

(Translation)

Minutes of the 2023 Annual General Meeting of Shareholders
N.C. Housing Public Company Limited

Date, time, and venue

The 2023 Annual General Meeting of Shareholders (the "Meeting") was held on Wednesday, April 26, 2023, at 14:00 hours, via electronic media (E-AGM) only. The Company applied the system of OJ International Co., Ltd. for a virtual conference in allowing shareholders to attend the Meeting (E-Meeting) and vote (E-voting). In this regard, the Meeting was recorded as a video for further dissemination on the Company's website.

Directors attending the Meeting

- | | |
|-------------------------------------|--|
| 1. Mr. Trirat Jarutach, Asst. Prof. | Chairman and Independent Director |
| 2. Mr. Piboon Limpraphat, Ph.D. | Director, Independent Director, Chairman of the Audit Committee, Chairman of the Nomination and Remuneration and CG Committee |
| 3. Mr. Vichan Amornrojanavong | Director, Independent Director, Member of the Audit Committee, Member of the Nomination and Remuneration and CG Committee |
| 4. Mr. Vorakan Dhepchalerm | Director, Independent Director, Member of the Audit Committee, Member of the Nomination and Remuneration and CG Committee |
| 5. Mr. Vikrom Sriprataks | Director, Independent Director, Member of the Audit Committee, Member of the Nomination and Remuneration and CG Committee |
| 6. Mr. Somchao Tanthathoedtham | Director, Member of the Nomination and Remuneration and CG Committee, Chairman of the Executive Committee, Chief Executive Officer |
| 7. Mr. Somnuek Tanthathoedtham | Director, Executive Director, Managing Director |

The Company has seven (7) directors and all those directors were present at the Meeting, which is 100% of all Company's directors.

Executives attending the Meeting

1. Mr. Thamrong Plookjitrason Assistant Managing Director
2. Mr. Rattakai Lertsripreeya Assistant Managing Director
3. Mr. Walatchanat Rujidasirisakul Senior Vice President (Accounting and Financial Department), Act as Chief Finance Officer (CFO)
4. Ms. Porntipa Cheewaruangroj Company Secretary

Auditors

1. Ms. Nitinee Kittikunapong Dharmniti Auditing Co., Ltd.
2. Mr. Todsaporn Kamsang Dharmniti Auditing Co., Ltd.

Meeting commenced at 14.00 hours

Ms. Pissamon Supap, a master of ceremonies (the “MC”), welcomed all shareholders to the 2023 Annual General Meeting of Shareholders of N.C. Housing Public Company Limited. She informed the Meeting that a total of 37 shareholders were attending the Meeting in person and by proxy, representing 978,075,795 shares from the total issued and paid-up shares of 1,245,283,691 shares, accounted for 78.5424% of the Company’s outstanding shares. This constituted a quorum according to Article 38 of the Company's Association.

Before starting to consider the agenda, the MC clarified the voting procedures and vote counting methods for each agenda which can be summarized as follows:

1. The Meeting was conducted through electronic media, therefore, there was no printing of ballots for the attendees. For voting, if shareholders attended the Meeting via PC, they were requested to vote on the E-Voting system by switching to E-Voting tab to cast their vote, but if shareholders attended the Meeting via mobile device or tablet, they were requested to switch from Zoom application to Chrome application to vote on the E-Voting system. The Company allowed shareholders two (2) minutes per agenda to vote. Once casting the vote, the system would have a pop-up asking to confirm the vote, pressed “Accept” to confirm voting.
2. In case shareholders would like to change the vote, they were able to do by selecting on the vote again. However, shareholders could not vote or change the vote when the agenda was passed and closed. After voting, shareholders were requested to switch back to E-meeting tab (Zoom) to continue the Meeting.
3. The system would collect points by counting the total votes from those who voted via E-Voting system and those who voted in advance via proxy documents.
4. Vote counting: one share would be counted as one vote.

