(Translation)

Bangkok Land Public Company Limited (the "Company")
Minutes of Annual General Meeting of Shareholders No. 54
held via electronic means (E-AGM)
broadcasted at Boardroom 1, 10th Floor, New Geneva Industry Condominium,
47/569-576, Moo 3, Popular 3 Road, Tambol Banmai,
Amphur Pak Kret, Nonthaburi Province,
on 16 July 2025

The Meeting began at 14.00 hrs.

Mr. Sui Hung Kanjanapas, Chairman of the Board, presided over the Meeting (the "**Chairman**") with Mrs. Punnarath Itthirathchaovakul serving as the Secretary of the Meeting (the "**Secretary**"). The Secretary informed the Meeting that there were 23 shareholders attending the Meeting in person with a total of 4,835,403,091 shares; and 27 shareholders attending by proxy with a total of 2,075,977,049 shares, thereby aggregating a total of 50 shareholders with a total of 6,911,380,140 shares or 39.829% of the total number of the Company's shares having been issued being 17,352,625,154 shares, which formed a quorum.

The Secretary introduced all directors (representing 100% of the total number of directors), executives, legal advisor and auditors of the Company attending the Meeting as follows:

1.	Mr. Sui Hung Kanjanapas	Chairman of the Board and Chairman of Nomination and Remuneration Committee
2.	Mr. Shui Pang Kanjanapas	Executive Director, Vice Chairman, Chief Executive Officer, Member of Risk Management Committee and Member of Nomination and Remuneration Committee
3.	Mr. Burin Wongsanguan	Director
4.	Mr. Prasan Hokchoon	Independent Director and Chairman of Audit Committee
5.	Mr. Supavat Saicheua	Independent Director, Member of Audit Committee and Member of Risk Management Committee
6.	Mr. Siriwat Likitnuruk	Independent Director and Member of Audit Committee
7.	Mr. Panya Boonyapiwat	Independent Director
8.	Mr. Jakapan Panomouppatham	Independent Director, Member of Nomination and Remuneration Committee, and Chairman of Risk Management Committee
9.	Ms. Kunwadee Jintavorn	Project Director
10.	Mr. Chamras Hongpaisarn	Accounting and Executive Manager
11.	Ms. Panida Wongsriyanon	Legal Advisor from LS Horizon Limited
12.	Ms. Bongkotrat Suamsiri	Auditor from Karin Audit Company Limited
13.	Ms. Jintana Vannaaruntong	Auditor from Karin Audit Company Limited
14.	Inventech Systems (Thailand) Co., Ltd.	Organizer of the E-meeting and Examiner of registration of shareholders and vote-counting

After that, the Secretary explained the voting procedure which can be summarized as follows:

The voting shall be conducted in accordance with the Articles of Association of the Company, whereby 1 share shall be counted as 1 vote. The Meeting will consider each agenda in the sequence specified in the invitation to this Meeting. There will be presentations on each agenda and opportunities will be provided for shareholders to ask questions before casting votes. The voting results will be announced to the Meeting upon completion of the vote count for each agenda, in due sequence.

In counting votes, the Company will deduct the disapprove votes and abstain votes from the total votes of the shareholders attending the Meeting and entitled to cast votes; the remaining votes will be considered as affirmative votes.

To cast their votes, the shareholders would be asked by the Secretary to choose the agenda. Once the agenda was chosen, the system would display the following voting buttons:

1. "Approve" button;
2. "Disapprove" button; and
3. "Abstain" button.

The shareholders could vote at will, and if they wish to cancel their latest vote, they would need to press the "Cancel Vote" button. The Secretary would inform the Meeting of the results of voting on each agenda. The total number of votes would be the sum of all votes of the shareholders present in person or by proxy. The vote on any agenda would be counted from the number of shares held by the shareholders present at the time of voting. If any shareholder left the Meeting while the meeting was still in progress, the system would delete that shareholder's votes from the list of the agenda not yet dealt with at the Meeting.

Thereafter, the Company presented the procedures and guidelines for shareholders who wished to cast their votes on each agenda, ask questions, or express their opinions during the Meeting via video conference through the system provided by Inventech Systems (Thailand) Co., Ltd.

The resolutions of this shareholders Meeting will be required as follows: Agendas 1, 3, 4, 5, 6 and 8 must be resolved by a majority vote of the total number of votes of the shareholders and proxy attending the Meeting and casting their votes. Agenda 2 is a notification to the shareholders and therefore, no vote is required. Agenda 7 shall be passed by a resolution of not less than two-thirds of the total number of votes of the shareholders and proxy attending the Meeting. Agenda 9 is to consider other businesses which will allow the shareholders to raise the queries in this Agenda.

In addition, the Company provided the opportunity for the shareholders to ask questions during the Meeting. The shareholders can raise their questions through 2 channels: (1) sending the questions through Q&A system together with the shareholders' full names and status as shareholders or proxies; and (2) asking the questions via VDO conference by also providing full names and status as shareholders or proxies. In this regard, the Company has recorded the meeting in video format.

The Chairman then assigned the Secretary to proceed with the Meeting and proposed the Meeting to consider the matters in accordance with the agenda as follows:

Agenda 1 To adopt the minutes of the Annual General Meeting of Shareholders No. 53, held on 16 July 2025

The Secretary proposed the Meeting to consider and adopt the minutes of the Annual General Meeting of Shareholders No. 53 held on 16 July 2025 as appeared in the invitation to this Meeting, which had been delivered to the shareholders in advance and posted on the Company's website.

