



- Translation -

meeting minutes Annual General Shareholders' Meeting 2026
ChaophrayaMahanakorn Public Company Limited

ChaophrayaMahanakorn Public Company Limited (the “ Company or CMC”) held a meeting in the form of a meeting via electronic media. (E-AGM) with a location to control the meeting system at Meeting room, 5 floor, Oakwood Suites Tiwanon , 229 Bangkok-Nonthaburi Road, Bang Khen Subdistrict, Mueang Nonthaburi District Nonthaburi Province On Friday , April 24 , 2026 at 10:00 a.m.

Mr. Waradhapob Executive Director / Chief Marketing Officer and Investor Relations (the Meeting Moderator) informed the meeting that the Board of Directors had resolved to convene the 2026 Annual General Meeting of Shareholders (AGM) via electronic means only, in accordance with the Emergency Decree on Electronic Meetings B.E. 2563 (2020) and relevant regulations. The Company had announced the meeting schedule and agenda of the 2026 AGM through the Company’s website and the Stock Exchange of Thailand’s disclosure system since 24 February 2026. In addition, the Company had published the Notice of the 2026 AGM, together with supporting documents in both Thai and English, on the Company’s website in advance since 24 March 2026. his is in line with the principles of good corporate governance as prescribed by the Stock Exchange of Thailand and the Securities and Exchange Commission, and in compliance with the Public Limited Companies Act B.E. 2535 (1992) and the Company's Articles of Association. It also aims to provide shareholders with sufficient time to review the meeting materials in advance.The Company has fixed the Record Date for determining the list of shareholders entitled to attend the 2026 AGM on 11 March 2026.

In addition, the conduct of the meeting shall be in accordance with the Company’s Articles of Association and all applicable laws and regulations governing shareholders’ meetings. The procedures for attending the meeting via electronic means are set out in Enclosure No. 8 of the Notice of the Meeting. Such procedures are aligned with the Company’s good corporate governance policy, particularly in ensuring the equitable and fair treatment of all shareholders, as follows:

1. The company gives shareholders the opportunity Nominate a person to serve as a director. and propose the agenda for the 2026 Annual General Shareholders' Meeting in advance of the Board of Directors' meeting date. To be considered for election as a company director. According to the criteria set by the company Shareholders can download the form at www.cmc.co.th and send the list by mail. It is open to propose such matters. Between 23 September 2025 and 31 December 2025

The result is that no shareholder has proposed a person to be a director of the company or added an agenda item to the meeting.



- Translation -

2. The company allows shareholders to submit questions in advance for the 2026 annual general meeting of shareholders via e-mail and postal channels so that the board of directors and management can compile them to prepare for an explanation at the annual general meeting of shareholders.

The result is that no shareholder has submitted questions in advance for the 2026 annual general meeting of shareholders.

The result is that there is one question from Mr. Pajit Singhachoti, the proxy representative from the Thai Investors Association. This will be answered in agenda item 2.

3. The company gives shareholders an opportunity to assign a proxy to an independent director to attend the meeting and can vote on behalf of shareholders by independent directors at the company assigned to be the shareholder's proxy. This time, the proxy is 1. Ms. Rattana Anuphasanan, Independent Director / Nomination and Remuneration Committee Member / Risk Management Committee Member 2. Mr. Somyot Jiamjirangkorn, Independent Director / Audit Committee Member / Nomination and Remuneration Committee Member with a brief history Appears in attachment 6. of the meeting invitation letter.

The Company has utilized the e-Proxy Voting service of the Thailand Securities Depository Co., Ltd. (TSD). Shareholders can now exercise their voting rights through electronic proxy voting (e-Proxy Voting) as an additional option. Furthermore, to facilitate shareholders who cannot attend the meeting in person, they can authorize independent directors or other individuals to attend and vote on their behalf. This can be done by choosing one of three proxy forms: Form A, Form B, or Form C, or by voting electronically (e-Proxy) through the TSD Investor Portal of the Thailand Securities Depository Co., Ltd. (TSD) and verifying their identity with a Laser Code and OTP. Once all agenda items have been voted on, the proxy form will be displayed in the system, replacing postal submissions and reducing paper usage, aligning with the Company's ongoing efforts to reduce paper consumption and mitigate global warming.

