March 31, 2025

Subject: Invitation to the 40th Annual General Meeting of Shareholders (Year 2025)

Attention: Shareholder

Enclosed:

- (1) Form 56-1 One Report Year 2024 (in QR Code format)
- (2) Minutes of the 39th Annual General Meeting of Shareholders (Year 2024)
- (3) Documents for Meeting Agenda No. 1-9, considered as part of this meeting invitation.
- (4) Rules and Practices of Attendance, Grant of Proxies for Presence and Votes at the Meeting, including Proxy Form
 A, B and C.

The Company's Board of Directors has resolved to call on the 40th Annual General Meeting of Shareholders (Year 2025) to be held on Friday, April 25, 2025 at 10:00 hours, at the Pinnacle Room 4-6, 4th Floor, Intercontinental Bangkok Hotel, 971, 973 Ploenchit Road, Lumpini, Pathumwan, Bangkok, according to the following meeting agenda :-

Agenda 1: To Adopt and Approve the Minutes of the 39th Annual General Meeting of Shareholders (Year 2024)

<u>Board of Directors' Opinion</u>: The Board of Directors will propose to the Shareholders' Meeting for consideration and approval of the aforementioned minutes of the meeting according to details in the document attached herewith.

Agenda 2 : To Acknowledge the Report of the Board of Directors on the Operating Results of Year 2024

<u>Board of Directors' Opinion</u>: The Board of Directors will propose to the Shareholders' Meeting for acknowledgement of the operating results for year 2024, according to details in the document attached herewith.

Agenda 3 : To Consider and Approve the Balance Sheets and Statements of Income for the Year ended December 31, 2024 <u>Board of Directors' Opinion:</u> The Board of Directors will propose to the Shareholders' Meeting for consideration and approval of the audited Balance sheets and Statements of Income for the year ended December 31, 2024, according to details in the document attached herewith.

Agenda 4 : To Consider and Approve the Appropriation of Earnings

<u>Board of Directors' Opinion</u>: The Board of Directors will propose to the Shareholders' Meeting for consideration and approval of the appropriation of earnings for payment of dividend to the shareholders at Baht 0.50 per share, in which the interim dividend payment of Baht 0.26 per share had already been approved and paid to the shareholders on September 13, 2024, therefore leaving a remaining Baht 0.24 per share to be paid to the shareholders, according to details in the document attached herewith.

Agenda 5 : To Consider the Appointment of Directors Retired by Rotation

<u>Board of Directors' Opinion</u>: The Board of Directors will propose to the Shareholders' Meeting for consideration and approval for the re-appointment of 4 Directors retired by rotation for another term of office, namely, (1) Mr. Sunthorn Suwannajade (2) Mr. Chatchai Teepsuwan (3) Mr. Woodthikrai Soatthiyanon and (4) Mr. Thanit Pulivekin, as considered and approved by the Nomination and Remuneration Committee (NRC Committee), according to details in the documents attached herewith.

Agenda 6 : To Consider the Remunerations of the Directors

<u>Board of Directors' Opinion</u>: The Board of Directors will propose to the Shareholders' Meeting for consideration and approval of the remunerations for the Directors for year 2025, according to details in the document attached herewith, which can be summarized as follows:

- (1) Fixed monthly remunerations shall remain the same for the Board of Directors and every sub-committee.
- (2) The annual bonus for the Directors: During year 2024, the Company's revenue from sales and services decreased and as a result, the net profit did not meet the target. Therefore, the annual bonus payment to the Directors for the year 2024 is proposed to decrease from the previous year as follows: the annual bonus payment for the Chairman is proposed to decrease from Baht 400,000 to Baht 350,000, and the annual bonus payment for each of the 11 Directors is proposed to decrease from Baht 350,000 to Baht 300,000.

Agenda 7 : To Consider the Appointment of the Auditor and Determination of Audit Fee

<u>Board of Directors' Opinion</u>: The Board of Directors will propose to the Shareholders' Meeting for consideration and approval of the appointment of Ms. Chanlika Panya, certified public accountant registration no. 11872, or Ms. Thanyalux Kaedkeaw, certified public accountant registration no. 8179, or Ms. Sophit Prompol, certified public accountant registration no. 10042 of KPMG Phoomchai Audit Ltd., to be the Company's financial auditor for year 2025, having the yearly audit fee of Baht 1,350,000, the three quarterly reviews of Baht 50,000 for each quarter, and the preparation of the three quarterly consolidated financial statements of Baht 50,000 for each quarter, for a total of Baht 1,650,000, or an increase from year 2024 of Baht 30,000 or 1.85 percent, as considered and approved by the Audit Committee, according to details in the document attached herewith.

Agenda 8 : To Consider and Approve the Amendment of Company's Objectives and Memorandum of Association of the Company <u>Board of Directors' Opinion</u>: The Board of Directors will propose to the Shareholders' Meeting for consideration and approval of the amendment of Clause 1, Clause 25 the addition of objectives No. 28 and No. 29 and Memorandum of Association of the Company Clause 3 to align with the amendments and additions to the Company's objectives. In order to provide flexibility to the Company to pursue business expansion in the future including online retail sales, installation of electric vehicle (EV) chargers, construction of modular houses and other prefabricated houses. according to details in the document attached herewith.

Agenda 9 : Other Matters (if any)

According to the procedures established by the Company to provide the shareholders the right to propose meeting agenda items and appointment of new director in advance by receiving the proposal from the shareholders during October 1, 2024 through December 31, 2024. However, there was no shareholder proposing any meeting agenda item in advance or proposing any appointment for a new director. Therefore, there is no additional meeting agenda proposed by the shareholder for this year.

The Company has determined the name list of shareholders with rights to attend the 40th Annual General Meeting of Shareholders (Year 2025) and rights to receive dividends on the Record Date of Tuesday, March 4, 2025.

The Shareholders are cordially invited to attend the Meeting at the abovementioned date, time and venue, by adhering to the Rules and Practices of Attendance, Grant of Proxies for Presence and Votes at the Meeting, according to details in the document attached herewith.