

Invitation to the 2026
Annual General Meeting of Shareholders



Wednesday, April 22, 2026
at 14:00 hours, via electronic media (E-Meeting) only

N.C. HOUSING PUBLIC COMPANY LIMITED



Ref. NCH 07 / 2026

March 25, 2026

Subject: Invitation to the 2026 Annual General Meeting of Shareholders

To: Shareholders

N.C. Housing Public Company Limited

- Attachments:
1. Copy of the Minutes of the 2025 Annual General Meeting of Shareholders
 2. 2025 Annual Report (Form 56-1 One Report) in QR CODE format
 3. Profile of the Persons Nominated for the Election of Director in Replacement of those to be Retired by Rotation
 4. Details of the Independent Directors proposed as a Proxy for Shareholders
 5. Definition of Independent Director of N.C. Housing Public Company Limited
 6. Proxy Form B and Proxy Form C
 7. Company's Articles of Associations relating to the Shareholders' Meeting
 8. Guidelines for attending the Annual General Meeting of Shareholders via electronic media (E-Meeting)
 9. Acceptance of the invitation of online meeting of N.C. Housing Public Company Limited
 10. Privacy Notice (For Shareholders)

The Board of Directors of N.C. Housing Public Company Limited (the "Company") resolved that the 2026 Annual General Meeting of Shareholders (the "Meeting") will be held on Wednesday, April 22, 2026 at 14:00 hours, via electronic media (E-Meeting) only, in compliance with the Emergency decree on Electronic Meeting and other related laws and regulations, to consider matters according to the agenda items as follows:

Agenda 1 To consider certifying the Minutes of the 2025 Annual General Meeting of Shareholders

Consideration: The 2025 Annual General Meeting of Shareholders was convened on April 24, 2025, for which the Minutes has been attached herewith. (Attachment 1)

The Board's opinion: The Board deemed it appropriate to propose shareholders consider certifying the said Minutes of the 2025 Annual General Meeting of Shareholders.

Required votes for approval: Majority votes of the shareholders who attend the meeting and cast their votes.

Agenda 2 To consider and acknowledge the Company's operating results for the fiscal year 2025
Consideration: Both the Board of Directors' Report and the Company's operating results have been included in the Company's 2025 Annual Report (Form 56-1 One Report) in QR Code, which was delivered to the shareholders, together with this meeting invitation.
(Attachment 2)

The Board's opinion: The shareholders are recommended to acknowledge the operating results for the fiscal year 2025 and the report of the Board of Directors.

Required votes for approval: Agenda for acknowledgement; therefore, no voting is required.

Agenda 3 To consider and approve the Financial Statements for the year 2025 ended December 31, 2025

Consideration: The Company's Financial Statements for the fiscal year 2025 ended December 31, 2025, as shown in the Company's 2025 Annual Report (Form 56-1 One Report) in QR Code, were audited and certified by the Company's auditor and delivered to the shareholders, together with this meeting invitation. (Attachment 2)

The Board's opinion: The shareholders are recommended to approve the Financial Statements for the fiscal year 2025 ended December 31, 2025, which were audited and certified by the Company's auditor.

Required votes for approval: Majority votes of the shareholders who attend the meeting and cast their votes.

Agenda 4 To consider and approve the non-appropriation of net profit as a legal reserve and the non-dividend payment derived from operating results of the year 2025

Consideration: Under 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 five (5) percent 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 ten (10) percent of the registered capital, unless the Company's Articles of Association or other laws require more capital reserve.

According to the Company's operating results in 2025, the Company recorded a net loss of THB 102,534,031.69 Therefore, the Board of Directors agreed to propose the shareholders' meeting to consider and approve the non-appropriation of net profit as a legal reserve, the Company's accumulated capital reserve as of December 31, 2025 totaled THB

122,200,000 which accounts for 9.81% of its registered capital (the Company has a paid-up capital of THB 1,245,283,691.00).

The Company has determined the policy for dividend payout which will be paid at a rate of not less than forty (40) percent of net profit of the consolidated financial statements after deduction of corporate income tax and allocation to legal reserve. Thus, 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 2025, the Company's consolidated financial statements showed a net loss of THB 128,373,574.56

Therefore, the Company's Board of Directors agreed to propose that the shareholder consider and approve non-dividend payment of the operating results for the year 2025,

	Performance Year 2025 (THB)	Performance Year 2024 (THB)
Net profit (Consolidate)	(128,373,574.56)	(41,243,292.57)
<u>Deduct</u> Legal reserve	-	-
Net profit after legal reserves (1,245,283,691 of Issued and paid-up share capital)	(128,373,574.56)	(41,243,292.57)
Total dividend payments	-	-
Dividend payment per Share	-	-
Rate of dividend payments as % of net profit	-	-

The Board's opinion: The Board of Director agreed to propose the shareholders' meeting to consider and approve the non-appropriation of net profit as a legal reserve and the non-dividend payment of the operating results of the year 2025, due to the Company incurring a loss in its operations

Required votes for approval: Majority votes of the shareholders who attend the meeting and cast their votes.

Agenda 5 To consider and approve the election of the directors in replacement of those whose term was due for retirement by rotation.

Consideration: According to the Public Limited Companies Act B.E. 2535 (1992) and Article 18 of the Company's Articles of Association, at every Annual General Meeting of Shareholders, 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.

Directors whose term was due to retire this year and have also been nominated to be voted back into office are as follows:

- 1) Mr. Somchao Tanthathoedtham Executive Director, Nomination and Remuneration and CG Committee
- 2) Mr. Vikrom Sriprataks Independent Director, Audit Committee, Nomination and Remuneration and CG Committee
- 3) Assoc.Prof.Dr.Nipon Poapongsakorn Independent Director

The Nomination and Remuneration and CG Committee, excluding Board members that have conflicts of interest, have reviewed, and assessed the qualifications of the three (3) Board members who have retired by rotation to conform to all applicable guidelines. Each of the three (3) individuals possesses knowledge and capabilities which has and will benefit the Company in its operations. As such, the Nomination Committee deems appropriate the submission of the names of the three (3) nominees to the Company's Board of Directors which is then to be submitted for shareholder approval of re-appointment. (Profile of the directors who retired by rotation and proposed for re-election are as shown in attachment 3)

The scope of duties of each committee can be found in the Annual Report 2025 (Form 56-1 One Report)

Additionally, to comply with the policy to promote good governance, company offered an opportunity as a company practice, for shareholders to nominate in advance the persons to represent them as director, from November 19, 2025 – January 30, 2026, and the Company received no proposal.

The Board's opinion: The Board of Directors, excluding the interested directors, has stated that the nominated candidates have been reviewed in accordance with the procedures specified by the Company and that their qualifications comply with relevant regulations and are appropriate for the company's business. Therefore, the Board agreed to adopt the Nomination and Remuneration and CG Committee proposal to consider re-electing the three (3) directors who retired by rotation as independent directors and sub-committee members for another term.

Required votes for approval: Majority votes of the shareholders who attend the meeting and cast their votes.

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

Consideration: Article 34 of the Company's Articles of Association prescribes that the member of the Company's Board of Directors is entitled to receive remuneration from the Company in form of gratuity, meeting allowance, pension, bonus, or other forms of remuneration in accordance with the Company's Articles of Association or the resolutions made at a shareholders meeting. The remuneration may be determined as a fixed number, or as a guideline, and may be defined to be effective either in occasional or perpetuum basis until changes are made. The member of the Board is also entitled to Company benefits as stipulated in the Company's Articles of Association.

The Nomination and Remuneration and CG Committee have considered the criteria for remuneration for directors and agreed on the criteria corresponding to the responsibilities of members of the Board. The remuneration should be competitive to peers and reasonable to maintain qualified Board members as required by the Company. The Remuneration Committee deems it appropriate to submit the proposed remuneration structure to the Company's Board of Directors which is then to be submitted for shareholder approval. Remuneration rates for the year 2026 are set to be the same as the year 2025 and approval of the suspension of the directors' bonus payment for the 2025 fiscal year is as follows:

6.1 Meeting allowance and Annual remuneration

1. Meeting allowance for the Board of Director

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

2. Annual remuneration for the Board of Director

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

3. Meeting allowance for the Audit Committee

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

4. Annual remuneration for the Audit Committee

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

5. Meeting allowance for the Nomination and Remuneration and CG Committee

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

6.2 The annual bonus

Details of the directors' bonus for the year 2024 – 2026 are as follows:

Bonus approval paid in year	2024	2025	2026
Directors' bonus budget (Baht)	300,000	None	None

6.3 Other remuneration

Details of the other remuneration for the year 2024 – 2026 are as follows:

Detail	2024	2025	2026
-	None	None	None

The Board's opinion: The Board of Directors agreed with the proposed remuneration structure by the Nomination and Remuneration Committee and deemed it has been appropriate the shareholders to consider and approve the Board member's remuneration for the year 2026

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

Agenda 7

To consider and approve the appointment of the auditor for the Financial Statements year 2026 and determination of the remuneration

Consideration: In accordance with Section 120 of the Public Limited Companies Act B.E. 2535 (1992), the Annual General Meeting of Shareholders must appoint an auditor and determine the Company's audit fee every year. The Audit Committee has considered the qualifications and efficiency of the audit along with the appropriate rate of audit fee for the year 2025 and had an opinion that Dharmniti Auditing Co., Ltd, a recognized financial auditor by the Securities and Exchange Commission, Thailand, experienced in auditing publicly listed companies with a good understanding and extensive knowledge of the nature of the Company's business operations as well as its five (5) financial auditors, wherewith, no relationship or transactions that may cause any conflicts of interest with the Company. Therefore, proposed the Board of Directors to consider and approve proposed the Annual General Meeting of Shareholders appoint the auditor of Dharmniti Auditing Co., Ltd. as the Company's auditor for the year 2025. The list of the auditors are:

1. Miss Nitinee Kittikunapong CPA Registration No. 8843

(Signed the Financial Statement of the Company for the year 2022-2025) or

2. Miss Chotima Kitsirakom 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 Potjanarat Siripipat CPA Registration No. 9012
(Never signed the Financial Statement of the Company)

Any of the appointed auditors shall perform the audit and express opinions toward the Company's financial statements. The determined audit fee for the Company's financial statements year 2025 ended December 31, 2025, in the amount of THB 1,640,000 which was the same as the previous year. In the fiscal year 2025, the Company paid Dharmniti Auditing Co., Ltd. THB 1,640,000 for the audit fee and another THB 74,936 for out-of-pocket expense.

In this regard, Dharmniti Auditing Co., Ltd. also served as financial auditor for all three (3) subsidiaries of the Company, namely N.C. Property Management Co., Ltd., Quality Living Management Co., Ltd., and Siri Arun Wellness Co., Ltd. In 2025, the Company paid the audit fee for three (3) subsidiaries to Dharmniti Auditing Co., Ltd. in the amount of THB 561,000 and out-of-pocket expense, transport expense, amount THB 24,277

In addition, none of the above auditors have acted as the auditor of the Company for more than five (5) consecutive fiscal years.

The Audit Committee's opinion: Audit Committee considered performance, independence of the financial auditor, and the audit fee, therefore, proposed the Board of Directors with the opinion to approve the appointment of Miss Nitinee Kittikunapong CPA Registration No. 8843, or Miss Chotima Kitsirakom CPA Registration No. 7318, or Miss Wannisa Ngambuathong CPA Registration No. 6838, or Miss Chutinant Kopraserthaworn CPA Registration No. 9201, or Miss Potjanarat Siripipat CPA Registration No. 9201 of Dharmniti Auditing Co., Ltd. as the Company's financial auditor for fiscal year 2026 and the audit fee is to be set at THB 1,640,000.

The Board's opinion: Upon reviewed, the Board agreed and deemed appropriate to propose the Annual General Meeting of Shareholders to consider and approve the appointment of Miss Nitinee Kittikunapong CPA Registration No. 8843, or Miss Chotima Kitsirakom CPA Registration No. 7318, or Miss Wannisa Ngambuathong CPA Registration No. 6838, or Miss

Chutinant Kopraserthaworn CPA Registration No. 9201, or Miss Potjanarat Siripipat CPA Registration No. 9201 of Dharmniti Auditing Co., Ltd. as the Company's financial auditors for fiscal year 2026 and the audit fee is to be set at THB 1,640,000.