5. The Chairman notified shareholders to vote on each agenda and queried in every agenda whether anyone objected or abstained. For agenda that no shareholder objected or abstained from voting, the Chairman considered the proposed resolution approved or agreed upon. On the other hand, if any shareholder objected or abstained from voting, the Chairman would ask the shareholder to put a checkmark in the square box [✓] of objection or abstention at the E-Voting tab. Shareholders or proxies who attended the Meeting and did not vote would be assumed to agree.
6. For proxies who attended the Meeting with the proxy form that the Grantor has already specified the vote, there was no need to vote in the E-Voting. The Company would count the votes according to the details specified in the proxy form. After that, the Chairman would announce the Meeting of the voting results of each agenda.
7. Before voting of each agenda, shareholders would have an opportunity to inquire or express any opinion related to that agenda;

Ask question by Chat:

1. Click at "Chat" in Zoom and type a message.
2. Press the Enter key to send the message to the system.

Ask question by speak through microphone:

1. Click at "Reactions" in Zoom and click "Raise Hand"
2. The MC would call out the name of person who raise hand, and the host would allow he/she to turn on the microphone for inquiries. The shareholder needed to unmute the microphone himself/herself and then asked the question. If the shareholder did not speak through the microphone within one (1) minute, he/she was requested to type the question through the "Chat" instead. The MC would read the question to the Meeting on your behalf.

Asking questions each time either via Chat or speak through microphone, shareholders who wish to inquire or express any opinion required to inform the name along with specifying whether attended the Meeting in person or as a proxy, followed by the queries or comments every time for the benefit of taking the Minutes of the Meeting correctly and completely. The Company allowed shareholders two (2) minutes per agenda to ask questions and would resume the meeting immediately if no questions were asked. Additional questions would be typed in through the Chat, the MC would read the questions later. Questions unrelated to the meeting agenda could be asked on Agenda 8: To consider on other matters (if any)

During the meeting, any attendee who had problems using the system was able to contact the administrator until the meeting ended via Call Center number 02-079-1811.

After the clarification, Mr. Trairat Jarutat, Asst. Prof., the Chairman of the Board of Directors (the “Chairman”), presided over the Meeting and gave the opening statements of the 2023 Annual General Meeting of Shareholders as well as welcomed the shareholders attending the Meeting. The Chairman invited Ms. Pissamon Supap, the MC, to facilitate the Meeting and clarify the details of each agenda.

Agenda 1

To consider certifying the Minutes of the 2022 Annual General Meeting of Shareholders

The Chairman requested the Meeting to consider certifying the Minutes of the Annual General Meeting of Shareholders for the year 2022, which was held on April 27, 2022. Copies of the Minutes had already been sent to the shareholders with the invitation letter.

As there were no amendments or further questions proposed by the shareholders, the Chairman asked the Meeting to vote on the approval of the Minutes.

Required votes for approval

Majority votes of the shareholders who attend the meeting and cast their votes.

Resolution

The Meeting considered and approved to certify the Minutes of the 2022 Annual General Meeting of Shareholders for the year 2022, with unanimous votes of the shareholders/proxies present and voting. The Meeting resolved as follows:

Agreed	978,225,795	votes	equivalent to	100.0000%
Disagreed	0	votes	equivalent to	0.0000%
Abstained	0	votes	equivalent to	0.0000%
Total	978,225,795	votes	equivalent to	100.0000%

Agenda 2

To consider and acknowledge the Company's operating results for the fiscal year 2022

The Chairman proposed the Meeting to consider and acknowledge the Company's operating results for the year 2022 and informed that the Board of Directors (the “Board”) had provided an annual report, as detailed in the 2022 Annual Report (Form 56-1 One Report), which was delivered to the shareholders together with the invitation prior to the Meeting. The Company's operating results summarized as follows:

- **Presales:** The Company reported a total presales value for the year 2022 at the amount of THB 4,694 million, an increase of THB 244 million (+5% YoY) from THB 4,450 million in the year 2021.