The Secretary provided the opportunity for the Meeting to make additional queries or suggestions. However, no queries or suggestions were made.

The Secretary asked the Meeting to consider and adopt the minutes of the Annual General Meeting of Shareholders No. 53 held on 16 July 2025.

After due consideration, the Meeting resolved by a majority vote of the total number of votes of shareholders attending the Meeting and casting their votes to adopt the minutes of the Annual General Meeting of Shareholders No. 53 held on 16 July 2025 as proposed in all respects (with 6,918,910,140 votes (or 100.0000% of the total number of votes of shareholders attending the Meeting and casting their votes) approving this matter; 0 vote (or 0.0000% of the total number of votes of shareholders attending the Meeting and casting their votes) disapproving; and 300,000 vote abstaining).

Agenda 2 To acknowledge the report on the Company's operation results for the fiscal year ended 31 March 2026

The Chairman reported to the Meeting a summary of the Company's operation results for the fiscal year ended 31 March 2026 that during the past year, both the global and Thai economies continued to face challenges arising from international conflicts, including the newly emerged conflict between the United States and Iran, as well as the ongoing Russia–Ukraine war. These events contributed to continued increases in oil prices, living costs, and construction costs, which adversely affected Thailand's real estate sector as a whole. At present, approximately 350,000 real estate units in Bangkok and its surrounding areas remain unsold due to high levels of household debt and the stringent lending criteria imposed by banks and financial institutions. These factors have weakened purchasing power in the real estate market. In addition, foreign investors have reduced their investments in Thai real estate due to the unfavorable global economic environment and stricter regulations concerning overseas fund transfers.

Nevertheless, the Company's business model differs from that of other real estate developers, as the Company's primary source of revenue is derived from recurring-income-generating assets through its property rental business. This reduces the impact of fluctuations in the property-for-sale market. However, this does not mean that the Company does not seek opportunities to generate income from property sales. The Company exercises a high degree of caution in such undertakings and proceeds only when it is confident that genuine market demand exists.

For the Company's operation results in the past fiscal year, the Company has revenue of THB 5,458 million, representing a decrease of approximately 9% from the previous year. Net profit increased slightly by 0.1%, while earnings per share amounted to THB 0.038, remaining at a level comparable to the previous year. The primary reason was the Company's effective cost and expense control measures.

The Chairman explained that the Company's business structure is based on recurring-income-generating assets, which are divided into four principal business segments:

(1) Exhibition center, convention center, and hotel businesses;

(2) Real estate for sale and rental businesses;

(3) Retail business; and

(4) Building management and other businesses.

For the past year, the exhibition center, convention center, and hotel businesses, which constitute the Company's main source of income, generated total revenue of approximately THB 4,006 million, a slight decrease of only 0.3% from the previous year. The principal sources of revenue were as follows:

(1) IMPACT Exhibition Management Co., Ltd. ("**Impact Exhibition**"), a wholly owned subsidiary, derives its principal revenue from venue management and food and beverage operations within the Impact Exhibition. Its revenue increased by 2.4% to THB 1,964.8 million.

(2) IMPACT Growth Real Estate Investment Trust ("**IMPACT Growth REIT**"), in which the Company holds 49.33% of the trust units, generated revenue of THB 2,041.2 million during the past year, representing a slight decrease of 2.8% from the previous year. The Chairman noted that the exhibition and convention business is characterized by variations in the number and nature of events from year to year, as some events are held annually while others are organized periodically or in different formats. Nevertheless, the overall performance remained satisfactory. IMPACT Growth REIT recorded a 3.6% increase in profit compared to the previous year, primarily because a major renovation and maintenance project aimed at upgrading and preserving assets within the IMPACT Exhibition and Convention Center, which has been in operation for more than 20 years, was completed during the past year. As a result, related expenses decreased significantly, leading to improved operating performance. Consequently, IMPACT Growth REIT was able to distribute dividends to unitholders at THB 0.69 per unit, an increase of approximately 3.0% from the previous year.

(3) Novotel Bangkok IMPACT and ibis Bangkok IMPACT business, both wholly owned by the Company, recorded an increase in average occupancy rate to 51.2% and EBITDA of THB 175.7 million.

Regarding the real estate business, revenue declined by 41% compared to the previous year because the Company completed an exceptionally high volume of transfers of ownership in the Mori Condominium project in 2025, with approximately 92% of units already transferred. In 2026, the Company has not launched any new projects for sale and will focus primarily on selling the remaining stock of existing projects. Consequently, revenue from property sales is not expected to reach the same level as the previous year, when the segment generated revenue of THB 782 million. The Mori Condominium project continues to achieve satisfactory sales results, with the sales rate increasing from approximately 80% in the previous year to 83.2% of total units at present.

The Chairman further reported that although the real estate market slowed during the early part of the year, sales of the Mori Condominium project improved significantly during the past two to three months, with approximately 100 units sold. This was driven by demand from students and parents associated with Silpakorn University, which is preparing to open its Muang Thong Thani campus. The student population is expected to increase from approximately 1,400 to 2,400 students next year and potentially reach 5,000 students within the next four to five years. This has resulted in growing demand for residential accommodation, including from investors purchasing condominium units for rental purposes to students. The Company has also converted certain units that were relatively difficult to sell, such as penthouse units, into rental units, which have received strong market acceptance. Approximately 70 rental units are currently fully occupied, while investors leasing units to students are able to generate rental yields of approximately 7–8% per annum. This reflects the strong potential of the residential market in Muang Thong Thani and serves as a positive factor for the Company's business.