Required votes for approval: Majority votes of the shareholders who attend the meeting and cast their votes.

Agenda 8 To consider other matters (if any)

Consideration: Provide shareholders with the opportunity to inquire about or express opinions to the Company on meeting agenda items and other matters.

In this regard, the Company has provided opportunities for shareholders to propose meeting agendas or submit questions for consideration at the 2026 Annual General Meeting of Shareholders and nominate qualified persons to be elected as directors in advance of the meeting date via the Company's website during November 19 – January 30, 2025. The Company would like to inform that the period has been expired, and it appeared that there were **no** shareholders proposing agenda items or submitting questions for consideration at the 2026 Annual General Meeting of Shareholders and there were no shareholders nominating persons with suitable qualifications to be elected as directors of the Company.

If the shareholders propose to consider and vote on matters other than those specified in the invitation letter, they must comply with the conditions of the law prescribed in the second paragraph of Section 105 of the Public Limited Companies Act B.E. 2535 (1992) that "When the consideration of the matters under paragraph one is finished, the shareholders holding shares amounting to not less than one-third of the total number of shares sold may request the meeting to consider matters other than those indicated in the notice calling for the meeting".

The Board's opinion: Allow shareholders with the opportunity to inquire, express opinions, and raise any pending issues that shareholders may have without the resolution. Nevertheless, shareholders are free to Guidelines set forth in the second paragraph of Section 105 of the Public Limited Companies Act B.E. 2535 (1992) for the case where additional issues are brought up for consideration and voting.

As the Stock Exchange of Thailand has given an option for listed companies to prepare the Annual Report (Form 56-1 One Report) in QR Code format, the Company has prepared the 2025 Annual Report (Form 56-1 One Report) in QR Code format and delivered it to the shareholders together with the invitation to

the 2026 Annual General Meeting of Shareholders. For shareholders who would like to obtain the 2025 Annual Report (Form 56-1 One Report) in hard copy, please contact us:

Company Secretary Department

N.C. Housing Public Company Limited

No. 70 Moo 5, Tambol Buengkamproi, Umpher Lumlukka, Pathumthani 12130

Tel : 02-9935080-81 Ext. 117 and 130

E-Mail : ir@ncgroup.co.th

Should you propose to receive the 2025 Annual Report (Form 56-1 One Report) delivered to your address before the meeting date, please contact the Company by **April 10, 2026**.

All shareholders are cordially invited to attend the Annual General Meeting of Shareholders via electronic media (E-Meeting) on the aforesaid date and time. Please note that the Meeting will be only conducted via electronic media (E-Meeting), as well as the registration and voting.

For shareholders who would like to attend the Meeting via electronic media (E-Meeting), please thoroughly study the “**Guidelines for attending the Annual General Meeting of Shareholders via electronic means (E-Meeting)**” of the Company as appear on Attachment 8.

The Company would like to take this opportunity to invite all its shareholders to attend the Annual General Meeting of Shareholders, but should you not be able to attend the meeting, shareholders are entitled to appoint a proxy to another person or to the Company’s Independent Directors; Mr. Vichan Amornrojanavong, or Mr. Vorakan Dhepchalerm, or Mr. Vikrom Sriprataks, or Mr. Nipon Poapongsakorn to attend the meeting and vote accordingly on their behalf. Please fill in the details and sign the proxy form as appear in Attachment 6 together with registration documents as stated in the “**Guidelines for attending the Annual General Meeting of Shareholders via electronic means (E-Meeting)**”

For shareholders or proxies who wish to request a proxy form in file format, please send the request to the Investor Relations Department via email: ir@ncgroup.co.th or download a proxy form via the Company website: <https://investor.ncgroup.co.th>. For additional information, please contact via phone: 0-2993-5080-81 ext. 117 and 356.

Sincerely yours,



(Mr. Trairat Jarutat)

Chairman

N.C. Housing Public Company Limited



(Translation)

Minutes of the 2025 Annual General Meeting of Shareholders

N.C. Housing Public Company Limited

Date, time, and venue

The 2025 Annual General Meeting of Shareholders (the “Meeting”) was held on Thursday, April 24, 2025, at 2:00 PM, via electronic media (E-AGM), in accordance with the Royal Decree on Electronic Meetings, related laws, and regulations. The company utilized the electronic meeting control system provided by OJ International Co., Ltd., which has completed a self-assessment for compliance certified by the Electronic Transactions Development Agency (ETDA). This ensures that the shareholders' meeting system complies with the Royal 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. The E-Meeting and E-Voting system included video recording of the shareholders' meeting, which will be disseminated via the company's website.

Directors attending the Meeting

- | | | |
|----|-----------------------------------|--|
| 1. | Mr. Trirat Jarutach, Assoc. Prof. | Chairman and Independent Director |
| 2. | Mr. Vichan Amornrojanavong | Independent Director, Chairman of the Audit Committee, Chairman of the Nomination and Remuneration and CG Committee |
| 3. | Mr. Vorakan Dhepchalerm | Director, Independent Director, Member of the Audit Committee, Member of the Nomination and Remuneration and CG Committee |
| 4. | Mr. Vikrom Sriprataks | Director, Independent Director, Member of the Audit Committee, Member of the Nomination and Remuneration and CG Committee |
| 5. | Mr. Nipon Poapongsakorn | Independent Director |
| 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 | Plookjitrasom | Assistant Managing Director |
| 2. Mr. Waranun | Watthanawitt | Senior Vice President (Operation) |
| 3. Mr. Walatchanat | Rujidasirisakul | Senior Vice President (Accounting and Financial Department), Act as Chief Finance Officer (CFO) |
| 4. Mr. Prapat | Vatchalonulak | Vice President (Business Development Department) |
| 5. Ms. Porn Tippa | Cheewaruangroj | Company Secretary |

Auditors

- | | | |
|--------------------|----------|------------------------------|
| 1. Ms. Kanjana | Khamhom | Dharmniti Auditing Co., Ltd. |
| 2. Ms. Thanychanok | Raweesri | Dharmniti Auditing Co., Ltd. |

The meeting commenced at 2.00 PM.

Ms. Pissamon Supap, a master of ceremonies (the "MC"), welcomed all shareholders to the 2025 Annual General Meeting of Shareholders of N.C. Housing Public Company Limited. She informed the Meeting that a total of 30 shareholders attended the Meeting in person and by proxy, representing 926,065,950 shares from the total issued and paid-up shares of 1,245,283,691 shares, accounting for 74.3659% 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 one (1) minute 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 the 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 "Q&A" 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 "Q&A" 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 one (1) minute per agenda to ask questions and would resume the meeting immediately if no questions were asked. Additional questions would be typed in through the Q&A, 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, Assoc. Prof., the Chairman of the Board of Directors (the "Chairman"), presided over the Meeting and gave the opening statements of the 2025 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 2024 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 2024, which was held on April 25, 2024. 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 2024 Annual General Meeting of Shareholders for the year 2024, with unanimous votes of the shareholders/proxies present and voting. The Meeting resolved as follows:

Agreed	926,065,950	votes	equivalent to	100.0000
Disagreed	0	votes	equivalent to	0.0000
Abstained	0	votes	equivalent to	0.0000
Total	926,065,950	votes	equivalent to	100.0000

Agenda 2

To consider and acknowledge the Company's operating results for the fiscal year 2024

The Chairman proposed the Meeting to consider and acknowledge the Company's operating results for the year 2024 and informed that the Board of Directors (the "Board") had provided an annual report, as detailed in the 2024 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:

Sales Performance

- In 2024 the Company reported total sales revenue of THB 3,179 million, a decrease of THB 1,686 million (-35% YoY) from the THB 4,865 million recorded in 2023.
- The Company set a sales target of THB 4,000 million for 2024 and achieved approximately 80% of the target

Transfer Revenue Performance

- Total transfer revenue for 2024 amounted to THB 1,189 million, representing a decrease of THB 1,110 million (-48% YoY) from THB 2,299 million in 2023.
- The transfer target was set at THB 1,992 million, with the Company achieving approximately 60% of the target.

Gross Profit

- Gross profit for 2024 was THB 391 million, a decrease of THB 389 million (-50% YoY) from THB 780 million in the previous year.

Selling and Administrative Expenses

- In 2024, selling and administrative expenses totaled THB 399 million, representing a decrease of THB 142 million (-26% YoY) compared to THB 541 million in 2023.

This reduction was the result of effective cost management initiatives and more targeted marketing strategies, which led to a decrease in promotional and advertising expenditure.

Net Profit (Loss)

- The Company reported a net loss of THB 34 million in 2024, compared to a net profit of THB 162 million in 2023, reflecting a decrease of THB 196 million (-121% YoY)

- As of year-end 2024, the debt-to-equity (D/E) ratio stood at 0.77 times, indicating a sound capital structure.

Project Development and Operations

New Projects in 2024: During the year, the Company launched two new low-rise residential projects with a combined value of THB 2,100 million, namely *NC Neola Wongwaen – Lamlukka Khlong 5* and *Grand Townie Phet Kasem –Sai 5*

Active Projects: As of the end of 2024, the Company operated a total of 14 active residential projects, with an aggregate project value of THB 12,500 million. The Company also recorded a backlog of THB 260 million and inventory valued at THB 6,210 million.

Business Outlook for 2025

Looking ahead, the Company has set the following operational targets for 2025:

- **Sales target:** THB 4,000 million
- **Transfer target:** THB 2,000 million

To support these targets, the Company plans to launch five new residential projects with a total estimated value of THB 3,000 million, which will include:

- **Three projects** in the northern Bangkok metropolitan area
- **One project** in Chiang Mai
- **One project** in Chonburi

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 2024, 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 of any sort was directly or indirectly made.

Moreover, the Anti-Corruption Policy has been disclosed to shareholders and general public via the Company's website and the 2024 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 2024 . As there were no shareholders to propose amendments or further questioning, the Meeting duly acknowledged the Company's business results in 2024.

Agenda 3

To consider and approve the Financial Statements for the year 2024 ended December 31, 2024

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, 2024 , 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 31 December 2024 , the Company and its subsidiaries reported total assets of THB 5,360.68 million, a decrease of THB 233.54 million (-4.17% YoY) from the total assets reported as of 31 December 2023 . This decline was primarily due to reductions in inventory and land development costs.

Liabilities

As of December 31, 2024, the Company and its subsidiaries had total liabilities of 2,324.02 million baht, a decrease of 130.03 million baht (-5.30% YoY) compared to total liabilities as of December 31, 2023. This decrease was attributed to the reduction in current liabilities, which included short-term loans from financial institutions and long-term loans due within one year.

Shareholders' Equity

The Company's shareholders' equity as of December 31, 2024, and December 31, 2023, amounted to THB 3,036.66 million and THB 3,140.17 million, respectively (-3.30% YoY)

The Statements of Comprehensive Income

In 2024, the Company and its subsidiaries had total revenue of THB 1,270.01 million, a decrease of THB 1,096.39 million (-46.33% YoY) from the year 2023. The primary source of income

was sales revenue of THB 1,188.71 million, a decrease of THB 1,110.43 million (-48.30% YoY) from the year 2023. This decrease was primarily due to economic pressures. The Thai economy in 2024 continues to face multiple challenges, and while there are signs of recovery in some sectors, various negative factors remain significant obstacles that directly impact the housing market.

The Company and its subsidiaries had a cost of sales at the amount of THB 797.74 million in 2024, a decrease of THB 1,519.64, a decrease of 721.90 million baht (-47.50% YoY) from the year 2023. This reduction was attributed to the company's more efficient control over sales costs.

The company and its subsidiaries reported a net loss of 33.67 million Baht, a profit margin of 120.77%, a decline from the net profit of 162.08 million Baht in 2023.