- **Transfer:** The Company reported a total transfer value for the year 2022 at the amount of THB 2,591 million, an increase of THB 439 million (+20% YoY) from THB 2,152 million in the year 2021.
- **Gross Profit:** The gross profit in 2022 was THB 959 million, an increase of THB 154 million (+19% YoY) from THB 805 million in the year 2021.
- **SG&A:** The total selling and administrative expenses in 2022 were THB 499 million, an increase of THB 43 million (+10% YoY) from THB 456 million in the year 2021, according to the increasing number of employees, higher utility expenses, and increased in general administrative expenses.
- **Net Profit:** The Company reported a net profit of the year 2022 at the amount of THB 349 million, an increase of THB 97 million (+39% YoY) from THB 252 million in the year 2021.
- D/E Ratio 0.64 times, increased from 0.51 times in 2021.
- ROA 9%, increased from 8.3% in 2021.
- ROE 10.8%, increased from 9.1% in 2021.
- In 2022, The Company was able to achieve presales of THB 4,694 million, **exceeding the presales target of THB 4,600 million**, representing a 102.04% goal achievement. For the year 2023, the Company has set a presales target of THB 5,500 million.
- In 2022, The Company was able to achieve transfer of THB 2,591 million, **exceeding the transfer target of THB 2,500 million**, representing a 103.64% goal achievement. For the year 2023, the Company has set a transfer target of THB 3,200 million.
- 6 new projects in the year 2023, an estimated value of THB 4,900 MB, namely Tiwa 2, Townee Sukhumvit-Srinakarin, and other 4 projects.

The MC briefly explained regarding the progress of the participation in the Thailand's Private Sector Collective Action Coalition Against Corruption ("CAC") that the Company has declared the determination to be part of the CAC.

The Company realizes and gives high precedence to the Collective Action Coalition of the CAC. Not only strictly abided by the policy on corruption since 2006 and has continued to strengthen, but the Company has also encouraged and fostered employees of all levels to have an anti-corruption sense in all aspects. Additionally, a spirit of responsibility has been nurtured among employees to perform their duty with integrity, ethics, and morale, which will lead to sustainable growth. The Board of Directors has determined the Anti-Corruption and Prevention Policy together with the Code of Business Conduct to which employees of all levels must strictly oblige.

Furthermore, the Company has allocated a complaint channel with the corresponding procedures that are timely and fair. Employees are expected to cooperate in the monitoring of operations according to the Good Governance Principle and Code of Business Conduct.

In 2022, no complaint or whistleblowing was made on any case against corruption, corporate governance, and business ethics. No issue or misconduct involving the prosecution of corruption in any sort was directly or indirectly made.

Moreover, the Anti-Corruption Policy has been disclosed to the shareholders and general public via the Company's website and the 2022 Annual Report (Form 56-1 One Report).

The Chairman asked if any shareholder would like to ask a question or make a comment on the Company's business results in 2022. As there were no shareholder to propose amendments or further questioning, the Meeting duly acknowledged the Company's business results in 2022.

Agenda 3

To consider and approve the Financial Statements for the year 2022 ended December 31, 2022

The Chairman proposed the Meeting to consider and prepare the annual financial statements at the end of the Company's fiscal year, as at December 31, 2022, consisted of the Statement of Financial Position and the Statement of Comprehensive Income, which had been certified by the auditor and reviewed by the Board. The details attached with the invitation letter prior to the Meeting. The followings were a summary:

The Statements of Financial Position

Assets As of December 31, 2022, the Company and its subsidiaries had total assets of THB 5,109.18 million, increased by THB 776.89 million (+17.93% YoY) from total assets as of December 31, 2021, due to the increase of project development.

Liabilities As of December 31, 2022, the Company and its subsidiaries had total liabilities of THB 1,988.77 million, increased by THB 533.27 million (+36.64% YoY) from total liabilities as of December 31, 2021. This was a result of increasing loans from financial institutions, issuing debentures, and increasing account payables.

Shareholders' Equity The Company's shareholders' equity as of December 31, 2022, was THB 3,120.42 million, increased by THB 243.62 million (+8.47% YoY) from shareholder's equity as of December 31, 2021, proportionate to the growing business earnings.

