an opportunity for shareholders to inquire, express opinions, or seek further clarification. No shareholders raised any questions or comments.

This agenda item must be approved by a majority vote of the shareholders who are present at the meeting and cast their votes.

The meeting was thus requested to resolve on the omission of dividend payment for the year 2025. The MC inquired if any shareholders or proxies wished to disapprove or abstain from voting. The resolution is summarized as follows:

Resolution: The meeting unanimously resolved to approve the omission of legal reserve allocation and the omission of dividend payment for the year 2025, with the following voting results:

- Approved: 345,052,091 shares, equivalent to 100 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Disapproved: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Abstained: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Voided Ballots: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.

Agenda 4: To consider and approve the appointment of directors to replace those retiring by rotation.

The Chairman informed the meeting that for this agenda item, the three directors present Mr. Jack Chamikorn, Ms. Koranun Sukonritikorn, and Mr. Dussadee Sinchemsiri who are retiring by rotation and are considered interested parties in this matter, have expressed their intention to temporarily leave the meeting room. This is to ensure transparency in the consideration of the appointment of directors. Therefore, the Chairman assigned Major General Surasuk Sukha, in his capacity as an Independent Director and Chairman of the Nomination, Remuneration, and Corporate Governance Committee, to preside over Agenda Item 4.

Major General Surasuk Sukha informed the meeting that, in the 2026 Annual General Meeting of Shareholders, the following directors are scheduled to retire by rotation in accordance with Chapter 5, Article 19 of the Company's Articles of Association:

1. Mr. Jak Chamikorn
2. Ms. Koranun Sukonritikorn
3. Mr. Dussadee Sinchemsiri

The Board of Directors, excluding the three aforementioned interested directors, and based on the recommendation of the Nomination, Remuneration, and Corporate Governance Committee, has considered the matter and deems it appropriate to propose that the meeting approve the reappointment of the three directors who are retiring by rotation to serve as directors for another term.

The appointment of directors must be approved by a majority vote of the shareholders who are present at the meeting and cast their votes.

The names and brief profiles of the three directors are provided in Attachment 2, which was delivered together with the invitation to this meeting. The meeting is requested to consider and resolve on the appointment of directors to replace those retiring by rotation on an individual basis, as follows:

Resolution:: 1. The meeting was requested to resolve on the reappointment of Mr. Jack Chamikorn as the Chairman of the Board and Chief Executive Officer for another term. The presiding officer inquired if any shareholders or proxies wished to disapprove or abstain from voting. The resolution is summarized as follows:

- Approved: 345,052,091 shares, equivalent to 100 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Disapproved: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Abstained: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Voided Ballots: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.

2. The meeting was requested to resolve on the reappointment of Ms. Koranun Sukonritikorn as a Director, Vice Chairman of the Board, and Chief Financial Officer for another term. The presiding officer inquired if any shareholders or proxies wished to disapprove or abstain from voting. The resolution is summarized as follows:

- Approved: 345,052,091 shares, equivalent to 100 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Disapproved: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Abstained: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Voided Ballots: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.

3. The meeting was requested to resolve on the reappointment of Mr. Dussadee Sinchemsiri, an Independent Director, Chairman of the Audit and Risk Management Committee, and a member of the Nomination, Remuneration, and Corporate Governance Committee for another term. The presiding officer inquired if any shareholders or proxies wished to disapprove or abstain from voting. The resolution is summarized as follows:

- Approved: 345,052,066 shares, equivalent to 100 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Disapproved: 25 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Abstained: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Voided Ballots: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.

Upon completion of the reappointment of the directors retiring by rotation, Major General Surasuk Sukha invited all three directors to return to the meeting room and proceeded with the meeting.

Agenda 5: To consider and approve the determination of directors' remuneration for the year 2026.