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 2025.
- **No.3:** From the resolution of Board No.4/2024 held on August 14, 2024, approved the issuance and offering of debentures 1/2024 in the amount of THB 200 million. The debentures were offered to institutional investors with no more than 10 persons in any 4 months period (PP10), with a term of debentures two (2) years five (5) months and twenty-seven (27) days from the issue date, a fixed rate of interest at 6.00% per annum, due in 2027.
- **No.4:** From the resolution of Board No.1/2025 held on 14, February 2025, approved the issuance and offering of debentures 1/2025 in the amount of THB 200 million. The debentures were offered to Institutional Investors, Ultra High Net Worth Investors and/or High Net Worth Investors (PP(II&HNW)) with a term of debentures two (2) years from the issue date, a fixed rate of interest at 6.25% per annum, due in 2027.

As a result, at present, the approved issuance and offering of debentures amounting to THB 1,000 million has remained at THB 600 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, 2024, with unanimous votes of the shareholders/proxies present and voting. The Meeting resolved as follows:

Agreed	926,065,950	votes	equivalent to	100.0000
Disagreed	0	votes	equivalent to	0.0000
Abstained	0	votes	equivalent to	0.0000
Total	926,065,950	votes	equivalent to	100.0000

Agenda 4

To consider and approve the non-appropriation of net profit as a legal reserve and the non-dividend payment derived from operating results of the year 2024.

The Chairman proposed the Meeting to consider and approve the allocation of profit from the operating results of the fiscal year 2024 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.

According to the Company's operating results in 2024, the Company recorded a net profit of THB 23,874,823.28 Therefore, the Board of Directors agreed to propose the shareholders' meeting to consider and approve the non-appropriation of net profit as a legal reserve, the Company's

accumulated capital reserve as of December 31, 2024 totaled THB 122,200,000 which accounts for 9.81% of its registered capital (the Company has a paid-up capital of THB 1,245,283,691.00).

The Company has determined the policy for dividend payout which will be paid at a rate of not less than forty (40) percent of net profit of the consolidated financial statements after deduction of corporate income tax and allocation to legal reserve. Thus, 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 2024, the Company's consolidated financial statements showed a net loss of THB 33,672,126.16

Therefore, the Company's Board of Directors agreed to propose that the shareholder consider and approve non-dividend payment of the operating results for the year 2024, Due to the company's operating loss.

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 non-appropriation of net profit as a legal reserve from the operating results of the fiscal year 2024 and non-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 2024 and dividend payment, with unanimous votes of the shareholders/proxies present and voting. The Meeting resolved as follows:

Agreed	926,065,950	votes	equivalent to	100.0000
Disagreed	0	votes	equivalent to	0.0000
Abstained	0	votes	equivalent to	0.0000
Total	926,065,950	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 2025 Annual General Meeting of Shareholders, the directors whose terms expire were as follows:

1. Mr. Vichan Amornrojanavong Independent Director, Chairman of Audit committee, Chairman of Nomination and Remuneration and CG Committee
2. Mr. Vorakarn Dhepchalerm Independent Director, Member of Audit committee, Member of Nomination and Remuneration and CG Committee

The Board of Directors, with the endorsement of the Nomination, Remuneration, and Corporate Governance Committee ("NRC"), has individually assessed the qualifications and performance of the two directors. Both nominees were deemed highly qualified, possessing the knowledge, skills, and specialized expertise necessary for the role, as well as meeting all the criteria required of directors and independent directors under the Company's guidelines and applicable laws. Their capabilities are considered valuable assets to the Company's operations.

Accordingly, the NRC recommended that their names be proposed to the Board of Directors, and subsequently submitted to the 2025 Annual General Meeting of Shareholders, for consideration and approval for re-election to serve 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 two (2) directors individually, the details were as follows:

The first: Mr. Vichan Amornrojanavong Independent Director, Chairman of Audit committee, Chairman of Nomination and Remuneration and CG Committee

Resolution

The Meeting considered and approved the election of **Mr. Vichan Amornrojanavong Independent Director, Chairman of Audit committee, Chairman of Nomination and Remuneration and CG Committee**, with all the votes of the shareholders/proxies present and voting. The Meeting resolved as follows:

Agreed	926,065,950	votes	equivalent to	100.0000
Disagreed	0	votes	equivalent to	0.0000
Abstained	0	votes	equivalent to	0.0000
Total	926,065,950	votes	equivalent to	100.0000

The second: **Mr. Vorakarn Dhepchalerm Independent Director, Member of Audit committee, Member of Nomination and Remuneration and CG Committee**

Resolution

The Meeting considered and approved the election of **Mr. Vorakarn Dhepchalerm Independent Director, Member of Audit committee, Member of Nomination and Remuneration and CG Committee**, with all the votes of the shareholders/proxies present and voting. The Meeting resolved as follows:

Agreed	926,065,950	votes	equivalent to	100.0000
Disagreed	0	votes	equivalent to	0.0000
Abstained	0	votes	equivalent to	0.0000
Total	926,065,950	votes	equivalent to	100.0000

Agenda 6

To consider and approve the directors' remuneration for the year 2025

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 2025 Annual General Meeting of Shareholders to approve the directors' remuneration for the year 2025 at the same rate as the previous as 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 -None-
- 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 2025.

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 2025, with unanimous votes of the shareholders/proxies present and voting. The Meeting resolved as follows:

Agreed	926,065,950	votes	equivalent to	100.0000
Disagreed	0	votes	equivalent to	0.0000
Abstained	0	votes	equivalent to	0.0000
Total	926,065,950	votes	equivalent to	100.0000

Agenda 7

To consider and approve the appointment of the auditor for the Financial Statements year 2025 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 2025 , name list of auditors as follows:

1. Miss Nitinee Kittikunapong CPA Registration No. 8843
(Signed the Financial Statement of the Company for the year 2022-2024) 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. Mr. Thanawut Piboonsawat CPA Registration No. 6699
(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 2025 in the amount of THB 1,640,000, was the same as 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 2025 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 2025 and determination of the remuneration, with unanimous votes of the shareholders/proxies present and voting. The Meeting resolved as follows:

Agreed	926,065,950	votes	equivalent to	100.0000
Disagreed	0	votes	equivalent to	0.0000
Abstained	0	votes	equivalent to	0.0000
Total	926,065,950	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.

Ms. Suchada Kang, acting as proxy from the Thai Investors Association, submitted the following question in advance:

"In many countries, physical shareholder meetings are becoming more common again as they allow for more effective face-to-face communication compared to online-only meetings. Therefore, I would like to propose that the Company consider organizing Annual General Meetings (AGM) and Extraordinary General Meetings (EGM) in a hybrid format—both physical and online—to enhance interaction and communication between shareholders, management, and the Board of Directors. This is also in line with the guidance issued by the Securities and Exchange Commission (SEC), as outlined in Letter No. ก ล ต . น ร . (ก) 11/2568 dated March 19, 2025, regarding best practices for organizing shareholders' meetings. Is such a hybrid format feasible for the Company?"

The Chairman clarified that The Chairman explained that the Board of Directors has considered several meeting formats, including physical meetings, electronic meetings (E-Meetings), and hybrid meetings that combine both. It was concluded that E-Meetings remain an efficient format for managing shareholder participation, especially for those residing in remote locations. However, with regard to hybrid meetings, the Company would need to implement systems that support both in-person and electronic participation. This could present challenges in terms of vote tallying integration, which may result in delays or disputes regarding the accuracy of vote counting.

Additionally, the Company has provided multiple channels for shareholders to contact the Company, such as Opportunity Day, through the SET Portal in every quarter, which will serve as another opportunity for shareholders to inquire about the business operations.

Nevertheless, the Company will continue to consider the option of organizing future shareholders' meetings in a hybrid format.

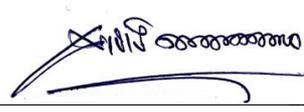
The Company provided individual shareholders with the right to propose additional meeting agenda, question items and to nominate directors in advance by distributing details via its website from October 10, 2024 to December 30, 2024. However, no item and name were proposed.

During the meeting, there were not additional shareholders attending the meeting, amounted of 30 shareholders attended the meeting both in person and by proxy. The total number of shares was 926,065,950 shares from the total issued and paid-up shares of 1,245,283,691 shares, accounted for 74.3659% of the Company's outstanding 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 15.02 PM.

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

Minutes Approved by 
(Mr. Somchao Tanthathodtham)

Minutes Recorder by 
(Miss. Porn Tippa Cheewaruangroj)

[2024 Annual Report \(Form 56-1 One Report\) in QR CODE format](#)



**Profile of the Persons Nominated for the Election of Director
in Replacement of those to be Retired by Rotation**

Candidate for the Board of Director Member : First

Name-Surname : Mr. Somchao Tanterdtham

Age 72 Year

**Proposed position : Executive Director,
Nomination, Remuneration and Corporate
Governance Committee**

Date of appointment as a director : November 27, 2003

No. of years in position : 22 Years

Education : ● Master of Business Administration, (Business Law), Ramkhamhaeng University

● Master of Business Administration, Thammasart University

● Bachelor of Medicine, Chulalongkorn University

Director training courses with : ● Director Certification Program (DCP 128/2010)

Thai Institute of Directors (IOD) ● Director Accreditation Program (DAP 8/2004)

● CEO Performance Evaluation, 2004



Work Experience

- **N.C. Housing Plc. / Property Development**
2018 - Present Director, Nomination and Remuneration and Corporate Governance Committee,
Chairman of the Executive Committee and Chief Executive Officer
2007 – 2017 Director, Member of the Remuneration Committee, Chairman of the Executive
Committee and Managing Director
- **Siri Arun Wellness Co., Ltd. / Intermediate care and wellness**
2019 – Present Director, Managing Director
- **Ladprao General Hospital Plc. / Medical**
2007 – Present Director
- **N.C. Property Management Co., Ltd. / Project Management**
1998 – Present Director
- **Quality Living Management Co., Ltd. / Community Management to housing residential and Condominium**
1998 – Present Director
- **Thailand Real Estate Association / Association**
2018 – Present Director
2008 - 2018 Vice Chairman

Positions held in other listed : ● 1 listed company

companies:

Positions held in non-listed : ● 12 non - listed companies

companies:

Positions held in a competing : ● Director,

business/ related business that Sataphon Wattana Building Material Trading Co.,Ltd. / Building Material Trading

may cause conflict of interest

Legal Dispute	:	No legal dispute in the past 10 years
Possession of NCH shares ¹ (As of December 31,2025)	:	1.88%
Family relationships between directors and executives	:	Major Shareholder and brother of Mr. Somanuk Tanterdtham.
Meeting Attendance in 2025	:	<ul style="list-style-type: none"> ● AGM 1/1 time ● Board of Director 7/7 times ● Nomination, Remuneration and Corporate Governance Committee 2/2 times
The Independence of Directors (with reference to the basis of the NCH rule) ²	:	<ul style="list-style-type: none"> ● Non-independent Director as being the Executive and Major shareholder of NCH

Remark:

1. The number of NCH shares held includes related persons as defined in 258 Act, namely spouse, minor children, and juristic person holding over 30% of shares.
2. Definitions of the independent directors of NCH as stated in Enclosure 5.
3. Reason for proposing to the Annual General Meeting of Shareholders to re-elect an independent director, who has been director for more than nine years:

The Board of Directors agreed with the Nomination Committee As recommendation that the Director was qualified to be a director in accordance with related laws. He is well- known and highly regarded for his extensive knowledge and experience in real estate and financial institutions, which is so important for business of the company. During his term, the Director always provided insightful comments and valuable suggestions which benefited the Company. In this regard, the Board of Directors would like to propose to the Annual General Meeting of Shareholders that director is retained as a director for another term.