The Statements of Comprehensive Income

In 2022, the Company and its subsidiaries had a total revenue of THB 2,648.15 million, an increase of THB 107.68 million (+4.24% YoY) from the year 2021. The primary source of income was sales revenue of THB 2,590.91 million, an increase of THB 87.26

million (+3.49% YoY) from 2021, as a result of the launch of new projects in accordance with the business plan and the development of products that meet the needs of customers effectively, along with an enhanced overall picture of the industry and the economy.

The Company and its subsidiaries had a cost of sales at the amount of THB 1,631.96 million, a decrease of THB 66.97 million (-3.94% YoY) from the year 2021, contrary to the increase in revenue due to the company can control cost of sales more efficiently. The ratio of the cost of sales compared to revenue from sales decreased from 67.86% in the year 2021 to 62.99% at the end of 2022.

The Company and its subsidiaries reported a net profit of THB 349.38 million, an increase of THB 97.45 million (+38.68 % YoY) from a net profit of THB 251.93 million in the year 2021. Net profit margin increased from 9.92% in the year 2021 to 13.19% in the year 2022.

According to the resolution of the 2021 Annual General Meeting of Shareholders, the issuance and offering of debentures has been approved for the amount of not more than THB 1,000 million. Currently, the Company has already issued debentures two (2) times with details as follows:

- No.1: From the resolution of Board No.3/2021, held on May 14, 2021, approved the issuance and offering of debentures No.1/2021 in the amount of THB 150 million. The debentures were offered for sale to a limited number of not more than ten (10) investors (PP 10), with a term of debentures three (3) years from the issuing date, a fixed rate of interest at 4.85% per annum, due in 2024.
- No.2: From the resolution of Board No.6/2022, held on December 14, 2022, approved the issuance and offering of debentures No.1/2023 in the amount of THB 300 million. The debentures were offered to institutional investors, ultra-high net worth investors, and high net worth investors, with a term of debentures two (2) years from the issuing date, a fixed rate of interest at 6.00% per annum, due in 2024.
- As a result, at present, the approved issuance and offering of debentures amounting to THB 1,000 million has remained at THB 550 million.

The Chairman asked if any shareholder would like to ask a question. As there were no shareholder to propose amendments or further questioning, the Chairman proposed that the shareholders vote to appropriate financial statements mentioned above.

Required votes for approval

Majority votes of the shareholders who attend the meeting and cast their votes.

Resolution

The Meeting considered and approved the financial statements for the year ended December 31, 2022, with unanimous votes of the shareholders/proxies present and voting. The Meeting resolved as follows:

Agreed	978,225,895	votes	equivalent to	100.0000%
Disagreed	0	votes	equivalent to	0.0000%
Abstained	0	votes	equivalent to	0.0000%
Total	978,225,895	votes	equivalent to	100.0000%

Agenda 4

To consider and approve the allocation of profit from the operating results of the fiscal year 2022 and dividend payment

The Chairman proposed the Meeting to consider and approve the allocation of profit from the operating results of the fiscal year 2022 and dividend payment, with the following details:

According to Section 116 of the Public Limited Companies Act, B.E. 2535 (1992) and Article 51 of the Company's Articles of Association, the Company shall allocate part of its annual net profit as capital reserve of not less than 5% of the annual net profit after deduction of the accumulated losses brought forward amount (if any) until the amount of this capital reserve is not less than 10% of the registered capital, unless the Company's Articles of Association or other laws require more capital reserve.

Based on the financial statements for the year 2022, the Company had a net profit of THB 361,763,434.33. Therefore, the Board deemed it has been appropriate to propose to the shareholders to consider and approve the legal reserve allocation for the year 2022 in the amount of THB 18,140,000.00. In this regard, the Company's legal reserve is equal to THB 113,200,000.00 or 9.09% of the Company's registered capital (The Company's paid-up share capital is THB 1,245,283,691.00)

Furthermore, the Company has determined the policy for dividend payout which will be paid at a rate of not less than 40% of net profit of the consolidated financial statements after deduction of corporate income tax and allocation to legal reserve; however the dividend payout should be based on various factors such as performance, financial position, liquidity, business expansion plan, and other matters related to the management of the Company under the condition that the operation must be beneficial to the Company as well as to its shareholders. From the performance in the past year 2022, the Company's consolidated financial statements showed a net profit of THB 349,382,135.18.