The Company owns approximately 30 rai of land near Silpakorn University and is currently seeking approval of an Environmental Impact Assessment (EIA) for a new development project aimed at meeting rising housing demand. The Company expects to launch the project in the near future. In addition, the Double Lake Condominium project continues to perform well, with sales approaching 90% of total project units and only approximately 40 units remaining available for sale.

With respect to property-for-rent business, including Cosmo Office Park and Bangkok Land Building, occupancy rates have continued to improve. Occupancy at Cosmo Office Park increased from 70% to 72.5%. Triple T Broadband Public Company Limited (3BB) has leased more than 10,000 square meters of office space and has already relocated approximately 1,400 employees to the premises. The principal tenant of Bangkok Land Building is Show DC Corp Co., Ltd. (Show DC), which has entered into a long-term lease agreement of approximately 20–30 years. Meanwhile, 3BB has entered into a three-year lease agreement with options for renewal for additional three-year period and three-year period. The Company retains the right to adjust rental rates upon each renewal in line with market circumstances, thereby ensuring stable long-term rental income.

In the retail business, revenue increased by 6.1% to THB 485 million, supported by the growing number of residents and users in Muang Thong Thani. This growth was attributable to the increasing student population of Silpakorn University, employees of private-sector companies such as True Corporation Public Company Limited (TRUE) and 3BB, as well as government agencies including the Immigration Bureau and the Cyber Crime Investigation Bureau, which have established offices in the area. These developments are expected to benefit the Company's retail properties, namely Cosmo Bazaar, Beehive Lifestyle Mall, and Outlet Square. Additionally, the MRT Pink Line extension into Muang Thong Thani, in which the Company has participated as an investor, includes the Impact Muang Thong Thani Station and Muang Thong Thani Lake Station. The extension has been well received, recording approximately 1.59 million passengers during the past year.

The Company is also pursuing a policy of transforming Muang Thong Thani into a Smart City. To this end, the Company has entered into a Memorandum of Understanding (MOU) with EHang Plc., a Chinese developer of Urban Air Mobility (UAM) technology, to study the establishment of a vertiport for electric vertical take-off and landing aircraft (eVTOL) and unmanned passenger transport aircraft within Muang Thong Thani. The project is currently awaiting approval from the relevant government authorities. If successful, Muang Thong Thani will become the first area in Thailand to possess dedicated infrastructure supporting this transportation system. Once approved and commercially operational, the project is expected to provide additional travel options and facilitate faster connections from Muang Thong Thani to Don Mueang and Suvarnabhumi airports, with potential future expansion to major destinations such as Pattaya, Hua Hin, Phuket, and Khao Yai.

Thereafter, the Chairman invited Mr. Shui Pang Kanjanapas, Vice Chairman, to provide details regarding the collaboration between the Company and Advanced Info Service Public Company Limited (AIS). Mr. Shui Pang Kanjanapas informed the Meeting that the Company and AIS had jointly launched the "Muangthong Next: The Smart & Connected City" initiative, under which AIS will invest in developing digital infrastructure throughout Muang Thong Thani, including 5G Advanced technology and high-speed WiFi 7 networks, to support residential living, business operations, and international events. The initiative also includes the development of futureready digital infrastructure, such as Digital Infrastructure, AI CCTV, Smart Asset Management, Digital Signage, Smart Meter, Internet of Things (IoT), Digital Payment, and digital learning support systems. These developments are expected to enhance the quality of life of residents while supporting long-term business growth and investment in Muang Thong Thani.

The Secretary provided the opportunity for the Meeting to make additional queries or suggestions. The shareholders raised the following questions:

Mr. Thongthos Paenglad, proxy, raised the following inquiries:

1. As the Company previously informed that it had received part of the expropriation compensation for real estate in connection with the MRT Pink Line project, while the remaining portion was still under follow-up, what progress has the Company made in following up on the remaining compensation, and when does the Company expect to receive the full amount?
2. Following the Company's termination of the Muang Thong Thani water park project and its plan to develop a mixed-use development project on approximately 500 rai of land around Muang Thong Thani Lake and nearby areas, what progress has been made in terms of project design and seeking joint investment partners, and when does the Company expect to commence construction of the first phase of the project?
3. In light of Silpakorn University, Muang Thong Thani Campus, planning to significantly increase the number of students, does the Company have any plans to develop new products, services, or projects to accommodate this target group, and how is this expected to affect the revenue of the Company's real estate business, building management business, and retail business?
4. After the Company has fully paid the investment cost for the MRT extension project, how does the Company plan to manage its increased liquidity and cash flow, particularly as between investing in new projects and considering increased returns to shareholders in the form of dividends?
5. With respect to the lease agreement with 3BB, a company in the AIS group, which has a term of three years, which year of the lease term is the agreement currently in, and what is the Company's approach to negotiating an extension of the lease term or securing long-term rental income stability?