For this meeting, the company arranged for a professional and certified electronic meeting service provider, OJ International Co., Ltd., to provide the electronic meeting and voting control system. This system complies with ETDA standards and is listed on the ETDA website as a Self-Assessment provider, having received certification for its electronic voting system's compliance assessment. Zoom Meeting, certified by ETDA for electronic meetings, was used for the control of the meeting, adhering to security and safety standards as required by law. The meeting was also recorded as a video.

Shareholders can participate in the E-AGM via computer, laptop, tablet, or mobile phone by registering electronically (E-AGM) following the procedures provided with the invitation letter, as per Attachment No.8. Shareholders experiencing technical difficulties can contact OJ International Co., Ltd. at 02-097-1811 or email agm@ojconsultinggroup.com.

The company opened pre-registration for shareholders starting April 8, 2026. Shareholders and proxies who have verified their identity and received confirmation from the company will receive an email with a username, password, and



- Translation -

a link to join the meeting in advance of the meeting date. The username, password, and link are valid only for the Annual General Meeting of Shareholders of Chaophraya Mahanakorn Public Company Limited. The Record Date is March 11, 2026, with a total of 2,510 eligible shareholders. Currently, the company has a registered capital of 1,102,373,731.00 baht, divided into 1,102,373,731 shares. The total paid-up capital is 1,102,213,169.00 baht, with a par value of 1 baht per share. The following shareholders have registered to attend the meeting:

At the opening of the meeting, there were 9 shareholders present in person and 35 shareholders by proxy, totaling 44 shareholders, holding a total of 807,606,371 shares, representing 73.2713% of the total issued shares of 1,102,213,169 shares. Just before the closing of the meeting, there were 10 shareholders present in person and 35 shareholders by proxy, totaling 45 shareholders, holding a total of 807,638,334 shares, representing 73.274241% of the total issued shares of 1,102,213,169 shares. The meeting passed the following resolutions, which constituted a quorum as per Article 33 of the Company's Regulations, which stipulates that for a shareholders' meeting, there must be at least twenty-five (25) shareholders and their proxies (if any) present, or at least half of the total number of shareholders, and the combined number of shares must be at least one-third (1/3) of the total issued shares. That will then constitute a quorum.

Prof. Dr. Pradit Wannarat , Chairman of the Board of Directors Chao Phraya Mahanakorn Public Company Limited, who acted as chairman of the 2026 Annual General Meeting of Shareholders, opened the meeting . First of all, I would like to thank the shareholders. proxy and all honorable people For having kindly given up your valuable time. To participate in the general meeting of shareholders of the company through electronic media and would like to inform that there were shareholders present to form a quorum according to the Company's regulations. And in order not to waste time I would like to open the 2026 Annual General Meeting of Shareholders. ChaoPhraya Mahanakorn Public Company Limited

List of directors and sub-committees who attended the meeting as follows:

- | | |
|----------------------------------|--|
| 1. Prof. Dr. Pradit Wannarat | Independent Director/Chairman of the Board
Chairman of the Risk Management Committee |
| 2. Mrs. Rattana Anupasanant | Independent Director
Chairman of the Nomination and Remuneration Committee
Member of the Risk Management Committee |
| 3. Mr. Somyot Choamchirungkorn | Independent Director
Member of the Audit Committee
Member of the Nomination and Remuneration Committee |
| 4. Mr. Satit Urai-Verotchanakorn | Independent Director/ Member of the Audit Committee
Corporate Governance and Sustainability Committee |