Therefore, the Board deemed it has been appropriate to propose to the shareholders to consider and approve the dividend payment for the business performance of the year 2022 to be paid to the shareholders at the rate of THB 0.110 per share. Shareholders entitled to receive dividend were determined to be recorded on March 10, 2023 (Record Date), and the dividend payment was determined to be paid on May 18, 2023.

The Chairman asked if any shareholder would like to ask a question. As there were no shareholder to propose amendments or further questioning, the Chairman proposed that the shareholders vote to approve the allocation of profit from the operating results of the fiscal year 2022 and dividend payment.

Required votes for approval

Majority votes of the shareholders who attend the meeting and cast their votes.

Resolution

The Meeting considered and approved the allocation of profit from the operating results of the fiscal year 2022 and dividend payment, with unanimous votes of the shareholders/proxies present and voting. The Meeting resolved as follows:

Agreed	978,225,895	votes	equivalent to	100.0000%
Disagreed	0	votes	equivalent to	0.0000%
Abstained	0	votes	equivalent to	0.0000%
Total	978,225,895	votes	equivalent to	100.0000%

Agenda 5

To consider and approve the election of the directors in replacement of those whose term was due for retirement by rotation

The Chairman informed the Meeting that the Public Limited Companies Act B.E. 2535 (1992) and Article 18 of the Company's Articles of Association has stipulated that at every Annual General Shareholders' Meeting, one-third (1/3) of the directors shall retire from office. If the number of directors is not a multiple of three (3), then the number nearest to one-third (1/3) shall retire from office. There must be a drawing by lots to determine the directors retiring on the first and second years following the registration of the Company. In each subsequent year, the directors who occupy the position for the longest period shall retire.

In the 2023 Annual General Meeting of Shareholders, the directors whose terms expire were as follows:

1. Mr. Piboon Limpraphat, Ph.D. Director, Independent Director, Chairman of the Audit Committee, Chairman of the Nomination and

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|--------------------------------|--|
| | Remuneration and CG Committee |
| 2. Mr. Somchao Tanthathoedtham | Director, Member of the Nomination and Remuneration and CG Committee, Chairman of the Executive Committee, Chief Executive Officer |
| 3. Mr. Vikrom Sriprataks | Director, Independent Director, Member of the Audit Committee, Member of the Nomination and Remuneration and CG Committee |

The Board, with the approval of the Nomination and Remuneration and CG Committee (the “NRC”), has considered the qualifications and performance of such directors individually. These three (3) directors were suitable in terms of knowledge, ability, experience and expertise in a specific field, and possessed full qualifications as a director and independent director in accordance with the criteria set by the Company and those stipulated in relevant laws. Also, the directors were full of skills that were beneficial to the operations of the Company as well.

As such, the NRC deemed it has been appropriate to submit the names of the three (3) nominees to the Company’s Board of Directors which is then to be proposed to the 2023 Annual General Meeting of Shareholders to re-elect the directors for another term.

Required votes for approval

Majority votes of the shareholders who attend the meeting and cast their votes.

The Chairman proposed the Meeting to vote for the three (3) directors individually, the details were as follows:

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| The first: Mr. Piboon Limpraphat, Ph.D. | Director, Independent Director,
Chairman of the Audit Committee,
Chairman of the Nomination and
Remuneration and CG Committee |
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Resolution

The Meeting considered and approved the election of Mr. Piboon Limpraphat, Ph.D. as Independent Director and the Subcommittee, with majority votes of the shareholders/proxies present and voting. The Meeting resolved as follows:

Agreed	976,297,895	votes	equivalent to	99.8029%
Disagreed	1,928,000	votes	equivalent to	0.1971%
Abstained	0	votes	equivalent to	0.0000%
Total	978,225,895	votes	equivalent to	100.0000%