Candidate for the Board of Director Member : Second

Name-Surname	:	Mr. Vikrom Sripratks
Age	:	73 Year
Proposed position	:	<ul style="list-style-type: none"> ● Independent Director, ● Member of the Audit Committee, ● Member of the Nomination, Remuneration and Corporate Governance Committee
Date of appointment as a director	:	April 6, 1952
No. of years in position	:	6 Years
Education	:	<ul style="list-style-type: none"> ● Executive Program, The Wharton School of the University of Pennsylvania / USA ● Master of Business Administration, Thammasat University ● Bachelor of Engineering, Chulalongkorn University
Director training courses with Thai Institute of Directors (IOD)	:	<ul style="list-style-type: none"> ● Director Certification Program (DCP) 104/2009



Work Experience

- N.C. Housing Plc. / Property Development
February 2022 - Present Independent Director,
Audit Committee, Nomination, Remuneration and Corporate Governance Committee

May. 2021 – Jan, 2022 Director, Independent Director, Member of the Audit Committee

Jul. 2020 – May 2021 Independent Director

- Central Intellectual Property and International Trade Court / Court of justice

2014 - 2024 Associate Judge (Class 10, 13)

Positions held in other listed companies: : ● None

Positions held in non-listed companies: : ● None

Positions held in a competing business/ : ● None

related business that may cause conflict of interest

Legal Dispute : No legal dispute in the past 10 years

Possession of NCH shares¹ : None

(As of December 31,2025)

Meeting Attendance in 2025 : ● AGM 1/1 time
● Board of Director 7/7 times
● Audit Committee 4/4 times
● Nomination, Remuneration and Corporate Governance Committee 2/2 times

The Independence of Directors (with reference to the basis of the NCH rule)² : ● Independence Directors

Remark:

1. The number of NCH shares held includes related persons as defined in 258 Act, namely spouse, minor children, and juristic person holding over 30% of shares.
2. Definitions of the independent directors of NCH as stated in Enclosure 5.

Candidate for the Board of Director Member : Third

**Name-Surname : Mr. Nipon Poapongsakorn
(Assoc. Prof. Dr.)**

Age 78 Years

Proposed position : ● Independent Director,

Date of appointment as a director : February 25, 2025

No. of years in position : 1 Years

Education : ● Ph.D. of Economics, University of Hawaii
● Master Degree of Economics, Middle Tennessee State University
● Bachelor Degree of Economics, Thammasart University

Director training courses with : -

Thai Institute of Directors (IOD)

Work Experience

- N.C. Housing Plc. / Property Development
Feb. 2025 – Present Independent Director
- Thailand Development Research Institute Foundation (TDRI)
Present Distinguished Fellow



- The Thai Economic Society

Present Director

- International Association of Agricultural Economists

Present Director

Positions held in other listed companies: : ● None

Positions held in non-listed companies: : ● 3 non-listed companies

Positions held in a competing business/ : ● None

related business that may cause conflict of interest

Legal Dispute : No legal dispute in the past 10 years

Possession of NCH shares¹ : None

(As of December 31,2025)

Meeting Attendance in 2025 : ● AGM 1/1 time

● Board of Director 6/6 times

The Independence of Directors (with : ● Independence of Directors

reference to the basis of the NCH rule)²

Remark:

1. The number of NCH shares held includes related persons as defined in 258 Act, namely spouse, minor children, and juristic person holding over 30% of shares.
2. Definitions of the independent directors of NCH as stated in Enclosure 5.

Details of the Independent Directors proposed as a Proxy for Shareholders

<p>1</p> <p>Name Mr. Vichan Amornrojanavong</p> <p>Age 74</p> <p>Position</p> <ul style="list-style-type: none"> • Independent Director, • Chairman of the Audit Committee, • Chairman of the Nomination, Remuneration and Corporate Governance Committee <p>Address 98 Soi Piboonsongkram 22 Yeak 4, Moo 10, Talat Khwan, Muang Notaburi, Nonthaburi, 11000</p> <p>The interests in the agenda</p> <ul style="list-style-type: none"> • There is no interest in any of the items proposed at this Annual General Meeting of Shareholders. 	
<p>2</p> <p>Name Mr. Vorakan Dhepchalerm</p> <p>Age 68</p> <p>Position</p> <ul style="list-style-type: none"> • Independent Director • Member of the Audit Committee, • Member of the Nomination, Remuneration and Corporate Governance Committee <p>Address 30 Soi Sailom 2, Phaholyothin road, Phayathai, Bangkok 10400</p> <p>The interests in the agenda</p> <ul style="list-style-type: none"> • There is no interest in any of the items proposed at this Annual General Meeting of Shareholders. 	
<p>3</p> <p>Name Mr. Vikrom Sriprataks</p> <p>Age 73</p> <p>Position</p> <ul style="list-style-type: none"> • Independent Director • Member of the Audit Committee, • Member of the Nomination, Remuneration and Corporate Governance Committee <p>Address 107/10 Soi Ladprao 37, Chankasem, Chatuchak, Bangkok 10900</p> <p>The interests in the agenda</p> <ul style="list-style-type: none"> • Conflict of interest in Agenda 5: The election of directors replacing those retiring by rotation. 	
<p>4</p> <p>Name Mr. Nipon Poapongsakorn</p> <p>Age 78</p> <p>Position</p> <ul style="list-style-type: none"> • Independent Director <p>Address 79/584 Phayathai Road, Thanon Phaya Thai, Ratchathewi 10400</p> <p>The interests in the agenda</p> <ul style="list-style-type: none"> • Conflict of interest in Agenda 5: The election of directors replacing those retiring by rotation. 	

Definition of Independent Director* of N.C. Housing Public Company Limited

Each independent director shall comply with the following rules:

1. holding shares not exceeding one per cent of the total number of shares with voting rights of the applicant, its parent company, subsidiary company, associate company, major shareholder or controlling person, including shares held by related persons of such independent director;
2. neither being nor used to be an executive director, employee, staff, advisor who receives salary, or controlling person of the applicant, its parent company, subsidiary company, associate company, same-level subsidiary company, major shareholder or controlling person, unless the foregoing status has ended not less than two years prior to the date of filing an application with the Office. Such prohibited characteristic shall not include the case where the independent director used to be a government official or advisor of a government unit which is a major shareholder or controlling person of the applicant;
3. not being a person related by blood or legal registration as father, mother, spouse, sibling, and child, including spouse of child, executive, major shareholder, controlling person, or person to be nominated as executive or controlling person of the applicant or its subsidiary company;
4. neither having nor used to have a business relationship with the applicant, its parent company, subsidiary company, associate company, major shareholder or controlling person, in the manner which may interfere with his independent judgment, and neither being nor used to be a significant shareholder or controlling person of any person having a business relationship with the applicant, its parent company, subsidiary company, associate company, major shareholder or controlling person, unless the foregoing relationship has ended not less than two years prior to the date of filing an application with the Office.

The term 'business relationship' under the first paragraph shall include any normal business transaction, rental or lease of immovable property, transaction relating to assets or services or granting or receipt of financial assistance through receiving or extending loans, guarantee, providing assets as collateral, and any other similar actions, which result in the applicant or his counterparty being subject to indebtedness payable to the other party in the amount of three percent or more of the net tangible assets of the applicant or twenty million baht or more, whichever is lower. The amount of such indebtedness shall be calculated according to the method for calculation of value of connected transactions under the Notification of the Capital Market Supervisory Board governing rules on connected transactions mutatis mutandis. The consideration of such indebtedness shall include indebtedness occurred during the period of one year prior to the date on which the business relationship with the person commences;

5. neither being nor used to be an auditor of the applicant, its parent company, subsidiary company, associate company, major shareholder or controlling person, and not being a significant shareholder, controlling person, or partner of an audit firm which employs auditors of the applicant, its parent

company, subsidiary company, associate company, major shareholder or controlling person, unless the foregoing relationship has ended not less than two years prior to the date of filing an application with the Office;

6. neither being nor used to be a provider of any professional services including those as legal advisor or financial advisor who receives service fees exceeding two million baht per year from the applicant, its parent company, subsidiary company, associate company, major shareholder or controlling person, and not being a significant shareholder, controlling person or partner of the provider of professional services, unless the foregoing relationship has ended not less than two years prior to the date of filing an application with the Office;
7. not being a director appointed as representative of directors of the applicant, major shareholder or shareholder who is related to major shareholder;
8. not undertaking any business in the same nature and in competition to the business of the applicant or its subsidiary company or not being a significant partner in a partnership or being an executive director, employee, staff, advisor who receives salary or holding shares exceeding one per cent of the total number of shares with voting rights of other company which undertakes business in the same nature and in competition to the business of the applicant or its subsidiary company;
9. not having any other characteristics which cause the inability to express independent opinions with regard to the applicant's business operations.

* All qualifications of independent directors of N.C. Housing Public Company Limited are defined in compliance with the regulations of Capital Market Supervisory Board.

Proxy Form B

Shareholder's Registration No.

Written at

Date ____ Month ____ Year ____

(1) I / We Nationality
 with address at Road Sub-district
 District Province Postal Code

(2) Being a shareholder of N.C. Housing Public Company Limited holding shares at the total amount
 of shares and being entitled to vote with the number of votes

(3) I / We wish to appoint

..... Age Years
 with address at Road Sub-district
 District Province Postal Code or

Mr. Vichan Amornrojanavong (Independent Director) Age 74 Years
 with address at 98 Road Sub-district Talat Khwan
 District Muang Nontaburi Province Nontaburi Postal Code 11000 or

Mr. Vorakan Dhepchalerm (Independent Director) Age 68 Years
 with address at 30 Road Sub-district
 District Phayathai Province Bangkok Postal Code 10400 or

Mr. Vikrom Sriprataks (Independent Director) Age 73 Years
 with address at 107/10 Road Sub-district Chankasem
 District Chatuchak Province Bangkok Postal Code 10900 or

Mr. Nipon Poapongsakorn (Independent Director) Age 78 Years
 with address at 79/584 Road Phaya Thai Sub-district Thanon Phaya Thai
 District Ratchathewi Province Bangkok Postal Code 10900

Any one of them as my/our proxy to attend and vote on my/our behalf at the 2026 Annual General Shareholders' Meeting of N.C. Housing Public Company Limited on Wednesday April 22, 2026, at 14.00 hours via electronic media (E-Meeting) or such other date, time, and place as the Meeting may be adjourned.

(4) I / We authorize my/our proxy to cast the votes on my/our behalf in this meeting as follows:

Agenda 1 To consider and adopt the minutes of the Annual General Meeting of Shareholders 2025

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda 2 Acknowledgement of the Company's operating results for the fiscal year 2025

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda 3 To consider and approve the financial statements for the year ended 31 December 2025

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda 4 To consider and approve the non-appropriation of net profit as a legal reserve and the non-dividend payment derived from operating results of the year of 2025

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda 5 To consider and approve on the election of the directors in replacement of the directors whose term will expire by rotation.

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

To elect directors as a whole

Approve Disapprove Abstain

To elect each director individually

1. Mr. Somchao Tanthathoedtham Executive Director, Nomination and
Remuneration and CG Committee

Approve Disapprove Abstain

2. Mr. Vikrom Sriprataks Independent Director, Audit Committee,
Nomination and Remuneration and CG
Committee

Approve Disapprove Abstain

3. Assoc.Prof.Dr.Nipon Poapongsakorn Independent Director

Approve Disapprove Abstain

Agenda 6 To consider and approve of the director remuneration for the year 2026

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda 7 To consider and approve the appointment of the auditor, and their remuneration for the year 2026

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda 8 To consider on other matters (if any)

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

(5) Vote of the Proxy in any agenda which is not in accordance with the intention of the grantor specified in this Proxy Form shall be considered incorrect and shall not be deemed as the actions performed by myself/ourselves as the shareholder.

(6) In case I / We do not specify the authorization or the authorization is unclear, or if the meeting considers or resolves any matter other than those stated above, or if there is any change or amendment to any fact, the Proxy shall be authorized to consider and vote the matter on my/our behalf as the Proxy deems appropriate.

For any act performed by the Proxy at the Meeting, it shall be deemed as such acts had been done by me/us in all respects except for vote of the Proxy which is not in accordance with this Proxy Form.

Signed Shareholder/Grantor
(.....)

Signed Proxy/Grantee
(.....)

Signed Proxy/Grantee
(.....)

Signed Proxy/Grantee
(.....)