- Translation -

- | | |
|-------------------------------------|---|
| 5. Mr. Wuttipong Patyanunt | Non -Executive Director |
| 6. Acting Sub Lt. Wiroj Padthayanan | Executive Director
Chief government relations Officer |
| 7. Ms. Anongluck Pattayanunt | Executive Director
Member of the Nomination and Remuneration Committee
Member of Executive Committee
Chief Customer and business Officer
(Acting) Chief Marketing and Sales Officer |
| 8. Mr. Wichian Padhayanun | Executive Director / Chairman of the Executive Board /
Chief Executive Officer /
Director of Corporate Governance and Sustainability |

List of directors and sub-committee members who participated in the meeting via electronic media

1. Prof. Emeritus Achara Chandrachai, Ph.D Independent Director / Chairman of the Audit Committee / Chairman of the Corporate Governance and Sustainability Committee In this regard, the proportion of directors attending this shareholder meeting was 9 people , representing 100 percent of the total number of directors, with 8 directors attending the meeting at the conference room on the 5 floor of Oakwood Suites Tiwanon Hotel , 229 Bangkok-Nonthaburi Road, Bang Khen Subdistrict, District. Mueang Nonthaburi Nonthaburi Province and 1 director attended the meeting via electronic media.

Executives attending the meeting Number of 4 people as follows:

- | | |
|------------------------------------|---|
| 1. Miss Nitida Ratchatarom | Executive Director /Member of the Risk Management Committee |
| 2. Ms. Aree Lertwongveerachai | Executive Director / Chief Financial Officer - Accounting |
| 3. Dr. Panyarak Siriwattanachaikul | Executive Director / (Acting) Chief Strategy and Innovation Officer |
| 4. Mr. Woratthap Phaetthayanan | Executive Director / Chief Marketing Officer and Investor Relations |

Assistant Chief Financial Officer-Accounting attending the meeting 1 person

- | |
|----------------------------|
| 1. Mr. Anuluck Wongsam-ang |
|----------------------------|

Company secretary, 1 person

- | |
|---------------------------------|
| 1. Miss Nannlaphas Salarnpugdee |
|---------------------------------|

Auditor Participated in the meeting via electronic media , 2 person .

- | |
|----------------------------------|
| 1. Ms Kulthida Wiratkaphan |
| 2. Ms. Nontaka Chirawitthayaphon |

legal advisor Serves as an inspector of vote counting Quantity: 1 person

- | | |
|-----------------------------|----------------------------------|
| 1. Ms. Thammarat Saengchan, | M & T Law Office Company Limited |
|-----------------------------|----------------------------------|



- Translation -

How to vote

1. The meeting will consider items in the order listed in the invitation letter. Information on each item will be presented before a vote is taken, and the chairman will provide an opportunity for attendees to ask questions or express opinions related to the item as appropriate.
2. In voting at shareholder meetings, one share equals one vote. Shareholders have votes equal to the number of shares they hold or the number of votes they receive by proxy. If a shareholder has a special interest in any matter, that shareholder is not entitled to vote on that matter, except in the election of directors, which is not considered a special interest under the law.
3. Voting will be conducted online via electronic means, with voters selecting "agree," "disagree," or "abstain" for each agenda item.
4. Prior to voting on each agenda item, the chairman or a person designated by the chairman will inform the shareholders in advance of the required voting amount for each item, whether it is a standard case requiring a majority vote or a special case requiring a different number of votes. The chairman will then propose that shareholders consider voting online via electronic means. Shareholders can vote "agree," "disagree," or "abstain" when the chairman announces the vote and the company opens the voting system. Voters will have one minute to cast their vote. After this time, the system will close. This applies to the election of directors as well, where each shareholder will have one minute to vote individually.