Ms. Kunwadee Jintavorn, Project Director, clarified in response to inquiry no. 1 that the valuation of the land based on the actual construction alignment has now been completed. As a result, the remaining expropriation compensation is approximately THB 218 million, as certain areas comprise access roads and public utility areas which the Company has been unable to utilize for development for more than 10 years. The Company has waived its rights over certain land plots in favor of the Mass Rapid Transit Authority of Thailand (MRTA) for public benefit and to support the government's infrastructure development. The Company considers that the MRT Pink Line project has significantly enhanced the value of the Muang Thong Thani area and the Company's land.

The Chairman clarified in response to inquiry no. 2 that the Company has not discontinued its study, design, or search for investors for the mixed-use development project around Muang Thong Thani Lake. Management has continuously held discussions with potential investors and has adjusted the project concept to align with market conditions. It is expected that there will be greater clarity on the first phase of the project, and further details may be announced, in the early part of next year.

The Chairman clarified in response to inquiry no. 3 that Silpakorn University, Muang Thong Thani Campus, plans to increase the number of students from approximately 1,400 to 2,400 next year and to approximately 5,000 over the next four to five years. The Company is therefore preparing to develop a project on approximately 30 rai of land located around the university. The project design has been completed and is currently in the process of applying for EIA approval. In addition, the increase in the number of students has had a positive impact on the sales and leasing of the Mori Condominium and Double Lake projects, as well as the retail business in the area, which has grown by 6%. Silpakorn University is also studying the feasibility of leasing additional office space from the Company to support its future expansion.

The Chairman clarified in response to inquiry no. 4 that the Company has a policy to use cash flow generated from recurring-income businesses to support the development of various projects as appropriate. For large-scale projects, the Company intends to seek joint investment partners in order to reduce the Company's investment burden. The consideration of dividend payments will depend on the Company's operating results, financial position, and the Board of Directors' consideration each year.

The Chairman clarified in response to inquiry no. 5 that the lease agreement with 3BB is currently in its first year. The lease structure is for an initial term of three years, with renewal options for another three years and a further three years, whereby the tenant has the right to consider renewing the lease upon the expiry of each period. The Company maintains a good relationship with the tenant and focuses on continuous customer care in order to support lease renewals and generate long-term rental income for the Company.

Mr. Suchot Chanwipha, proxy, inquired about the expected return on investment (ROI) from the water filter investment project and the Company's view on further investment opportunities in such project.

Ms. Kunwadee Jintavorn, Project Director, clarified that the Company had cancelled its investment plan for the water filter investment project and currently has no investment in such project.

In addition, the Chairman further clarified that the Company has no investment in the water filter investment project as mentioned and therefore is unable to provide further details regarding reinvestment opportunities in such project.

Mr. Chusak Changisarakul, shareholder, inquired whether, following the announcement of the collaboration with Advanced Info Service Public Company Limited (AIS), the Company is required to jointly invest or bear any expenses in developing such infrastructure and, if so, requested further details.

Mr. Shui Pang Kanjanapas, Vice Chairman, clarified that the investment in digital infrastructure under such collaboration will be entirely undertaken by AIS. AIS will invest in installing telecommunications networks and related infrastructure, such as fiber optic systems and network connections to various buildings within Muang Thong Thani. The Company will receive returns in the form of revenue sharing in accordance with the terms of the collaboration. In addition, the Company may consider further investment in systems that build upon such infrastructure, such as AI CCTV systems, traffic management systems, security systems, energy monitoring and management systems, smart meters, and Internet of Things (IoT) technology, to support the development of Muang Thong Thani into a Smart City. The Company has already begun using AI CCTV systems to manage traffic within the area and has found that they help improve traffic flow after large-scale events and reduce the need for security personnel to a certain extent. Once AIS's digital infrastructure is completed, it is expected to further enhance the efficiency of various systems and better support the Company's Smart City development in the future.

Thereafter, the Secretary informed the Meeting that the Company had prepared a summary of its operating results, including significant changes during the past year, in the Annual Registration Statement / Annual Report (Form 56-1 One Report) for the year ended 31 March 2026, in accordance with Article 34(1) of the Company's Articles of Association, which requires the Board of Directors to report the Company's operating results for the past year to the shareholders' meeting for acknowledgement.

The Meeting acknowledged the report on the Company's operating results for the fiscal year ended 31 March 2026.

Agenda 3 To consider and approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 March 2026, and acknowledge the Report of the Auditor

The Secretary proposed the Meeting to consider and approve the Statements of Financial Position and the Statements of Comprehensive Income for the fiscal year ended 31 March 2026 and to acknowledge the Auditor's report and summarized the operating results of the company group for the Meeting's acknowledgement as follows:

For the fiscal year ended 31 March 2026, the company group had total income of THB 4,613,610,697, a decrease of THB 588,320,775 from the previous year, comprising income from sales of THB 1,301,435,051, income from rents and services of THB 3,312,175,646, and other income of THB 1,523,172,222. After deducting sales costs, administrative expenses, finance costs, and other related items, the company group reported net profit for the year of THB 1,237,112,364. As at 31 March 2026, the company group had total assets of THB 70,500,923,288, total liabilities of THB 12,743,443,085, and shareholders' equity of THB 57,757,480,203.

The Secretary provided the opportunity for the Meeting to make additional queries or suggestions. The shareholders raised the following questions:

Mr. Charoensak Tantichinanon, shareholder, made the following inquiries:

1. The Company should consider postponing certain non-urgent investments and increasing the dividend payout to minority shareholders, noting that the dividend payment had remained at a relatively similar level for many years despite the continual increase in the Company's book value.
2. Although the Company's share price increased on the date of the Meeting, it had generally traded at a level below its book value and did not appear to reflect the increase in the Company's assets. The shareholder therefore inquired whether the Company had any measures or policies to address this matter.