The second: Mr. Somchao Tanthathoedtham Director, Member of the Nomination and Remuneration and CG Committee, Chairman of the Executive Committee, Chief Executive Officer

Resolution

The Meeting considered and approved the election of Mr. Somchao Tanthathoedtham as Executive Director and the Subcommittee, with majority votes of the shareholders/proxies present and voting. The Meeting resolved as follows:

Agreed	976,297,895	votes	equivalent to	99.8029%
Disagreed	1,928,000	votes	equivalent to	0.1971%
Abstained	0	votes	equivalent to	0.0000%
Total	978,225,895	votes	equivalent to	100.0000%

The third: Mr. Vikrom Sriprataks Director, Independent Director, Member of the Audit Committee, Member of the Nomination and Remuneration and CG Committee

Resolution

The Meeting considered and approved the election of Mr. Vikrom Sriprataks as Independent Director and the Subcommittee, with majority votes of the shareholders/proxies present and voting. The Meeting resolved as follows:

Agreed	976,297,370	votes	equivalent to	99.8029%
Disagreed	1,928,525	votes	equivalent to	0.1971%
Abstained	0	votes	equivalent to	0.0000%
Total	978,225,895	votes	equivalent to	100.0000%

Agenda 6

To consider and approve the directors’ remuneration for the year 2023

The Chairman informed the Meeting that the NRC has considered the criteria of remuneration for directors and agreed on the criteria corresponding to the responsibilities of members of the Board. The rate of remuneration for directors was close to the overall average of the industry and was reasonable to maintain qualified Board members as required by the Company. The NRC deemed it has been appropriate to submit to the Company’s Board of Directors which is then to be proposed to the 2023 Annual General Meeting of Shareholders to approve the directors’

remuneration for the year 2023 at the same rate as the previous year and to approve bonus for the directors who served the Company in the year 2022 with the following details:

6.1 Meeting allowance and annual remuneration

6.1.1 Meeting allowance for the Board of Director

- Chairman THB 50,000/meeting
- Member THB 20,000/meeting

6.1.2 Annual remuneration for the Board of Director

- Chairman THB 440,000/person/year
- Member -None-

6.1.3 Meeting allowance for the Audit Committee

- Chairman THB 30,000/meeting
- Member THB 20,000/meeting

6.1.4 Annual remuneration for the Audit Committee

- Chairman THB 200,000/person/year
- Member THB 200,000/person/year

6.1.5 Meeting allowance for the Nomination and Remuneration and CG Committee

- Chairman THB 30,000/meeting
- Member THB 20,000/meeting

6.2 Bonus

Request for approval of bonus for the directors who served the Company in the year 2022 (Paid in the year 2023) not exceeding THB 680,000. The bonus shall equally allocate to the Company's Directors depending on the day of services while the Executive Director of the Company shall not receive the director's bonus.

The director's bonus shall be paid after it has been approved by the Annual General Meeting of Shareholders, with the allocation of the amount and payment method according to the resolution of the Board of Directors.

6.3 Other remuneration -None-

The Chairman asked if any shareholder would like to ask a question. As there were no shareholder to propose amendments or further questioning, the Chairman proposed that the shareholders vote to approve the directors' remuneration for the year 2023 and approve bonus for the directors who served the Company in the year 2022.

Required votes for approval

No less than two-thirds (2/3) of the shareholders who attend the meeting and cast their votes.