Voting in the case of proxy

In the case of proxy voting, the proxy recipient must cast their vote only as specified by the grantor in the proxy form. If the grantor has not specified their voting preference for a particular agenda item in the proxy form, or if the specification is unclear, or if the meeting considers or votes on a matter outside of what is specified in the proxy form, or if there are any changes or amendments to the facts, the proxy recipient has the right to consider and vote on their behalf as they deem appropriate.

1. In cases where a shareholder appoints an independent director of the company or another person to attend the meeting as per the proxy form, and the shareholder has already cast their vote in advance in the proxy form, the company will record the vote as pre-determined by the shareholder.
2. For voting during the shareholder meeting via electronic means, any shareholder who "agrees," "disagrees," or "abstains" can cast their vote on the agenda item under consideration or the agenda item not yet considered, according to their opinion, on their electronic device screen, following the method previously informed to the shareholder. If a shareholder does not cast a vote, the system will automatically count the vote as "agree."

"counting of votes



- Translation -

1. General Agenda Items: For shareholder meetings held electronically, voting on each agenda item will be conducted via the E-Meeting system, with one vote per share. Shareholders or proxies may only cast one vote: in favor, against, or abstain. Partial voting is not permitted (except for custodians), and a majority vote will be the deciding factor, unless otherwise stipulated by law. In case of a tie, the Chairman will cast the deciding vote.

1.1 Proxy case

- If the grantor specifies their voting preference in the proxy document, the company will record that vote, and the proxy recipient will not need to cast a vote again during the meeting.

- If the grantor does not specify their voting preference for any agenda item in the proxy document, or specifies it vaguely, including cases where the meeting considers or votes on matters outside of those specified in the proxy document, or in cases where there are any changes or additions to the facts, the proxy recipient has the right to consider and vote as they deem appropriate.

2. Election of Directors Agenda Item 6, Article 16 of the Company's Articles of Association, stipulates that shareholders or proxies have one vote per share, and the voting method is as follows:

2.1 In the election of directors, votes will be cast individually. Shareholders have the right to elect one or more individuals as directors, but they cannot distribute their votes among themselves.

2.2 The individuals receiving the highest number of votes in descending order will be elected as directors, up to the number of directors to be elected in that election. In the event that the individuals elected in subsequent orders receive an equal number of votes exceeding the number of directors to be elected in that election, the chairman of the meeting will cast an additional vote as a tie-breaker to determine the final number of directors to be elected.

Voting for each agenda item: The company will count only the votes of shareholders and proxies present at the meeting who vote "against" and/or "abstain," and deduct those votes from the total votes of shareholders and proxies present. Any remaining votes will be considered as votes in favor. This includes votes cast by proxies as documented in their proxy forms, which were pre-recorded during registration for the meeting.

The voting results will indicate "for," "against," and "abstain" votes. For each agenda item, the number of shares held by the shareholders most recently present will be used. However, the number of shareholders or proxies and the number of votes for each agenda item may not be exactly the same, as some shareholders or proxies may leave the electronic meeting system or join the meeting later. The company held its 2026 Annual General Meeting of Shareholders via electronic means, using an E-Meeting system that did not require voting confirmation cards, thus eliminating any invalid ballots. Furthermore, the electronic meeting system used meets the security and safety standards required by law, and the meeting was recorded as a video recording.

Criteria for expressing opinions or asking questions



- Translation -

1. Because the shareholder meeting is a meeting system via electronic media. There is a limited amount of time for meetings. Therefore, to be able to manage meeting time The company therefore asks shareholders who wish to ask questions. or express opinions on the said meeting agenda Submit questions only by typing them into the E-Meeting system . There will be a "Submit Question" symbol on the screen.
2. The system will allow shareholders to submit questions at the beginning of consideration of each agenda. And the system will close accepting questions within 1 minute after the end of reporting on each agenda.
3. Before answering questions The company will inform the name, surname, and status of the shareholder who submitted the question so that the minutes of the meeting can be recorded accurately and completely.
4. Shareholders who wish to express opinions or raise questions on matters not included in the agenda are requested to do so under Agenda Item 8: Other Matters. This is to ensure that the meeting proceeds within the allocated timeframe. Any questions that cannot be addressed during the meeting will be included and responded to in the minutes of the Annual General Meeting. The Company will address questions relevant to each agenda item and reserves the right to consider and select questions as deemed appropriate.