*****Important*****

In attaching a copy of the identification card of the Grantor and Proxy, which has been duly certified true and correct, please cross out or conceal sensitive data regarding blood type and religion that appears on the identification card (Sensitive Data as stipulated in the Thailand Personal Data Protection Act B.E. 2019) before submitting the document to the Company. If you have not concealed such sensitive data, the Company reserves the right to do so, and it does not constitute the collection of your sensitive data.

Remarks:

1. The Shareholder appointing the Proxy must authorize only one proxy to attend and vote at the meeting and shall not allocate the number of shares to several proxies to vote separately.
2. In the agenda relating to the election of Directors, it is applicable to elect either nominated directors as a whole or elect each nominated director individually.
3. In case there are agenda to be discussed other than the agenda specified above, the additional statement can be specified by the Shareholder/Grantor in the Attachment to Proxy Form B as enclosed.

Attachment to Proxy Form B

Authorization on behalf of the Shareholder of N.C. Housing Public Company Limited

For the 2026 Annual General Shareholders' Meeting of N.C. Housing Public Company Limited on Wednesday April 22, 2026 at 14.00 hours via electronic media (E-Meeting) or such other date, time, and place as the Meeting may be adjourned.

Agenda No.....: Subject.....

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda No.....: Subject.....

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda No.....: Subject.....

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda No.....: Subject.....

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda No.....: Subject..... Election of Directors (continued).....

To elect directors as a whole

Approve Disapprove Abstain

To elect each director individually

Name of Director.....

Approve Disapprove Abstain

Name of Director.....

Approve Disapprove Abstain

Name of Director.....

Approve Disapprove Abstain

Name of Director.....

Approve Disapprove Abstain

I / We certify that the information contained in this Attachment to Proxy Form B is complete and true in all respects.

Signed Shareholder/Grantor
(.....)

Signed Proxy/Grantee
(.....)

Signed Proxy/Grantee
(.....)

Signed Proxy/Grantee
(.....)

Proxy Form C

This form is used only if the shareholder is an offshore investor who appoints a local custodian in Thailand to keep his/her shares in custody.

Written at

Date Month Year

(1) I / We Nationality

with address at Road Sub-district

District Province Postal Code

Acting as the custodian for

Being a shareholder of N.C. Housing Public Company Limited holding shares at the total amount of shares and being entitled to vote with the number of votes

(2) I / We wish to appoint

..... Age Years

with address at Road Sub-district

District Province Postal Code or

Mr. Vichan Amornrojanavong (Independent Director) Age 74 Years

with address at 98 Road Sub-district Talat Khwan

District Muang Nontaburi Province Nontaburi Postal Code 11000 or

Mr. Vorakan Dhepchalerm (Independent Director) Age 68 Years

with address at 30 Road Sub-district

District Phayathai Province Bangkok Postal Code 10400 or

Mr. Vikrom Sriprataks (Independent Director) Age 73 Years

with address at 107/10 Road Sub-district Chankasem

District Chatuchak Province Bangkok Postal Code 10900 or

Mr. Nipon Poapongsakorn (Independent Director) Age 78 Years

with address at 79/584 Road Phaya Thai Sub-district Thanon Phaya Thai

District Ratchathewi Province Bangkok Postal Code 10900

Any one of them as my/our proxy to attend and vote on my/our behalf at the 2026 Annual General Shareholders' Meeting of N.C. Housing Public Company Limited on Wednesday April 22, 2026, at 14.00 hours via electronic media (E-Meeting) or such other date, time, and place as the Meeting may be adjourned.

(3) I / We authorize my/our proxy to cast the votes on my/our behalf in this meeting as follows:

Agenda 1 To consider and adopt the minutes of the Annual General Meeting of Shareholders 2025

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda 2 Acknowledgement of the Company's operating results for the fiscal year 2025

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda 3 To consider and approve the financial statements for the year ended 31 December 2025

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda 4 To consider and approve the non-appropriation of net profit as a legal reserve and the non-dividend payment derived from operating results of the year of 2025

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda 5 To consider and approve on the election of the directors in replacement of the directors whose term will expire by rotation.

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

To elect directors as a whole

Approve Disapprove Abstain

To elect each director individually

1. Mr. Somchao Tanthathoedtham Executive Director, Nomination and
Remuneration and CG Committee

Approve Disapprove Abstain

2. Mr. Vikrom Sriprataks Independent Director, Audit Committee,
Nomination and Remuneration and CG
Committee

Approve Disapprove Abstain

3. Assoc.Prof.Dr.Nipon Poapongsakorn Independent Director

Approve Disapprove Abstain

Agenda 6 To consider and approve of the director remuneration for the year 2026

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda 7 To consider and approve the appointment of the auditor, and their remuneration for the year 2026

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda 8 To consider on other matters (if any)

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

(4) Vote of the Proxy in any agenda which is not in accordance with the intention of the grantor specified in this Proxy Form shall be considered incorrect and shall not be deemed as the actions performed by myself/ourselves as the shareholder.

(5) In case I / We do not specify the authorization or the authorization is unclear, or if the meeting considers or resolves any matter other than those stated above, or if there is any change or amendment to any fact, the Proxy shall be authorized to consider and vote the matter on my/our behalf as the Proxy deems appropriate.

For any act performed by the Proxy at the Meeting, it shall be deemed as such acts had been done by me/us in all respects except for vote of the Proxy which is not in accordance with this Proxy Form.

Signed Shareholder/Grantor
(.....)

Signed Proxy/Grantee
(.....)

Signed Proxy/Grantee
(.....)

Signed Proxy/Grantee
(.....)

*****Important*****

In attaching a copy of the identification card of the Grantor and Proxy, which has been duly certified true and correct, please cross out or conceal sensitive data regarding blood type and religion that appears on the identification card (Sensitive Data as stipulated in the Thailand Personal Data Protection Act B.E. 2019) before submitting the document to the Company. If you have not concealed such sensitive data, the Company reserves the right to do so, and it does not constitute the collection of your sensitive data.

Remarks:

1. The Proxy Form C is used only if the shareholder whose name is in the shareholders' register is an offshore investor who appoints a local custodian in Thailand to keep his/her shares in the custody.
2. The following documents shall be attached with this Proxy Form:
 - (1) Power of Attorney from a shareholder authorizing a custodian to sign the Proxy Form on behalf of the shareholder.
 - (2) The letter certifying that the person signing the Proxy Form is authorized to engage in custodian business.
3. The Shareholder appointing the Proxy must authorize only one proxy to attend and vote at the meeting and shall not allocate the number of shares to several proxies to vote separately.
4. In the agenda relating to the election of Directors, it is applicable to elect either nominated directors as a whole or elect each nominated director individually.
5. In case there are agenda to be discussed other than the agenda specified above, the additional statement can be specified by the Shareholder/Grantor in the Attachment to Proxy Form C as enclosed.

Attachment to Proxy Form C

Authorization on behalf of the Shareholder of N.C. Housing Public Company Limited

For the 2026 Annual General Shareholders' Meeting of N.C. Housing Public Company Limited on Wednesday April 22, 2026 at 14.00 hours via electronic media (E-Meeting) or such other date, time, and place as the Meeting may be adjourned.

Agenda No.....: Subject.....

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda No.....: Subject.....

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda No.....: Subject.....

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda No.....: Subject.....

(a) The Proxy is entitled to cast the votes on my/our behalf at its own discretion.

(b) The Proxy must cast the votes in accordance with my/our following instruction:

Approve Disapprove Abstain

Agenda No.....: Subject..... Election of Directors (continued).....

To elect directors as a whole

Approve Disapprove Abstain

To elect each director individually

Name of Director.....

Approve Disapprove Abstain

Name of Director.....

Approve Disapprove Abstain

Name of Director.....

Approve Disapprove Abstain

Name of Director.....

Approve Disapprove Abstain

I / We certify that the information contained in this Attachment to Proxy Form B is complete and true in all respects.

Signed Shareholder/Grantor
(.....)

Signed Proxy/Grantee
(.....)

Signed Proxy/Grantee
(.....)

Signed Proxy/Grantee
(.....)

Company's Articles of Associations relating to the Shareholders' Meeting**Directors**

No. 15 The Company's Board of Directors must constitute at least 5 persons and the group of directors must vote and select one individual to serve as the Company's Chairman. A Vice Chairman may be chosen along with other positions as deemed appropriate by the Board of Directors. At least half of the board members must be of Thai nationality.

No. 16 A person serving as the Company's director does not have to be the Company's shareholder.

No. 17 The election of Directors will be voted at the shareholders' meeting under the following guidelines:

- 1) The number of individual's vote equals to the number of shares s/he is holding.
- 2) Shareholders may vote in whole all shares held to elect one or more persons to serve as a member of the Company's board. However, in case of electing more than one board member partial voting is not allowed.
- 3) Candidates with the most votes in descending order are to be appointed to the Company's Board of Directors in the number positions available. Should there be an equivalent vote count for candidates to fill the last available board seat, the Chairman's decision is the final determinant of the candidate to fill the last position.

No. 18 At least the number closest to one third of the board members must retire at every Annual General Shareholders' Meeting.

For the first 2 years of becoming a publicly listed company, the directors to be retired are to be selected via a random selection process. For succeeding years, board members with the longest tenure are to retire. Those that are retiring can be re-elected to continue serving as the Company's board member.

No. 34 Board member remuneration is to be set and approved by shareholders at the Annual General Shareholders' Meeting.

Members of the Company's Board of Directors are entitled to remuneration in the amount and form as stipulated in the Company's Articles of Association or are approved by shareholders. Such remuneration may be in fixed or as a guideline, which is determined from time to time or such terms are fixed until shareholders approve otherwise. Members of the Board are also entitled to Company benefits as stipulated in the Company's guidelines.

The above clause must not impact employees' and staffs' rights who are selected to become a Board Member in regards to such employee or staff stipend and benefits. Remuneration as stipulated in clause one and two must not violate the legal guidelines set forth in regards to the status of an independent director.

Shareholders' Meetings

No. 35 The venue of the shareholders' meeting shall be held either at the Company's head office, in any nearby province or other locations as the Board of Directors may consider.

No. 36 The Company must hold an Annual General meeting. The Annual General Shareholders' Meeting must be held within four (4) months of the fiscal year-end. Other shareholder meetings are to be referred to as "Extraordinary Shareholders' Meeting".

The Board of Directors to call an extraordinary general meeting at any time, or shareholders holding shares amounting to not less than ten percent of the total number of shares sold may, by subscribing their names, makes a written request to the Board of Directors to call an extraordinary general meeting at any time, but the subjects and reasons for calling such meeting shall be clearly stated in such request. In this regard, the Board of Directors shall proceed to call a meeting of shareholders to be held within forty-five days as from the date of receipt of such request from the shareholders.

In case the Board of Directors does not hold the meeting within the period as prescribed under paragraph two, the shareholders who subscribe this names or other shareholders holding the number of shares as required may call such meeting within forty-five days as from the completion of such period. In this regard, the meeting shall be considered as the shareholders' meeting called by the Board of Directors. The company shall be responsible for necessary expenses arising from such meeting and reasonably provide facilitation.

In case the quorum of the shareholders' meeting called by the shareholders as prescribed under paragraph three is not formed according to Section 38, the shareholders as prescribed under paragraph three shall be collectively responsible to the company for expensed arising from such meeting.

No. 37 The notice of letter of invitation for a shareholders' meeting must clearly state the venue, date, time and issues to be deliberated and applicable information regarding such issues must be sent to shareholders. Each issue must be clearly identified as an issue "just for information," for "approval" or for "consideration" along with the Board's view on such issues. Such documents must be provided to shareholders and the registrar via postal mail seven (7) days prior to the set shareholders' meeting. The announcement of such shareholder meeting must also be placed in a leading newspaper for 3 consecutive days at least 3 days prior to the meeting.

No. 38 Attendance of shareholders and proxy holders at each shareholder meeting shall be no less than 25 persons or no less than half of the total number of shareholders and must have an aggregate of at least one third of total outstanding voting shares to qualify as constituting a quorum.

In the event that there is insufficient number of shareholders or votes being represented one hour past the designated shareholder meeting time, if such meeting was called by shareholders, the meeting can be cancelled. However, in the case that such meeting was convened by the Company, the meeting shall be rescheduled and a notice of a letter of invitation is to reach shareholders 7 days prior to the rescheduled meeting date. For such reschedule meeting there is no requirement for a quorum.