The Chairman responded to inquiry no. 1 that the Company had considered an increase in the dividend payment for this year to THB 0.0125 per share, which was higher than that of the previous year. The Company would take the shareholder's suggestion into consideration in formulating its future policies. The Company is seeking to maintain an appropriate balance between investments to support new business opportunities and returns to shareholders. For large-scale projects, the Company's policy is to seek investors or strategic partners to participate in the investment in order to reduce the Company's cash flow.

With respect to inquiry no. 2, the Chairman explained that the Company had no policy or measures to influence or support its share price in the stock market, as the Company's primary responsibility is to operate and manage its businesses effectively in order to generate sustainable returns for the Company and its shareholders.

Mr. Suchot Chanwipha, proxy, inquired whether the water filter investment project previously mentioned was related to a drinking water system or an air-conditioning system. He further asked how the Company expected to generate returns from the district cooling system (DCS) or the chilled water supply agreement (CWSA) projects.

Mr. Shui Pang Kanjanapas, Vice Chairman, clarified that the project referred to by the shareholder was likely the district cooling system (DCS), which is a chilled water production and distribution system used for air-conditioning within the IMPACT complex. The project is currently under discussion with external investors in a manner similar to the solar energy project, whereby the external investor would finance and own the entire system, while the Company would purchase chilled water services based on actual consumption. Accordingly, the Company would not be required to make the investment itself. The Vice Chairman further noted that the negotiations were expected to become more conclusive within this year.

The Secretary thereafter asked the Meeting to consider and approve the Statements of Financial Position and the Statements of Comprehensive Income for the fiscal year ended 31 March 2026 which was audited by the certified auditor, reviewed by the Audit Committee and approved by the Company's Board of Directors. The details are as appeared in the Annual Registration Statements / Annual Report (Form 56-1 One Report) of the Company which is provided in the form of QR Code (Annex 1) attached to the invitation to this Meeting, which had been delivered to the shareholders in advance.

After due consideration, the Meeting resolved by a majority vote of the total number of votes of shareholders attending the Meeting and casting their votes to approve the Statements of Financial Position and the Statements of Comprehensive Income for the fiscal year ended 31 March 2026 and acknowledge the Report of the Auditor as proposed in all respects (with 6,995,119,640 votes (or 100.0000% of the total number of votes of shareholders attending the Meeting and casting their votes) approving this matter; 0 votes (or 0.0000% of the total number of votes of shareholders attending the Meeting and casting their votes) disapproving; and 10,890,500 votes abstaining).

Agenda 4 To consider and approve the appropriation of net profit to be legal reserve in compliance with the law and the payment of dividend for the fiscal year ended 31 March 2026

The Secretary informed the Meeting that in compliance with Section 116 of the Public Limited Companies Act B.E. 2535 (as amended) and Article 39 of the Company's Articles of Association, the Company must appropriate at least 5 percent of the annual net profit less the total accumulated losses brought forward (if any) to a legal reserve until the reserve fund is not less than 10 percent of the registered capital of the Company. As of 31 March 2025, the Company has appropriated annual net profit as legal reserve in the total amount of THB 1,270,127,132 (One billion two hundred seventy million one hundred twenty seven thousand one hundred thirty two Baht) equivalent to 4.83 percent of the registered capital of the Company. Therefore, the Company has to propose an additional appropriation at 5 percent of annual net profit as of 31 March 2026 in the amount of THB 84,161,327 (Eighty four million one hundred sixty one thousand three hundred twenty seven Baht) as a legal reserve.

In addition, Section 115 of the Public Limited Companies Act B.E. 2535 (as amended) and Article 38 of the Company's Articles of Association provide that in case the Company does not have an accumulated loss, the Company (with the approval of the shareholders' meeting) may pay dividend out of the profits to the shareholders. The Board of Directors' Meeting thereafter resolved to propose to the shareholders' meeting to consider and approve as follows:

1. the appropriation of profits to the legal reserve for the year ended 31 March 2026 in the amount of THB 84,161,327 (Eighty four million one hundred sixty one thousand three hundred twenty seven Baht); and
2. the payment of dividend for the year ended 31 March 2026 at the rate of THB 0.0125 (One point two five Satang) per share to the shareholders. The Record Date on which the shareholders have the right to receive the dividend shall be on 30 July 2026 (Record Date). Payment of dividends shall be made to the shareholders on 14 August 2026.

The Secretary provided the opportunity for the Meeting to make additional queries or suggestions. However, no queries or suggestions were made.

The Secretary thereafter asked the Meeting to consider and approve the appropriation of annual net profits as a legal reserve and the payment of the dividend for the fiscal year ended 31 March 2026 as aforementioned.

After due consideration, the Meeting resolved by a majority vote of the total number of votes of shareholders attending the Meeting and casting their votes to approve the appropriation of annual net profits as a legal reserve and the payment of the dividend for the year ended 31 March 2026 as proposed in all respects (with 7,006,010,140 votes (or 100.0000% of the total number of votes of shareholders attending the Meeting and casting their votes) approving this matter; 0 votes (or 0.0000% of the total number of votes of shareholders attending the Meeting and casting their votes) disapproving; and 0 votes abstaining).