Should any shareholder have questions or inquiries regarding the meeting procedures, agenda sequence, or voting process on the E-Meeting platform, please click the "Submit Question" button. Shareholders are kindly requested to state their full name and indicate whether they are attending in person or as a proxy.

For any questions or comments not related to the agenda currently under consideration, the Company will address such matters under other agenda items or at the end of the meeting.

in this regard, for participation via electronic means, the Company has provided shareholders with instructions on the procedures for attending the meeting, submitting questions, responding to inquiries, and voting, as set out in the user manual for the electronic meeting system, which has been sent to the email addresses registered with the Company. Should any shareholder encounter technical difficulties, please contact the support staff of OJ International Co., Ltd. at Tel. +66 (0) 2-097-1811 or via email at agm@ojconsultinggroup.com

Should any shareholder have questions or inquiries regarding the meeting procedures, agenda sequence, or voting process on the E-Meeting platform, please click the "Submit Question" button and type your question in detail. The Company will provide further clarification accordingly.

As the shareholders acknowledged and raised no objections to the voting procedures, vote counting, announcement of voting results, and the criteria for expressing opinions or raising questions as presented above,

the Chairman then proceeded with the meeting in accordance with the following agenda items.

Agenda 1 : Consider certifying the minutes of the 2025 Annual General Meeting of Shareholders , held on 25 April 2025.



- Translation -

The Chairman proposed to the meeting for consideration and approval of the minutes of the Annual General Meeting of Shareholders for the year 2025, held on April 25, 2025. The minutes were submitted to the Stock Exchange of Thailand and the Ministry of Commerce within the legally required timeframe, published on the company's website in both Thai and English, and copies were distributed to shareholders along with this invitation letter. The Board of Directors reviewed the minutes and found them to be complete and accurate. Therefore, the Chairman requested the meeting to consider and approve them.

Following this, shareholders were given the opportunity to ask questions and express opinions by typing and submitting questions through the E-Meeting system. No shareholders asked questions or provided comments.

The Chairman invited shareholders to ask questions and express their opinions by submitting inquiries through the E-Meeting system. However, no shareholders raised any questions or comments.

Meeting resolution The meeting resolved Approved the minutes of the 2025 Annual General Meeting of Shareholders on April 25 , 2025 with a unanimous vote as follows:

Shareholders	Quantity (sound)	percentage
agree	807,606,371	100 .00
Disagree	0	0.00
Abstain from voting*	0	-

Agenda 2 : Consider acknowledging the report on the Company's operating results for the year 2025.

The Chairman informed the meeting that the Company has summarized the past performance results and significant changes that occurred in the year 2025 , which appear in the 2025 Annual Report on March 12, 2026 . The Company has also prepared Form 56-1 One Report and submitted it in the Stock Exchange of Thailand system, which is set up to facilitate companies listed on the Stock Exchange, as attached in Attachment No. 2.

On this agenda, the Chairman assigned Ms. Aree Lertwongveerachai , Chief Financial Officer - Accounting, to report the information to the meeting.

Ms. Aree reported to the meeting that the company's performance for the year 2025 was summarized as follows: Total revenue of 1,866.8 million baht, broken down as follows: Real estate 875 million baht, construction contracts 2.5 million baht, services 292 million baht, sales of goods 20.7 million baht, and other income 697 million baht. She further detailed the breakdown as follows: Total revenue 1,866.8 million baht, gross profit 262 million baht, profit before financial costs and income tax 527.3 million baht, and net profit 17.6 million baht.