No. 39 Shareholders may appoint a proxy to vote on their behalf. A letter of proxy with the shareholder's signature must be prepared in compliance with the registrar's guidelines. The proxy must be given to either the Chairman of the Board or a designee of the Chairman at the venue of the shareholders' meeting prior to the commencement of such meeting consisting at least of the following items:

- a. The number of shares held by the proxy
- b. Name of the person receiving the proxy (grantee)
- c. Specify the specific meeting for which the grantee is to attend

No. 40 The shareholders' meeting will consider and vote on issues submitted for shareholder approval in sequence except for a resolution to change the sequence of such issues with a vote of no less than two thirds of all shareholders attending the meeting.

Upon obtaining resolutions for issues proposed for shareholder approval, the combined shareholding of one third of the total outstanding shares can put forth additional issues for the shareholders' meeting for consideration.

In case that the issues put forth for consideration and/or additional issues raised requires additional time to determine resolution, the shareholders' meeting should determine the venue, date, time for the shareholders' meeting to reconvene. Shareholders must receive the necessary documents relating to the pending issue(s) for resolution 7 days prior to the set meeting date. The Company must also make announcements of the date for the shareholders' meeting to reconvene in a newspaper for 3 consecutive days at least 3 days prior to the meeting.

No. 41 The Chairman of the Board is the Chairman of the shareholders' meeting but should the Chairman be absent or is unable to fulfill his/her responsibilities, the Vice Chairman is designated to be the next Chairman of the shareholders' meeting. However, should the Vice Chairman also not be available or is unable to fulfill his/her responsibilities, shareholders can vote on any shareholder present at the shareholders' meeting to be the Chairman of the meeting.

No. 42 Each shareholder has 1 voting right per share held.

In case that a shareholder has conflicts of interest on a particular issue being voted upon, the shareholder does not have the right to vote on that particular issue except in the case of voting for an appointment of a board member.

No. 43 For any issue voted upon at the shareholders' meeting must receive majority vote of vote able shares present at the meeting unless otherwise stated or legal guidelines stipulate differently. As for the following case, a vote of three quarters of the votes present is required.

- a. The sale or the transfer of, in whole or in part, the Company's key businesses to a third party

- b. The purchase or the transfer of other public company's businesses or non-listed businesses into the Company
- c. Contracting, amending or nullifying contracts related to the leasing of Company's key businesses in whole or in part, the enabling of a third party to manage the Company's operations or the entering of a joint venture
- d. Making amendments to the Company's Memorandum or Articles of Association
- e. Raising or reducing the Company's capital
- f. Issuance of corporate debenture
- g. Merger, acquisition or the dissolution of the Company

Dividend and Legal Reserves

No. 48 No dividend payment can be made unless receiving shareholder approval or a resolution by the Board of Directors for an interim dividend payment.

Notice of dividend payment must be made in writing and sent to shareholders. Such notice must also be printed and advertised in a leading newspaper for 3 consecutive days and payment of such dividend must be made within 1 month of the resolution for such disbursement.

No. 49 Upon determining that the Company has earned sufficient profitability, the Board of Directors may make occasional interim dividend payment. Upon payment of such interim dividend, shareholders must be notified at the following shareholders' meeting.

No. 50 Dividend payment shall be equal for all shares except otherwise stipulated for prefer shares.

No. 51 The Company must set aside at least 5% of net profit less any retained loss as legal reserve for the fiscal year until the Company's retained earnings is not less than 10% of its registered capital.

Other than the legal reserves, the Board of Directors may propose for shareholder approval additional reserves if it is deemed to be appropriate in the course of normal operations.

If the Company has any other retained loss, the Company can use other reserves, legal reserves and premium paid on shares (in that sequence) to write-off such retained loss.

Accounting and Financial Auditing

No. 53 The Company's fiscal year begins January 1st and ends December 31st of each year.

No. 54 The Board of Directors must ensure the integrity of the data collection and storage process and the adherence to generally accepted accounting principles

No. 55 The Board of Directors must ensure that a comprehensive balance sheet and profit and loss statement be prepared in a 12 months cycle, which constitutes a fiscal year.

No. 56 The Board of Directors must have the Company's financial auditor(s) prepare the Company's fiscal year-end balance sheet and profit and loss statements to be submitted for shareholder approval at

the Annual General Shareholders' Meeting. The financial statements have to be audited by the Company's financial auditor(s) prior to submitting for shareholder approval.

No. 57 The Board of Directors must post mail the following documents to shareholders along with the notice of the letter of invitation to attend the Annual General Shareholders' Meeting.

(1) A copy of the Company's audited financial statements with a copy of the Company's financial auditor's report.

(2) Board of Directors' report and documents supporting such report.

No. 58 The Company's Board of Directors is required to appoint a person to oversee registration of Board attendance, prepare and ensure integrity of the minutes of the Company's Board meetings, shareholder meetings and all resolutions reached at these meetings. These documents are to be kept at the Company's head office or at a facility in a nearby province and a person must be appointed to be responsible for keeping these documents. However, in storing these documents off site, the registrar must be notified of the storage location.

No. 59 Shareholder approval to appoint the Company's financial auditor must be sought every Annual General Shareholders' Meeting and the outgoing auditor(s) may be re-elected to serve as the Company's financial auditor for another one year term.

No. 60 Shareholders should determine the remuneration for the Company's financial auditor(s).

No. 61 No person employed directly or indirectly by the Company can be selected to be the Company's financial auditor.

No. 62 The Company's financial auditor is required to attend every shareholder meeting which involves the review of the Company's financial statements and issues that related to the Company's accounting process to provide clarification for the Company's shareholders. All necessary documents to be sent to shareholders must also be delivered to the Company's financial auditor(s).

Guidelines for attending the Annual General Meeting of Shareholders
via electronic media (E-Meeting)

Shareholders or proxies who wish to attend the meeting must submit documents proving their identity as specified to the Company within April 15, 2026. The Company shall verify the list of shareholders according to the closing information of the shareholders' register book who have the right to attend the meeting wholly and correctly. After that, the electronic conferencing service provider will send a Link to attend the meeting and the user manual to the Email you have sent to inform the Company. The Link will be sent two days in advance of the meeting date.

Requesting to attend the meeting via electronic media

Shareholders wishing to attend the meeting via electronic media must notify their intention to attend the meeting in two ways as follows:

1. Submit your request to attend the meeting by sending information via email or postal mail.
2. Submit your request to attend the meeting by sending information via website or QR Code.

If shareholders wish to notify their intention to attend the meeting via electronic media (E- Meeting) by sending information via email or postal:

1. Please fill in the document requesting to attend the meeting via electronic media (E- Meeting) (Attachment 9) by specifying your Email and your mobile phone number clearly for registering for the meeting.
2. Attach a copy of proof of identity to confirm the right to attend the E-Meeting.

2.1 Shareholders who are natural persons:

- If a shareholder wishes to attend the meeting in person via E-Meeting:
 - Attach a copy of a valid government-issued identification document such as an ID card, government ID card, driver's license, or passport. In case of name-surname changes, shareholders are requested to attach supporting evidence.
- If a shareholder appoints another person to attend the meeting on his/her behalf via E-Meeting:
 - The Proxy Form C (attached with the invitation letter) is filled in all information signed by the proxy grantor and the proxy correctly and entirely together with duty stamp affixed.
 - A copy of the proxy grantor's identity document, such as an ID card, a government official ID card, passport (In the case of foreigners) that has not expired and signed certifying the true copy of the proxy.
 - A copy of the proxy's identity document, such as an ID card, a government official an ID card, passport (In the case of foreigners) that have not expired and signed certifying the true copy of the proxy.

2.2 Shareholders who are juristic persons:

- If the person authorized to sign on behalf of the juristic person (director) wishes to attend the meeting in person via electronic media (E-Meeting)
 - A copy of the shareholder's juristic person registration certificate issued no later than one year before the date of the shareholders' meeting, which is duly certified by the juristic person representative (director) authorized to sign on behalf of the juristic person.
 - A copy of the identity document of the representative of the juristic person (director), such as an ID card, a government official ID card, passport (In the case of foreigners) that has not expired and signed to certify the true copy.
- If the proxy is assigned to attend the meeting instead via electronic media (E-Meeting)
 - The Proxy Form C (attached with the invitation letter) is filled in all information signed by the proxy grantor and the proxy correctly and entirely together with duty stamp affixed.
 - A copy of the shareholder's juristic person registration certificate issued no later than one year before the date of the shareholders' meeting, which is duly certified by the juristic person representative (director) authorized to sign on behalf of the juristic person.
 - A copy of the identity document of the representative of the juristic person (director), such as an ID card, a government official ID card, passport (In the case of foreigners) that has not expired and signed to certify the true copy.
 - Copy of the identity document of the proxy as in the case of natural persons as mentioned above.

Suppose the documents or evidence mentioned above are not Thai or English versions. In that case, the shareholders must present an English translation of the document signed to certify the translation by the shareholder or by an authorized signatory to bind that juristic person (in the case of a juristic person).

3. Submit the documents requesting to attend the meeting via electronic media (item 1) and proof of identity together with supporting documents (item 2) by sending to the Company within the date April 15, 2026.

- Email channel: nch@ojconsultinggroup.com
- Postal channels: **Company Secretary Department**

NC Housing Public Company Limited

No. 70, Moo 5, Bungkhumphroi Subdistrict, Lam Luk Ka District,

Pathum Thani Province 12130, Thailand.

Tel : 02-9935080-81 ext. 117, 130

If a shareholder wishes to submit a request to attend the meeting via electronic media (E-MEETING) via the website or QR Code

1. Request to attend the meeting via Web Browser: Chrome by going to

Scan QR Code	Go to Link
	https://nch.thekoble.com/agm/emeeting/index/1

2. Fill in the information of shareholders:

1. Securities holder account number;
2. Name (do not include a title)
3. Last Name
4. ID card number;
5. Choose to accept the terms and consent to access to personal information;
6. Press "Confirm"

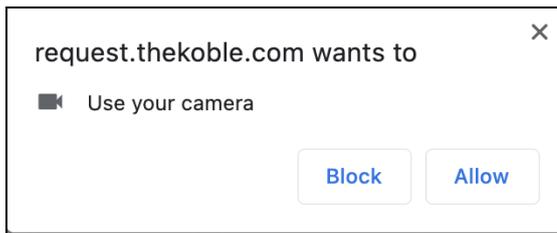
3. Check the name of the shareholder and the number of shares. If correct, please fill in shareholder information.

1. Name - Surname (English);
2. Email to receive a link to attend the meeting;
3. Mobile phone number;
4. Select the attendance type:
 - i. Attend the meeting in person via E-Meeting;
 - ii. Authorize the natural persons to attend the meeting via E-Meeting;
 - iii. Assign a proxy to an independent director;
5. Press "Next"

In the case of shareholders attending the meeting in person

Record photos of shareholders

1. Press "Allow" to accept the website to access the camera. Press Allow.



2. Take a photo of a full ID card:

- Press "Take a photo";
- Press "Save";
- If you want to take another shot, please press the "Retry" button.

3. Take a picture of the shareholder holding an ID card :

- Press "Take a photo";
- Press "Save";
- If you want to take another shot, please press the "Retry" button.

4. Press "Next";

5. The system will display a message "Information received successfully," check the name, surname, and number of shares again;

6. Press "Finish."

In the case of appointing the natural person to attend the meeting via E-MEETING:

1. Record photos, shareholder information (as in the case of shareholders attending the meeting in person);
2. Save the proxy's information and attach supporting documents:
 - a. Name-surname of the proxy (Thai language);
 - b. Name-surname of the proxy (English);
 - c. Attach a copy of the proxy's identity document;
 - d. Attach the proxy form with complete information and signature;
 - e. Press "Next"
3. Press "Next";
4. The system will display a message "Information received successfully," check the name, surname, and number of shares again;
5. Press "Finish."