Agenda 5 To consider the election of directors in place of those directors whose term will expire by rotation

The Secretary informed the Meeting that in compliance with Section 71 of the Public Limited Companies Act B.E. 2535 (as amended) and Article 16 of the Company's Articles of Association, the shareholders' meeting shall consider and approve the election of directors in place of those whose term will expire by rotation whereby every year, one-third of the directors have to retire by rotation. For this year, the following three directors would retire by rotation:

1.	Mr. Sui Hung Kanjanapas	Chairman of the Board, Executive Director and Chairman of Nomination and Remuneration Committee
2.	Mr. Supavat Saicheua	Independent Director, Member of Audit Committee and Member of Risk Management Committee
3.	Mr. Panya Boonyapiwat	Independent Director

The Nomination and Remuneration Committee has considered the qualifications and performance of the directors who retired by rotation under this Agenda and viewed that all three directors have performed their duties completely and appropriately. In addition, the three directors have been considered in accordance with the Company's procedures and possess the qualifications as required under the relevant rules and regulations. They have performed their duties effectively and have contributed valuable knowledge, experience, and expertise to benefit the Company's business operations. The Nomination and Remuneration Committee therefore deemed it appropriate to propose to the Board of Directors to appoint the three directors, namely Mr. Sui Hung Kanjanapas, Mr. Supavat Saicheua and Mr. Panya Boonyapiwat who are required to retire by rotation to assume the position for another term.

In this regard, two of the three directors who are required to retire by rotation this time, nominated to be independent directors, possess qualifications as required under the relevant laws including the requirements for independent directors established by the Company. These directors are Mr. Supavat Saicheua and Mr. Panya Boonyapiwat, both of whom have served as independent directors of the Company for 16 years since 2010. They possess knowledge, capability, experience and expertise that are consistent with the Company’s business. In addition, Mr. Sui Hung Kanjanapas, Chairman of the Board, has served as a director of the Company for 25 years since 2001 and thus has extensive experience and a thorough understanding of the Company’s business operations.

The Board of Directors therefore deemed it appropriate to propose to the Annual General Meeting of Shareholders to re-appoint Mr. Sui Hung Kanjanapas, Mr. Supavat Saicheua and Mr. Panya Boonyapiwat, who are required to retire by rotation this time, as the directors for another term. The brief profile of the directors who are to retire by rotation and definition of the independent directors of the Company were set out in the annex attached to the invitation to this Meeting, which had been delivered to the shareholders in advance.

The Secretary provided the opportunity for the Meeting to make additional queries or suggestions. However, no queries or suggestions were made.

The Secretary thereafter asked the Meeting to consider and approve the re-election of directors who were due to retire by rotation to be the directors of the Company for another term.

After due consideration, the Meeting resolved by a majority vote of the total number of votes of shareholders and proxy attending the Meeting and casting their votes to approve the re-election of directors who retired by rotation to be the directors of the Company for another term as proposed in all respects with the following votes:

5.1 Approval of the re-election of Mr. Sui Hung Kanjanapas, the director who retired by rotation, for another term as Chairman of the Board, Executive Director and Chairman of Nomination and Remuneration Committee (with 6,993,426,856 votes (or 99.8203% of the total number of votes of shareholders attending the Meeting and casting their votes) approving this matter; 12,583,284 votes (or 0.1796% of the total number of votes of shareholders attending the Meeting and casting their votes) disapproving; and 0 votes abstaining).

5.2 Approval of the re-election of Mr. Supavat Saicheua, the director who retired by rotation, for another term as Independent Director, Member of Audit Committee and Member of Risk Management Committee (with 7,005,015,340 votes (or 99.9858% of the total number of votes of shareholders attending the Meeting and casting their votes) approving this matter; 994,800 votes (or 0.0141% of the total number of votes of shareholders attending the Meeting and casting their votes) disapproving; and 0 votes abstaining).

5.3 Approval of the re-election of Mr. Panya Boonyapiwat, the director who retired by rotation, for another term as Independent Director (with 7,005,015,340 votes (or 99.9858% of the total number of votes of shareholders attending the Meeting and casting their votes) approving this matter; 994,800 votes (or 0.0141% of the total number of votes of shareholders attending the Meeting and casting their votes) disapproving; and 0 votes abstaining).

Agenda 6 To consider and approve the increase in the number of directors and appoint Mrs. Kulkanist Khamsirivatchara as a new independent director of the Company

The Secretary informed the Meeting that as the Stock Exchange of Thailand supports listed companies in considering gender diversity among the company's board of directors and management team, and to align with good corporate governance principles for listed companies that encourage the recruitment and selection of directors with diverse experience and skills so that the business can compete and grow sustainably, therefore the Board of Directors has considered the qualifications, skills, expertise, and experience of Mrs. Kulkanist Khamsirivatchara and is of the opinion that Mrs. Kulkanist possesses extensive legal knowledge and experience, which can further strengthen the Company's Board of Directors and contribute beneficially to the Company's operations. The brief profile of Mrs. Kulkanist Khamsirivatchara was set out in Annex 5 attached to the invitation to this Meeting, which had been delivered to the shareholders in advance. In order to align with the appointment of a new independent director of the Company on this occasion, it was deemed appropriate to propose that the shareholders approve an increase in the number of the Company's directors from 8 to 9.