Assets totaled 7,004 million baht, liabilities 4,807 million baht, and shareholders' equity 2,197 million baht. According to the 2026 business plan, the company has four projects ready for transfer of ownership, valued at 3,590 million baht. It consists of projects.

1. Chateau in Town Pinklao 201 Units, Value 480 million baht
2. Cerocco Bangna 613 Units, Value 1,260 million baht



- Translation -

3. The Clev Riverline Wong Sawang 516 Units, Value 1,500 million baht

4. Chateau Village Baan Klui 154 Units, Value 350 million baht

Projects to be launched in 2025 - 2027, there are 5 projects, worth 7,400 million baht, details as follows:

1. Cuvee Nawamin Project
2. Montra Chula-Samyang Project
3. The Cuvee Suksawat-Rama 3 Project
4. One Bangkok-U City Rangsit
5. Chateau In Town E18 Station

Details are provided in Form 56-1 One Report for the year 2025, under the heading "Management's Explanation and Analysis," which the company has sent to shareholders along with this Annual General Meeting invitation. The company places great importance on conducting business with honesty, integrity, and transparency, adhering to the principles and guidelines of anti-corruption. We would like to inform you that since 2019, the company has been a member of the Thai Private Sector Collective Action Against Corruption (CAC), a project established by the Thai Institute of Directors Association and supported by the government and the National Anti-Corruption Commission (NACC). The company has renewed its membership for the second time and was granted membership on September 30, 2025. Furthermore, its subsidiary, Phraya Panich Property Co., Ltd., has also renewed its membership for the second time and received certification for Good Governance Standards 2022 from the Department of Business Development, effective August 1, 2025.

Following that, shareholders were given the opportunity to ask questions and express their opinions by typing and submitting questions through the E-Meeting system.

The Chairman informed the meeting that a shareholder, Mr. Pajit Singhaochot, acting as a proxy for the Thai Investors Association, had submitted a question regarding the company's proposed solutions for improving its performance. He then invited Mr. Wichien Pathayanant, the Chief Executive Officer, to answer the question posed by the Thai Investors Association.

Mr. Wichian reported to the meeting that the company acknowledges and highly values this issue. Overall, the industry has faced challenging conditions over the past year, and the company has taken this opportunity to adjust its strategies comprehensively, encompassing customer outreach, product-market fit development, and accelerating inventory management. This is coupled with improving operational efficiency and strengthening the revenue base in the medium term. These strategies are being implemented with discipline and are expected to gradually reflect their results in the coming period. The company operates under several assumptions to mitigate uncertainty and is closely monitoring and managing these factors. We are confident that we can navigate this period and return to quality and sustainable growth. The company thanks all shareholders for their continued trust.



- Translation -

However, no shareholders asked questions or provided comments.

The Chairman informed the meeting that since this agenda is for acknowledgement, there will be no voting.

Meeting resolution The meeting acknowledged the performance report for the year 2025.

Agenda 3 : Consider and approve the annual financial statements. Ending on December 31, 2025

The Chairman informed the meeting that in order to comply with the Public Limited Companies Act 1992 and the Company's Articles of Association, Section 39, which stipulates that the Company must prepare a balance sheet and profit and loss account as of the end of the Company's accounting period, which have been reviewed by the Audit Committee and audited by the auditor before being submitted for approval at the shareholders' meeting.

The Chairman assigned Ms. Aree Lertwongveerachai, Chief Financial Officer - Accounting, to explain the details of the annual financial statement report ending on December 31, 2025 to the meeting.

Ms. Aree reported to the meeting that the financial statements for the year ending on December 31, 2025, which have been audited and certified by the company's auditors and approved by the audit committee, are as follows:

The financial statement for 2025 ending on December 31, 2025, has total assets of 7,003.99 million baht, a decrease of 105.35 million baht compared to the total assets of 2024, which were 7,109.34 million baht, divided into current assets of 3,222.59 million baht and non-current assets of 3,781.4 million baht, in terms of liabilities and equity.