In the case of appointing a proxy to an independent director:

1. Record photos, shareholder information (Like in the case of shareholders attending the meeting in person);
2. Attach the completed and signed proxy form;
3. Press "Next";
4. The system will display a message "Information received successfully," check the name, surname, and number of shares again;

5. Press "Finish."

Remark: The system for receiving the request to attend the meeting will be open for operation from April 8, 2026, to April 22, 2026 date or until the meeting is completed. (The system does not accept information on Saturdays, Sundays, and public holidays.)

Suppose the documents or evidence mentioned above are not Thai or English versions. In that case, the shareholders must present an English translation of the document signed to certify the translation by the shareholder or by an authorized signatory to bind that juristic person (in the case of a juristic person).

Electronic Meeting Attendance (E-Meeting):

1. Once the shareholders or proxies wish to attend the meeting and have been fully verified, you will receive an Email from the meeting organizer, a link for attending the meeting, and a system's user manual two days before the meeting date. Please study the manual on how to use the E-Meeting meeting system in detail. If you haven't received the Email within the April 21, 2026 date, please get in touch with the Company immediately; Call Center: 0-2079-1811
2. Meeting attendance and voting via electronic media can be used with computers/ notebooks/tablets and mobile phones via Web Browser: Chrome with 4G internet speed or home internet basic.

Note: In case of meeting via tablet and mobile phone, Zoom Cloud Meeting program must be installed before attending the meeting, which can be downloaded as follows:

IOS system	Android system
	
https://apps.apple.com/th/app/zoom-cloud-meetings/id546505307	https://play.google.com/store/apps/details?id=us.zoom.videomeetings

3. The system will open for meetings 60 minutes before the start of the meeting. However, the live broadcast will only start at the time of the meeting.
4. To log in, attendees must use the information of the shareholder registration number and the shareholder's ID card number.
5. Voting through the E-Voting system, you will be able to vote for each agenda only by voting for agreeing, disagreeing, or abstaining. In case of not voting in any agenda, the system will be deemed to vote as agree immediately (using the vote-counting method by pouring votes towards agreeing).

6. If attendees have any problems or problems in using the E-Meeting system, you can contact OJ International Co., Ltd. at the phone number specified in the Email that sends you the system's user manual.

***** This E-Meeting meeting will be an electronic meeting only and will not be held in a conventional meeting venue; therefore, shareholders are requested not to come to the Company. *****

If a shareholder wishes to appoint an independent director as a proxy:

Suppose any shareholders cannot attend the E-Meeting meeting in person or cannot appoint other proxies to attend the E-Meeting meeting and wish to appoint an independent director as a proxy. In this regard, they can send a proxy form (Attachment 6) specifying the proxy as one of the independent directors as specified by the Company along with supporting documents to the Company by the date within the date April 15, 2026 via the following channels:

- By Email: nch@ojconsultinggroup.com
- Postal channels: **Company Secretary Department**

NC Housing Public Company Limited

No. 70, Moo 5, Bungkhumphroi Subdistrict, Lam Luk Ka District,

Pathum Thani Province 12130, Thailand.

Tel : 02-9935080-81 ext. 117, 130

Note: If the shareholders specify their votes in each agenda, the independent directors will cast their votes as specified in the proxy form. In which the voting in each agenda, shareholders have the right to vote in agreeing, disagreeing, or abstaining only and cannot divide a partial vote (unless it is a Custodian vote).

In the case of a shareholder who is a foreign investor and appoints a custodian in Thailand to be a stock depository and keeper:

Please submit the following information:

1. The Proxy Form C (attached with the invitation letter) is filled in all information signed by the proxy grantor and the proxy correctly and entirely together with a 20-baht duty stamp affixed.
2. Custodian juristic person registration certificate (Custodian) with a signature certifying true copy by the authorized signatory on behalf of the juristic person of the Custodian or the attorney with the corporate seal (if any).
3. A power of attorney from the shareholders for the Custodian to be authorized to sign the proxy form.
4. A letter confirming that the person signing the proxy form is authorized to operate a custodian business.
5. Copy of ID card, or a copy of government official ID card, or copy of passport (In the case of foreigners) of the proxy with certified the true copy;
6. Submit information via the following channels:

- By Email: nch@ojconsultinggroup.com
- Postal channels: **Company Secretary Department**

NC Housing Public Company Limited

No. 70, Moo 5, Bungkhumphroi Subdistrict, Lam Luk Ka District,

Pathum Thani Province 12130, Thailand.

Tel : 02-9935080-81 ext. 117, 130

Submitting advice or questions related to business, industry, Company performance, or related to any agenda which will be considered at the E-Meeting meeting:

If shareholders wish to submit suggestions or questions, they can be done in two ways as follows:

1. Send advice or questions **in advance** to the Company before the meeting date through the following channels:

- By Email: ir@ncgroup.co.th
- Telephone: 02-9935080-81 ext. 117, 130
- Postal channels: **Company Secretary Department**

NC Housing Public Company Limited

No. 70, Moo 5, Bungkhumphroi Subdistrict, Lam Luk Ka District,

Pathum Thani Province 12130, Thailand.

2. Submit advice or questions **during the meeting** to those attending the E-MEETING meeting. The attendee must specify his/her first and last name and state whether his/her is a shareholder attending the meeting himself/herself or a proxy. Before every suggestion or question is submitted, the Company has opened channels for sending advice and questions during the meeting as follows:

- Chat channel for text messages.
- An audio chat channel where attendees press the raising hand button and turn on the microphone on their device after the operator sends you an invitation to chat. Please turn off the microphone after the conversation is finished every time (For more details, please refer to the user manual sent to the attendees' emails).

In this regard, if shareholders have questions about the meeting, they can contact the following staff:

1. Regarding submitting documents confirming identity to attend the shareholders' meeting via E-Meeting, please contact the Company Secretary for further information via the Company's contact: Call Center 02-9935080-81
2. Regarding the process of attending the meeting and voting via E-Meeting, in the case of correct and complete identity verification, please contact OJ International Co., Ltd. at the phone number: Call Center 0-2079-1811



ใบตอบรับเข้าร่วมประชุมผ่านสื่ออิเล็กทรอนิกส์ บริษัท เอ็น.ซี.เฮ้าส์ซิง จำกัด (มหาชน)
Acceptance for the invitation of online meeting of N.C. Housing Public Company Limited

วันที่.....เดือน.....พ.ศ.....
Date Month Year

(1) ข้าพเจ้า.....หมายเลขบัตรประชาชน/หนังสือเดินทาง.....
I/We, Identification Card/Passport number
สัญชาติ.....บ้านเลขที่.....ถนน.....ตำบล/แขวง.....
Nationality Residing at No. Road Sub district
อำเภอ/เขต.....จังหวัด.....รหัสไปรษณีย์.....
District Province Postal Code

(2) เป็นผู้ถือหุ้นของ บริษัท เอ็น.ซี.เฮ้าส์ซิง จำกัด (มหาชน)
Being a shareholder of N.C. Housing Public Company Limited

โดยถือหุ้นรวมทั้งสิ้น.....หุ้น
Holding the total amount of shares

ประสงค์จะร่วมประชุมและลงคะแนนผ่านสื่ออิเล็กทรอนิกส์สำหรับการประชุมสามัญผู้ถือหุ้นประจำปี 2569
I would like to participate the E-MEETING for Annual General Meeting 2026

เข้าร่วมประชุมด้วยตัวเอง
Self-Attending

มอบฉันทะให้ (นาย/นาง/นางสาว).....ได้เข้าร่วมประชุมดังกล่าวข้างต้น
Proxy to attend the meeting.

(3) ข้อมูลในการจัดส่งวิธีการเข้าร่วมประชุม
Please send the Link to join the meeting by below email

อีเมล.....(โปรดระบุ)

E-Mail Please fill in the blank.

โทรศัพท์มือถือ.....(โปรดระบุ)

Mobile Number Please fill in the blank.

(4) จัดส่งเอกสารเพื่อยืนยันตัวตน ตามเอกสารแนบ 3 วิธีการเข้าร่วมประชุม ภายในวันที่ 15 เมษายน 2569
Please submit the required document per an attachment 3 by April 15, 2026

(5) เมื่อได้รับการยืนยันตัวตน บริษัทฯ จะจัดส่งลิงค์การเข้าร่วมประชุมและวิธีการเข้าร่วมประชุมไปยังอีเมลที่ท่านได้ระบุ
Once you have verified, the company will send the Link to join the meeting via email.

(6) ในวันประชุมผู้ถือหุ้นจะต้องเตรียม เลขบัญชีผู้ถือหุ้น และเลขบัตรประชาชนไว้ สำหรับการเข้าร่วมประชุม
Please prepare your Account Number and your Identification Card Number for log in the meeting.

ลงชื่อ/Signed.....ผู้ถือหุ้น/Shareholder
(.....)

Privacy Notice (For Shareholders)

N.C. Housing Public Company Limited and affiliated companies (collectively referred to as “the Company”, “we”, “us” or “our”) are aware of the importance of Personal Data (defined below) protection of our shareholders (“you” or “Data Subject”). The collection, use and/or disclosure (collectively referred to as “Processing” or “Data Processing”) of Personal Data shall act in accordance with the Personal Data Protection Act BE 2562 as Personal Data protection is a social responsibility so as to build trust and strong business relations between us and you. We hereby announce this Privacy Notice in order to inform you of your rights and legal duties, as well as terms and conditions concerning the collection, use, or disclosure of your Personal Data.

Personal Data

The term “Personal Data” means any information relating to a data subject which enables the identification of such person, whether directly or indirectly, but not including the information of deceased persons in particular.

Types of Data Subjects the Company Processes

The term “Shareholders” refers to individuals who are shareholders of the Company in accordance with the meaning under securities and exchange laws, as well as any other relevant laws.

Types of Personal Data collected and Personal Data Protection

We shall collect Personal Data within the purpose, scope, and lawful and fair methods as is necessary which is defined in the scope of our corporate objectives. The Personal Data that we collect shall include:

1. **Personal Data**, including but not limited to given name, family name, age, date of birth, gender, nationality, identification number, taxpayer identification number, passport number, driving license number, signature, marriage status, position, occupation, interest, educational background and work experience;
2. **Contact information**, including but not limited to home address, phone number, email address and company secretary;
3. **Government documents**, including but not limited to copy of national identification card, copy of civil registration from the Government registration database, and copy of travel document;
4. **Financial information**, including but not limited to copy of bank account passbook, bank account information, number of shares;

5. **Data on participating in activities organized by the company**, such as still images, motion pictures, opinions, suggestions, complaints, sound recordings during your attendance at meetings, or any other activities with the Company;
6. **Data obtained by us or automated methods from other devices**, including but not limited to IP Address, cookies, user behavior, sound, photo, audio file, video, Social Media Account, Chat, and geolocation data.

In the event that the personal data collected by us for the above purposes is necessary for the performance of a contract or compliance with applicable laws, if you do not provide such necessary personal data, we may not be able to consider entering into the transaction or manage according to the contract with you (as the case may be)

In this regard, we shall obtain consent from you before such collecting, except in the following cases:

1. It is necessary for the performance of a contract where the collection, use, or disclosure of Personal Data is required to provide service or for performance of a contract between you and us;
2. It is to prevent or suppress a danger to a Person's life, body or health;
3. It is necessary for compliance with the law;
4. It is necessary for legitimate interests of us so as to fulfill its operational objectives in which suitable measures to safeguard your rights and freedoms are put in place, including but not limited to fraud prevention, network security and safeguards for your rights and freedoms;
5. It is for the achievement of the purpose relating to the preparation of the historical documents or the archives for public interest, or for other purposes relating to research or statistics, in which suitable measures to safeguard your rights and freedoms are put in place; and
6. It is necessary for the performance of a task carried out in the public interest, or it is necessary for the exercising of official authority.