The Secretary provided the opportunity for the Meeting to make additional queries or suggestions. The shareholders raised the following inquiries:

Mr. Thongthos Paenglad, proxy, inquired whether, given that the Company had nominated Mrs. Kulkanist Khamsirivatchara, a legal professional with extensive expertise in the field of law, for appointment as an independent director, the Company expected her to play a specific role in corporate governance, providing legal advice, or assisting in mitigating business risks of the company group, particularly with respect to legal matters, litigation, land disputes, or property expropriation issues.

The Chairman explained that the Company was very pleased to nominate Mrs. Kulkanist Khamsirivatchara for appointment as an independent director of the Company. Mrs. Kulkanist Khamsirivatchara possesses extensive legal knowledge, expertise, and experience accumulated over many years. The Company believes that her knowledge and experience will contribute to strengthening the Company's corporate governance practices and further support the Company's business operations and risk management processes, thereby enhancing their overall effectiveness.

The Secretary thereafter asked the Meeting to consider and approve an increase in the number of directors and appointment of Mrs. Kulkanist Khamsirivatchara as a new independent director of the Company.

After due consideration, the Meeting resolved by a majority vote of the total number of votes of shareholders attending the Meeting and casting their votes to approve the increase in the number of directors and the appointment of Mrs. Kulkanist Khamsirivatchara as a new independent director of the Company as proposed in all respects (with 7,005,016,339 votes (or 99.9858% of the total number of votes of shareholders attending the Meeting and casting their votes) approving this matter; 993,800 votes (or 0.0141% of the total number of votes of shareholders attending the Meeting and casting their votes) disapproving; and 1 vote abstaining).

Agenda 7 To consider and approve the payment of directors' remuneration for the fiscal year ended 31 March 2027

The Secretary informed the Meeting that in compliance with Section 90 of the Public Limited Companies Act B.E. 2535 (as amended), the shareholders' meeting shall consider and approve the directors' remuneration. The Nomination and Remuneration Committee has considered and has deemed it appropriate to propose to the Board of Directors to further propose the shareholders' meeting to consider and approve the payment of directors' remuneration for the performances in the fiscal year ended 31 March 2027. The Board of Directors (with the recommendation and approval from the Nomination and Remuneration Committee) has considered the duties of the Board of Directors, the Audit Committee, and sub-committees, as well as the increase in the number of directors of the Company. It was deemed appropriate to propose to the shareholders' meeting for consideration and approval of the payment of remuneration to the directors for the year ended 31 March 2027, at a total rate not exceeding THB 8,530,500 (Eight million five hundred thirty thousand five hundred Baht). The remuneration shall continue to be paid to each director at the same rate. It was also deemed appropriate for the shareholders' meeting to approve the granting of authorization to the Board of Directors or the person entrusted by the Board of Directors to have the power to distribute the said funds to each director as deemed appropriate by taking into account the performance of each director as a criteria. The details of which were set out in the annex attached to the invitation to this Meeting, which had been delivered to the shareholders in advance.

The Secretary provided the opportunity for the Meeting to make additional queries or suggestions. However, no queries or suggestions were made.

The Secretary thereafter asked the Meeting to consider and approve the payment of directors' remuneration for the performance of the fiscal year ended 31 March 2027.

After due consideration, the Meeting resolved by not less than two-thirds of the total number of votes of shareholders attending the Meeting to approve the payment of directors' remuneration for the fiscal year ending 31 March 2027 as proposed in all respects (with 7,005,710,140 votes (or 99.9957% of the total votes of shareholders attending the Meeting) approving this matter; 0 votes (or 0.0000% of the total votes of shareholders attending the Meeting) disapproving; and 300,000 votes (or 0.0042% of the total votes of shareholders attending the Meeting) abstaining).

Agenda 8 To consider and approve the appointment of the auditor and fixing of remuneration of the Company's auditors for the year ended 31 March 2027

The Secretary informed the Meeting that in compliance with Section 120 of the Public Limited Companies Act B.E. 2535 (as amended) and the Company's Articles of Association, the shareholders' meeting shall consider and approve the appointment of auditors and determination of their remuneration for the fiscal year ended 31 March 2027. The Audit Committee of the Company has considered and recommended the Board of Directors of the Company to propose to the shareholders' meeting to consider and appoint the auditors and fix the remuneration for the fiscal year ended 31 March 2027. The Board of Directors (with the recommendation and approval of the Audit Committee) has considered the matter and has deemed it appropriate to propose to the shareholders' meeting to consider and appoint Ms. Kannika Wipanurat Certified Public Account No. 7305 and/or Ms. Kanita Sawangwong Certified Public Account No. 14943 and/or Mr. Jadesada Hungsapruek Certified Public