In terms of liabilities and owner's equity, total liabilities amounted to 4,806.89 million baht, a decrease of 119.67 million baht compared to total liabilities of 4,926.56 million baht in 2024. Owner's equity amounted to 2,197.10 million baht, an increase of 14.32 million baht compared to owner's equity of 2,182.78 million baht in 2024.

The comprehensive income statement for the year ended December 31, 2025 shows total revenue of 1,865.68 million baht, operating costs of 928.43 million baht, gross operating profit of 261.96 million baht, selling expenses, general and administrative expenses of 409.93 million baht, and financial costs (interest) of 329.83 million baht. The net profit was 17.60 million baht, an increase of 233.65 million baht compared to a net loss of 216.04 million baht in 2024.

The details of this agenda item are provided in Form 56-1 One Report for the year 2025, which the company has already sent to shareholders in advance along with the meeting invitation letter.

After that, shareholders were given the opportunity to ask questions and express their opinions by typing and sending questions via the E-Meeting system. However, no shareholders asked questions or gave their opinions.

The Chairman proposed that the meeting consider and vote to approve the annual financial statements ending on December 31, 2025. This agenda item requires a majority vote of the shareholders and proxies who attended the meeting and voted.

Meeting resolution The meeting resolved to approve the financial statements for the year ending 31 December 2025, which has been verified and signed by the company's auditor and has been considered by the Audit Committee and the Board of Directors. By unanimous vote As follows



- Translation -

Shareholders	Quantity (sound)	percentage
agree	807,606,371	100 .00
Disagree	0	0.00
Abstain from voting*	0	-

Agenda 4 : Consideration of approval to suspend allocation of profits as legal reserves and to suspend payment of dividends from the Company's operating results for the year 2025.

The Chairman assigned Ms. Aree Lertwongveerachai Chief Financial Officer - Accounting, to explain the details related to the suspension of profit allocation as legal reserves and the suspension of dividend payment from the Company's operating results for the year 2025.informed to the meeting.

Ms. Aree Chief Financial Officer - Accounting, explained the details of the suspension of the allocation of profits as legal reserves and the suspension of dividend payments from the Company's operating results for 2025 in order to comply with Section 115 of the Public Limited Companies Act and the Company's regulations, Section 41, which prohibits the payment of dividends from other types of money besides profits. In the event that the Company still has accumulated losses, dividend payments are prohibited, including Section 116 of the Public Limited Companies Act and the Company's regulations, Section 42, which stipulate that the Company must allocate part of its annual net profit as a reserve fund of not less than five percent of its annual net profit, less the accumulated losses brought forward (if any), until this reserve fund reaches no less than ten percent of its registered capital. From the operating results in 2025,

Based on the operating results in 2025, the company reported a consolidated net profit of 17.60 million baht and a separate net loss of 209.35 million baht.

Therefore, the company will refrain from allocating profits to legal reserves and will not pay dividends from the company's operating results for the year 2025, as the company still has a net loss from its separate financial statements.

After that, the shareholders were given the opportunity to ask questions and express their opinions by typing and sending questions via the E-Meeting system. However, no shareholders asked questions or gave opinions.

The Chairman proposed that the meeting consider voting to approve the suspension of the allocation of profits as legal reserves and the suspension of the payment of dividends from the Company's operating results for the year 2025. This agenda item requires a majority vote of shareholders and proxies attending the meeting and casting votes.