Sensitive Personal Data

We may be required to collect Sensitive Personal Data from Data Subject, including but not limited to race, medical information, disability information, religion, biological information. By doing so, we shall request for explicit consent from Data Subject upon each collecting, using and/or disclosing of such Sensitive Personal Data accordingly, except in the following cases:

1. It is to prevent or suppress a danger to a person's life, body or health;
2. It is carried out in the course of legitimate activities with appropriate safeguards by the foundations, associations or any other not-for-profit bodies with a political, religious, philosophical, or trade union purposes for their members, former members of the bodies, or persons having regular contact with

such foundations, associations or not-for-profit bodies in connection with their purposes, without disclosing the Personal Data outside of such foundations, associations or not-for-profit bodies;

3. It is information that is disclosed to the public with the explicit consent;
4. It is necessary for the establishment, compliance, exercise or defense of legal claims; and
5. It is necessary for compliance with the law so as to achieve the purposes with respect to:
 - 5.1. Preventive medicine or occupational medicine, the assessment of working capacity of Employee, medical diagnosis, the provision of health or social care, medical treatment, the management of health or social care systems and services
 - 5.2. Public interest in public health, such as protecting against cross-border dangerous contagious disease or epidemics which may be contagious or pestilent;
 - 5.3. Employment protection, social security, national health security, social health welfare of the entitled person by law;
 - 5.4. The scientific, historical, or statistic research purposes, or other public interests; and
 - 5.5. The substantial public interest.

The Company does not intend to collect, use, and disclose sensitive data contained in your identity verification documents. Therefore, the Company kindly requests that you redact or delete sensitive data (if any) on your identity verification documents before submission.

However, if you do not redact the information yourself, you are considered to have expressly authorized the Company to redact or delete such information for you. The data you submit to the Company, which the Company has redacted the sensitive data, is considered a complete document that is legally enforceable in all respects and may be processed by the Company under the Personal Data Protection Act B.E. 2562. If the Company is unable to redact the sensitive data for you due to technical or other problems, the Company will only store the sensitive data as part of your identity verification documents.

Source of Personal Data

1. Personal Data can be directly obtained from you through any activities, including but not limited to membership sign-up, newsletter sign-up, marketing activities, website, application or other channels of the company, entering and exiting our building, training, procurement, responding via e-mail or filling out/providing information from other communication channels between us and you; and
2. Personal data from relevant third parties such as relatives, family members; and
3. Data can be obtained from automated system, including but not limited to recordings from CCTV; and
4. Personal Data can be obtained from other sources, including but not limited to public data and partners of us.

Purposes of Processing of your Personal Data

We may use Personal Data for the following purposes or for other purposes notified at the time of collecting Personal Data or for which you have given consent after we have collected such Personal Data.

Reasons for collecting, using or disclosing are provided below:

1. It is to enter into a contract or for the performance of a contract between us and data subject or third party for your interests.
2. It is for considering and selecting company directors, including the assessment, selection, and appointment processes, as well as other internal administrative procedures related to director consideration, selection, and appointment.
3. It is to use the data to verify identity, delegation, authorization verification, delegation and power of attorney, establishment of legal claims, and as evidence of relevant transactions.
4. It is to distribute dividends, repay capital, and/or pay interest to shareholders..
5. It is to serve as documentation, providing evidence of shareholder meeting attendance, management, and proceedings. This includes registration, vote recording, document dissemination, and adherence to the agenda.
6. It is to capture, video record or audio and visual content from the Company preparing minutes of meetings and submit to relevant agencies. This includes facilitating post-meeting viewing for participants and promoting company-related information for the benefit of the Company.
7. It is to provide you with information about investor relations activities organized by the Company, shareholder meetings or other activities related to you.
8. It is to analyze, plan, and organize company events and facilitate preparation for participants, including venue arrangements, catering, and providing transportation and souvenirs.
9. It is to comply with the laws or legal procedures, and orders from government authorities under the Public Limited Company Act or the Securities and Exchange Act. This includes procedures for appointments, registrations, changes, and other applicable laws.
10. It is to audit the interests of directors and related persons, involving the collection and reporting of relevant information, such as securities holdings and the provision of reports on strategic shareholders to supervisory authorities.
11. It is to comply with laws related to public health and safety, preventing the spread of infectious diseases within the kingdom.
12. It is for our corporate operations, to evaluate and improve business to improve the quality of products and services.
13. It is to carry out any accounting and financial activities; including but not limited to auditing, debt notification and collection, tax operations and transactions as prescribed by law.

14. It is for our legitimate interests, including but not limited to recordings obtained from CCTV. It is to disclose your information, such as personal background, full name, securities holdings, age, education, employment history, and board positions, through various media channels, including print, advertisements, electronic media, and websites, for external parties to access. This is for use in electronic system registration or to grant access and usage rights for various electronic systems.
15. It is to strategize, report and forecast business operations, conduct surveys, manage risks, and oversee audits within company departments.
16. It is for compliance with our rules.
17. It is to gather data for the Company's stakeholder database.
18. It is for various communication purposes related to the Company.
19. It is for compliance with the law, investigation process, relevant regulations and our legal duties;
20. It is for other purposes upon explicit consent from you.

Transferring and Disclosing of Personal Data

We shall not disclose and transfer Personal Data to third party unless explicit consent is given, or except for where:

1. We are subject to disclosing or sharing Personal Data to fulfill and achieve the purposes contemplated in this Privacy Notice with the following parties;
 - 1.1 Business partners and business alliance;
 - 1.2 Agency or service providers who provide services to the Company or process data on behalf of the Company, such as transportation service providers, document storage and document destruction service providers, marketing and media agencies, security and information technology development and maintenance service providers, financial auditors, lawyer and tax consultant;
 - 1.3 Government agencies, regulatory bodies, and other state agencies with legal authorities and/or other agencies related to the Company's business such as the Bank of Thailand, and the Stock Exchange of Thailand;
 - 1.4 Shareholder Registrar
 - 1.5 Partnership
 - 1.6 Banks and payment service providers, such as credit card or debit card companies.by doing so, We shall establish a Data Processing Agreement in accordance with the law;
2. We may disclose or share Personal Data with our affiliates; in this regard, the Processing of Personal Data shall merely be in keeping with the purposes contemplated in this Privacy Notice; and
3. It is required to disclose Personal Data by law or legal procedures or to disclose Personal Data to officers, authorities or authorized organizations in order to comply with lawful order or request.

International Transfers of Personal Data

We may send or transfer Personal Data to a foreign country. In this regard, we shall ascertain that the destination country or international organization that receives such Personal Data shall have adequate data protection standards and measures, under any circumstances of such data transfer, the Company will comply with the Personal Data Protection Act B.E. 2562.

Personal Data Protection

We have provided and adopted Personal Data storage system equipped with appropriate mechanism and technical features by encrypting the transferring of Personal Data via internet network, as well as safeguard measures in accordance with the law concerning the protection of Personal Data and relevant delegations. We also restricts its employees, contractors and representatives from accessing to the use, disclosure, destroying or unauthorized access of Personal Data.

Retention Period of Personal Data

We shall retain and use Personal Data as long as necessary for the purposes of Processing Personal Data contemplated in this Privacy Notice or as prescribed by law, except for where it is necessary to retain such Personal Data for other reasons, including but not limited to acting in accordance with the law, to fulfilling our legal duties and obligations or to inspecting in case where any disputes arise. Under such circumstances, we may retain Personal Data longer than the abovementioned period.

Disposal of Personal Data

After the expiration of the period for storing personal data according to the privacy policy or when requesting to exercise the rights of the data subject under the Personal Data Protection Law, we shall delete/destroy personal data or make personal data no longer identifiable according to the format and standard for erasing personal data as required by the Personal Data Protection Law or in accordance with international standards. However, in the event of a dispute, exercise of rights, or lawsuit related to your personal data, the company reserves the right to keep the personal data until the dispute has a final order or judgment.

The Personal Data Destruction methods

(1) In case where personal data exists in document form, the Company will conduct appropriate data destruction methods, including one or more of the following;

- 1.1 Shredding/pulverizing paper
- 1.2 Incineration
- 1.3 Shredding with chemical dissolution
- 1.4 Outsourcing document destruction services

(2) In cases where personal data exists in digital format, the company will conduct Secured Data Deletion methods to ensure that the deleted data cannot be recovered.

Changes to Privacy Notice

We may amend this Privacy Notice or parts of it and will inform you of the respective amendments or changes to this Privacy Notice as well as the recent date of such amending on www.ncgroup.co.th. We suggest you regularly check this Privacy Notice. By using products or services on our website after the amendments of this Privacy Notice, you are deemed to acknowledge such amendments or changes.

Data Subject Rights

You may exercise Data Subject Rights with respect to the law and as contemplated in this Privacy Notice, details as specified below:

1. Right to withdraw consent given by you: you have the right to withdraw your consent at any time, unless there is a limitation of your rights by law or contract. However, withdrawal of consent has no effect on prior processing of personal data for which you have lawfully given consent to us;
2. Right to access and obtain copy of your Personal Data unless we have the right to refuse your request by law or court order. or where your request will have an impact on the rights and freedoms of others;
3. Right to have inaccurate Personal Data rectified, or completed if it is incomplete: However, we can rectify without your request.;
4. Right to erase, destroy or anonymize Personal Data In the following cases;
 - 4.1 When the personal data is no longer needed to be retained according to the purpose of collecting, using or disclosing the personal data.
 - 4.2 When you withdraw your consent to the collection, use, or disclosure of personal data and we have no legal authority to collect, use, or disclose personal data,
 - 4.3 When you object to the collection, use, or disclosure of your personal data and we have no legal authority to refuse.

Unless we have a legitimate reason to deny your request.

5. Right to Data Portability in case where we have made such Personal Data publicly accessible in the format readable or commonly used by ways of automatic tools or equipment, and can be used or disclosed by automated methods unless by technical conditions it cannot be done or there are restrictions on performing duties in the public interest or in accordance with the law or an exercise of a right that has an impact on another person's rights or freedom.
6. Right to object to the collection, use or disclosure of personal information at any time in the following cases
 - 6.1 In the case of personal data, which we process on a legitimate interest basis, unless we demonstrate a more significant legitimate cause or to establish legal claims or to comply with or exercising legal claims or raising up against legal claims,

- 6.2 For direct marketing purposes
- 6.3 For research studies in science or history or statistics, unless it is necessary to carry out a mission in the public interest.
7. Right to restrict the use of Personal Data under circumstances where Personal Data is subject to erasure or is no longer necessary;
 - 7.1 In the process of rectifying upon your request to correct your personal data to be accurate, complete.
 - 7.2 When it is personal data that must be deleted or destroyed.
 - 7.3 When such personal data is no longer necessary. In the event that you were required to retain your personal data for the establishment of legal claims, to comply with or exercising legal claims or raising up against legal claims
 - 7.4 When we are in the process of proving the right to refuse a request to object to the collection, use or disclosure of personal data.
8. Right to complain to the Personal Data Protection Committee, in the event that we violate or fail to comply with the Personal Data Protection Act B.E. 2562.

Should you have any questions or wish to rectify or erase your Personal Data or to exercise the aforementioned rights or contact us regarding Personal Data issues or our Personal Data protection practices, please contact us using the information provided below.

Contact Details

Data Controller

N.C. Housing Public Company Limited

No. 70, Moo 5, Bungkhumphroi Subdistrict, Lam Luk Ka District, Pathum Thani Province 12130, Thailand

Phone number: 02-9935080-81

Email address: dpo@ncgroup.co.th

Data Protection Committee

N.C. Housing Public Company Limited

No. 70, Moo 5, Bungkhumphroi Subdistrict, Lam Luk Ka District, Pathum Thani Province 12130, Thailand

Phone number: 02-9935080-81

Email address: dpo@ncgroup.co.th

Please provide the following information in addition to the exercise of the rights of the personal data subject.

- Name-surname, ID card number/passport number.
- Inquiries about personal data or legal rights.
- Phone number, address and e-mail address.



N.C. Housing Public Company Limited

No. 70, Moo 5, Bungkhumphroi Subdistrict,
Lam Luk Ka District, Pathum Thani Province 12130, Thailand.

 66 (0) 2993 5080-81

 ir@ncgroup.co.th

 www.ncgroup.co.th

 [/nchappyhome](https://www.facebook.com/nchappyhome)