Account No. 3759 and/or Mr. Jirote Sirirorote Certified Public Account No. 5113 and/or Mr. Worapol Wiriyakulapong Certified Public Account No. 11181 and/or Mr. Pojana Asawasontichai Certified Public Account No. 4891 and/or Mr. Wichian Proongpanish Certified Public Account No. 5851 and/or Mr. Supoj Mahantachaisakul Certified Public Account No. 12794 and/or Ms. Kanwarat Saksriborworn Certified Public No. 13273 and/or Ms. Bongkotrat Suamsiri Certified Public No. 13512 and/or Mr. Thanathit Raksathianraphap Certified Public No. 13646 of Karin Audit Company Limited as the auditors of the Company and subsidiaries for the year ended 31 March 2027, whereby such auditors shall have the authority to conduct the audit and express an opinion on the Financial Statements of the Company, including the Consolidated Financial Statements. In the case that the said auditors cannot carry out their duties, Karin Audit Company Limited is authorized to appoint another auditor of Karin Audit Company Limited to perform the work. The remuneration of the auditors for auditing the Consolidated Financial Statements and reviewing Quarterly Financial Statements of the Company and its subsidiaries, is to be fixed in the amount of not exceeding THB 7,300,000 (Seven million three hundred thousand Baht). The audit fee for the Company's Financial Statements in particular shall be fixed at not exceeding THB 1,620,000 (One million six hundred twenty thousand Baht). The details of which were set out in the annex attached to the invitation to this Meeting, which had been delivered to the shareholders in advance.

The Secretary provided the opportunity for the Meeting to make additional queries or suggestions. However, no queries or suggestions were made.

The Secretary thereafter asked the Meeting to consider and approve the appointment of the auditor and fixing of remuneration of the auditor for the fiscal year ended 31 March 2027.

After due consideration, the Meeting resolved by a majority vote of the total number of votes of shareholders attending the Meeting and casting their votes to approve the appointment of the auditor and the fixing of remuneration of the auditor for the fiscal year ending 31 March 2027 as proposed in all respects (with 7,006,010,140 votes (or 100.0000% of the total number of votes of shareholders attending the Meeting and casting their votes) approving this matter; 0 votes (or 0.0000% of the total number of votes of shareholders attending the Meeting and casting their votes) disapproving; and 0 votes abstaining).

Agenda 9 To consider other matters (if any)

The Secretary provided the opportunity for the Meeting to make additional queries or suggestions. The shareholders raised the following inquiries:

Mr. Natthi Suramethakul, shareholder, raised the following inquiries:
1. Whether the Company had any short-term plans to develop vacant land located outside Muang Thong Thani, such as plot of land on New Phetchaburi Road.
2. Given that the Company's share price has been trading at a significant discount to its book value, whether the Company had considered undertaking a share buyback project in order to enhance return on equity (ROE).
3. Whether the Company might have opportunities in the future to dispose of assets in Muang Thong Thani to IMPACT Growth REIT.

The Chairman responded to inquiry no. 1 that although the Company owns several plots of land outside Muang Thong Thani, including approximately 9 rai of land on New Phetchaburi Road, the Company currently has no plans to develop real estate projects on such land. The Company remains focused on projects within Muang Thong Thani, which it believes offer greater business potential and opportunities, particularly following the extension of the MRT Pink Line into the area. Nevertheless, should an appropriate offer be received, the Company may consider disposing of such land in the future.

With respect to inquiry no. 2, the Chairman explained that the Company currently has no plan to undertake a share buyback program. However, the Company would take the shareholder's recommendation into consideration.

In response to inquiry no. 3, the Chairman stated that the Company was not in a position to provide details regarding the possibility of selling additional assets to IMPACT Growth REIT, as such matters directly involve the REIT.

Mr. Suchot Chanwipha, proxy, inquired that, although the Company holds only 49.33% of the trust units of IMPACT Growth REIT, the Consolidated Financial Statements recognize the REIT's operating results in full. He asked whether approximately THB 450–570 million of annual distributions paid by the REIT represented distributions to unitholders outside the company group, and further requested information regarding the amount of free cash flow attributable to the Company's shareholders after deducting distributions paid to external unitholders.

Mr. Chamras Hongpaisarn, Accounting and Executive Manager, explained that approximately THB 570 million represented distributions paid by IMPACT Growth REIT to other unitholders collectively holding 50.67% of the trust units. IMPACT Exhibition Management Co., Ltd., which holds 49.33% of the trust units, received distributions of approximately THB 555 million. Such information is disclosed on page 116 of the Annual Report. In addition, IMPACT Exhibition Management Co., Ltd. distributed approximately THB 259 million to Bangkok Land Public Company Limited, as disclosed on page 115 of the Annual Report.

Mr. Suchot Chanwipha, proxy, further inquired whether the Company had considered developing certain vacant land within Muang Thong Thani into green spaces, such as public parks, playgrounds, or pet-friendly areas, in order to enhance the quality of life of residents and increase property values in the area. He also suggested that the Company study green-space development concepts similar to those adopted for Benjakitti Forest Park, which has proven successful and relatively easy to maintain.

The Chairman responded that the Company agreed with the concept of increasing green spaces within Muang Thong Thani. The Company is currently studying the development of the area surrounding Muang Thong Thani Lake, which covers approximately 167 rai. The preliminary concept includes the development of recreational facilities, large green areas, and jogging tracks to enhance the quality of life of people in the area. The Company expects greater clarity regarding the project by early next year. The Chairman further thanked the shareholder for the suggestion on green-spaces development and confirmed that the proposed approach to green-space development would be taken into consideration in the design of the future public space project around Muang Thong Thani Lake.

No shareholders proposed any other matters for the Meeting's consideration.

The Chairman thanked the shareholders who attended the Meeting and declared the Meeting adjourned.

The Meeting ended at 16.07 hrs.

(Mr. Sui Hung Kanjanapas)
Chairman of the Meeting

(Mrs. Punnarath Itthirathchaovakul)
Secretary of the Meeting