Ms. Vinita Chamikorn requested the meeting to consider and approve the remuneration for the Board of Directors for the year 2026. The Board of Directors has considered this matter and deems it appropriate for the shareholders to approve a remuneration budget not exceeding 1,800,000 Baht, which is equal to the amount approved in 2025. The Board of Directors' Meeting No. 4/2026, held on March 5, 2026, resolved to approve the directors' remuneration rates as follows:

- **Meeting Allowance for the Board of Directors** (Scheduled monthly, at least 12 times per year):
 - Chairman: 12,500 Baht per meeting (Same as the rate in 2025)
 - Director: 6,500 Baht per meeting (Same as the rate in 2025)
- **Audit Committee** (Scheduled quarterly, at least 4 times per year):
 - **Chairman:** 8,000 Baht per meeting (Same as the rate in 2025)
 - **Director:** 4,000 Baht per meeting (Same as the rate in 2025)
- **Other Sub-committees** (Meeting allowance determined as follows):
 - **Chairman:** 8,000 Baht per meeting (Same as the rate in 2025)
 - **Director:** 4,000 Baht per meeting (Same as the rate in 2025)
- **Monthly Remuneration:**
 - **Chairman:** 12,000 Baht per month (Same as the rate in 2025)
 - **Director:** 6,000 Baht per person per month (Same as the rate in 2025)

Special allowances (bonuses) are to be paid annually, based on the Company's business growth and operating performance. The rate is set not to exceed 30 percent of the actual total directors' remuneration incurred in 2025.

For the fiscal year 2025, the actual directors' remuneration consisted of meeting allowances totaling 743,500 Baht, monthly remuneration of 432,000 Baht, and special allowances of 64,500 Baht. This brought the total directors' remuneration for 2025 to 1,240,000 Baht. The Company did not provide any other forms of compensation or benefits, whether monetary or non-monetary, to the directors.

Furthermore, a comparison with the 2025 remuneration of other listed companies in the same business sector revealed that the Company's directors' remuneration is lower than the industry average. Additionally, a comparison between the remuneration approved by the shareholders and the actual expenditure shows that the actual amount spent has consistently been lower than the approved budget every year.

The Master of Ceremonies (MC) provided an opportunity for shareholders to inquire, express opinions, or seek further clarification. No shareholders raised any questions or comments.

This agenda item must be approved by a vote of not less than two-thirds (2/3) of the total number of votes of the shareholders attending the meeting.

The meeting was thus requested to resolve on the determination of directors' remuneration for the year 2026. The MC inquired if any shareholders or proxies wished to disapprove or abstain from voting. The resolution is summarized as follows:

Resolution: The meeting unanimously resolved to approve the directors' remuneration for the year 2026 (for the budget of 2025 as previously referenced) in an amount not exceeding 1,800,000 Baht, with the following voting results:

- Approved: 345,052,091 shares, equivalent to 100 percent of the total number of shares of the shareholders attending the meeting and having the right to vote.
- Disapproved: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and having the right to vote.
- Abstained: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and having the right to vote.
- Voided Ballots: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and having the right to vote.

Agenda 6: To consider and approve the appointment of the Company's and its subsidiaries' auditors and the determination of audit fees for the fiscal year ending December 31, 2026.

Ms. Koranun Sukonritikorn informed the meeting that the Audit and Risk Management Committee and the Board of Directors deemed it appropriate to propose the appointment of:

- | | |
|----------------------------------|--|
| 1. Miss Susan lamwanitcha, | Certified Public Accountant No. 4306 or |
| 2. Miss Wanraya Phutthasatian, | Certified Public Accountant No. 4387 or |
| 3. Mr. Suchart Panitcharoen, | Certified Public Accountant No. 4475 or |
| 4. Miss Chuenta Chommoen, | Certified Public Accountant No. 7570 or |
| 5. Miss Waraporn Inthaprasit | Certified Public Accountant No. 7881 or |
| 6. Miss Wandee lamwanitcha, | Certified Public Accountant No. 8210 or |
| 7. Mr. Kiattisak Wanitchhanon | Certified Public Accountant No. 9922 or |
| 8. Miss Amornrat Juethongborisut | Certified Public Accountant No. 10998 or |
| 9. Miss Chonthicha Lertwilai | Certified Public Accountant No. 12258 or |
| 10. Miss Saruda Chitwattananon | Certified Public Accountant No. 15343 |

SP Audit Co., Ltd. as the auditor for the Company and its subsidiaries for the year 2026, and to determine the audit fee for the year 2026 in an amount not exceeding 2,604,000 Baht. This represents an increase of 50,000 Baht compared to the fee approved in 2025. The increase is due to the auditors' assessment of the Company's business plan, which indicates expanded activities and consequently higher audit costs for 2026.