Resolution

The Meeting considered and approved the directors' remuneration for the year 2023 and bonus for the directors who served the Company in the year 2022, with unanimous votes of the shareholders/proxies present and voting. The Meeting resolved as follows:

Agreed	983,127,495	votes	equivalent to	100.0000%
Disagreed	0	votes	equivalent to	0.0000%
Abstained	0	votes	equivalent to	0.0000%
Total	983,127,495	votes	equivalent to	100.0000%

Agenda 7

To consider and approve the appointment of the auditor for the Financial Statements year 2023 and determination of the remuneration

The Chairman informed the Meeting that the Board considered and deemed it has been appropriate to propose to the Meeting to consider and approve the appointment of the auditor under Dharmniti Auditing Company Limited to be the Company's auditor for the year 2023, name list of auditors as follows:

1. Miss Nitinee Kittikunapong CPA Registration No. 8843
(Signed the Financial Statement of the Company for the year 2022) or
2. Miss Chotima Kitsirakorn CPA Registration No. 7318
(Signed the Financial Statement of the Company for the year 2020-2021) or
3. Miss Wannisa Ngambuathong CPA Registration No. 6838
(Never signed the Financial Statement of the Company) or
4. Miss Chutinant Kopraserthaworn CPA Registration No. 9201
(Never signed the Financial Statement of the Company) or
5. Miss Soraya Tintasuwan CPA Registration No. 8658
(Never signed the Financial Statement of the Company)

The Chairman then proposed to the Meeting to approve the audit fees by determining the auditor's remuneration for the year 2023 in the amount of THB 1,640,000, increased from the previous year, excluding other expenses.

The Chairman asked if any shareholder would like to ask a question. As there were no shareholder to propose amendments or further questioning, the Chairman proposed that the

shareholders vote to approve the appointment of the auditor for the Financial Statements year 2023 and determination of the remuneration.

Required votes for approval

Majority votes of the shareholders who attend the meeting and cast their votes.

Resolution

The Meeting considered and approved the appointment of the auditor for the Financial Statements year 2023 and determination of the remuneration, with unanimous votes of the shareholders/proxies present and voting. The Meeting resolved as follows:

Agreed	983,127,495	votes	equivalent to	100.0000%
Disagreed	0	votes	equivalent to	0.0000%
Abstained	0	votes	equivalent to	0.0000%
Total	983,127,495	votes	equivalent to	100.0000%

Agenda 8

To consider on other matters (if any)

The Chairman asked if any shareholder would like to ask a question and/or make any comments. A shareholder (who did not wish to reveal the name) inquired by typing a message as follows:

1. What has been the Company's presales trend over the first quarter of the year 2023?
And what are the Company's sales and transfer goals for the entire fiscal year 2023?
2. What is the Company's view on REIC information indicating that the trend for low-rise house sales is dropping in comparison to high-rise sales?

Mr. Somnuek Tanthathoedtham, Managing Director, clarified that:


1. The overall property industry has a better trajectory and sends a better signal in the first quarter of 2023. The majority of the Company's goods are low-rise housing, yet they are nonetheless performing well. As expected, sales are still ongoing. The sales and transfer targets are projected to be achieved.
2. Overall, high-rise housing faced problems since the early stages of the COVID-19 outbreak, while low-rise housing had a slight decline in the early stages of the pandemic but gradually got better. Consumers are increasingly interested in low-rise housing, therefore it tends to grow significantly. Low-rise housing will continue to grow quite well this year and the Company definitely ensure to go according to plan.

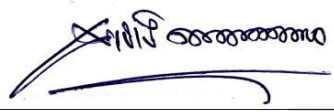
The Chairman further clarified that the Company's business development department has planned to closely monitor the business and that the Company has expanded the project to locations with high customer interest, resulting in satisfactory presales and transfers.


During the meeting, there were three (3) additional shareholders attending the meeting, resulting in shareholders attending the Meeting either in person or by proxy totaling 40 persons. The total number of shares was 983,127,495 shares, equaling 78.9481% of the total number of the Company's sold shares of 1,245,283,691 shares.

As there were no shareholder to propose amendments or further questioning, the Chairman thanked all shareholders for dedicating valuable time to attend the Meeting and thanked for their cooperation and support, then, declared the Meeting closed.

The Meeting adjourned at 15.00 hours.

Signature  Chairman
(Mr. Trairat Jarutat, Assoc. Prof.)

Minutes Approved by 
(Mr. Somchao Tanthathoedtham)

Minutes Recorder by 
(Miss. Porn Tippa Cheewaruangroj)