The Master of Ceremonies (MC) provided an opportunity for shareholders to inquire, express opinions, or seek further clarification. No shareholders raised any questions or comments.

This agenda item must be approved by a majority vote of the shareholders who are present at the meeting and cast their votes.

The meeting was requested to resolve on the appointment of the Company's and its subsidiaries' auditors and the determination of the audit fees for the fiscal year ending December 31, 2026. The MC inquired if any shareholders or proxies wished to disapprove or abstain from voting. The resolution is summarized as follows:

Resolution: The meeting unanimously resolved to approve the appointment of the auditors from SP Audit Co., Ltd. as the auditors for the Company and its subsidiaries for the fiscal year 2026, and approved the audit fees in the amount of 2,604,000 Baht, with the following voting results:

- Approved: 345,052,091 shares, equivalent to 100 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Disapproved: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Abstained: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.
- Voided Ballots: 0 shares, equivalent to 0.00 percent of the total number of shares of the shareholders attending the meeting and casting their votes.

Agenda 7: To consider other business (if any)

Ms. Koranun Sukonritikorn informed the meeting that the Company had provided an opportunity for shareholders to propose agenda items for the Annual General Meeting in advance from December 1, 2025, to January 31, 2026. It appeared that no shareholders proposed any additional agenda items. Furthermore, pursuant to Section 105 of the Public Limited Companies Act B.E. 2535 (as amended in B.E. 2544), shareholders holding shares amounting to not less than one-third (1/3) of the total number of shares sold may request the meeting to consider matters other than those specified in the invitation notice.

The MC provided an opportunity for shareholders to raise questions or share observations. Shareholders' inquiries are summarized below:

The Thai Investors Association: Regarding the dispute over missing vehicles within the Free Zone area, where the Court of First Instance has issued a negative judgment against the Company: what are the Company's guidelines for improving the security systems and internal controls within the area to prevent such losses from recurring? Additionally, will this case affect the renewal of the Free Zone Establishment License (Customs Form 184)?

Ms. Vinita Chamikorn (Chief Planning and Strategy Officer): I would like to clarify the facts to ensure a mutual understanding as follows:

1. The Company has operated under an appropriate structure by managing two primary types of licenses:

- **Customs License No. 184:** In the capacity of "Free Zone Establisher" (Zone Owner). The Company continues to operate under this license as usual to provide warehouse and factory rentals within the Free Zone.
- **Customs License No. 185:** In the capacity of "Free Zone Operator," which covers bonded guarantee agreements and liability in cases of missing cargo.

2. **Cancellation of Customs License No. 185:** The Company has already completed the cancellation of License No. 185 for the following key reasons:

- **Risk Management:** To reduce obligations under bonded guarantee agreements and limit the scope of liability that may arise from missing goods or past legal disputes.
- **Legal Status:** This cancellation is part of an operational restructuring plan to align with the Company's current status and mitigate risks associated with potential fines or outstanding taxes related to holding said license.
- **Business Continuity:** The cancellation of License No. 185 does not affect the overall core business operations within the Free Zone, as the Company's primary revenue continues to be generated from warehouse rentals.

Summary: This action is part of our Risk Management policy aimed at protecting shareholder interests by terminating high-risk obligations and refocusing on management areas that create sustainable added value for the Company.

The Master of Ceremonies (MC) requested the Chairman to officially close the 2026 Annual General Meeting of Shareholders.

The Chairman expressed gratitude to all shareholders and proxies for dedicating their time to attend the meeting, as well as to the Board of Directors, executives, and staff. The Chairman then declared the meeting adjourned.

The Meeting was adjourned at 15.01 hours.



..... Chairman

(Mr. Jak Chamikorn)

Chairman

..... Secretary Meeting

(Ms. Yupaporn Yuchuakal)

Company Secretary