Meeting resolution the meeting The shareholders' meeting considered and voted to approve the suspension of the allocation of profits as legal reserves and the suspension of the payment of dividends from the Company's operating results for the year 2025.(The number of shareholders attending the meeting increased by 1 person)

Shareholders	Quantity (sound)	percentage
agree	807,638,334	100 .00
Disagree	0	0.00
Abstain from voting*	0	-



- Translation -

Agenda 5: Consider and approve remuneration for company directors. and sub-committees for the year 2025

The Chairman assigned Ms. Rattana Anuphasanan, Independent Director / Chairperson of the Nomination and Remuneration Committee / and Member of the Risk Management Committee, to explain to the meeting regarding the request for approval of remuneration for the company directors and various sub-committees. The summary is as follows

Mrs. Rattana Report to the meeting that According to the company's regulations 22 requires company directors Have the right to receive remuneration for company directors from the company in the form of rewards, meeting allowances, pensions, bonuses or other benefits in other ways. As the shareholder meeting will consider and vote with a vote of not less than two-thirds of the total number of votes of the shareholders present at the meeting, the remuneration of directors may be determined in a fixed amount or laid down as specific criteria. and will be specified from time to time or effective forever until the shareholder meeting resolves to change otherwise. In addition, company directors have the right to receive allowances and various benefits according to company regulations. At the Ordinary General Meeting of Shareholders on April 26 , 2024, a resolution was passed to determine the remuneration of the Company's directors and sub-committees. Set the total amount of directors' remuneration not to exceed 5,000,000 baht/year.

Compensation for company directors Sub-committee Year 2026

Total amount of remuneration for directors		(Baht/Year)
Total amount of remuneration not exceed	5,000,000	
Meeting allowance		(Baht/person/time)
Directors	Chairman	Member
Board of Directors	35,000	20,000
Audit Committee	30,000	20,000
Nomination and Remuneration Committee	22,000	17,000
Risk Management Committee	22,000	17,000
Corporate Governance and Sustainability Committee	22,000	17,000
Total amount of reward for directors		(Baht/Year)
Total amount of reward not exceed (chairman)	300,000	
Total amount of reward not exceed (Member)	200,000	
Other Types of Remuneration (Excluding welfare given to employees)		(Baht/Year)
Health insurance premiums for directors per person	18,000	

Note : In the case where the chairman and directors of the board of directors or sub-committees Coming from the company's executives and/or its subsidiaries will not receive compensation as mentioned above.

said remuneration for directors and sub-committees will be effective from the date of approval. From the shareholder meeting onwards until the shareholder meeting resolves to change otherwise. However, in order to comply with the principles of good corporate governance. The Board of Directors has considered and deemed it appropriate



- Translation -

to propose to the general meeting of shareholders to approve the remuneration of company directors and sub-committees on an annual basis , although the criteria and rates of such remuneration have not changed from those approved by the shareholder meeting. The shares had previously been approved by a resolution.

For the year 2026, the Board of Directors deems it appropriate to maintain the remuneration of the company directors and sub-committee directors at the same criteria and rates approved by the shareholders' meeting. This is in accordance with the proposal of the Nomination and Remuneration Committee, which carefully considered the appropriateness based on the scope of duties and responsibilities, the company's performance, and comparisons with leading companies in the Stock Exchange of Thailand and in the same industry group. The remuneration for the company directors and sub-committee directors in 2025 will not exceed the aforementioned criteria, and details of the scope of duties of the Board of Directors and sub-committee directors are provided in the 2025 One Report (Form 56-1). The remuneration for the company directors and sub-committee directors in 2026 remains unchanged from 2021 to 2026.

After that, there is an opportunity for shareholders to ask questions and express opinions by typing and sending questions through the E-Meeting system.

There were no shareholders asking questions or giving opinions.

The Chairman proposed that the meeting consider, vote and approve the remuneration of company directors and sub-committees for the year 2026. This agenda must receive votes of not less than two-thirds of the total number of votes of shareholders and proxies who attended the meeting and voted. Vote

Meeting resolution The meeting unanimously resolved to approve the remuneration of company directors and sub-committees for the year 2026 with a unanimous vote as follows:

Shareholders	Quantity (sound)	percentage
agree	807,638,334	100 .00
Disagree	0	0.00
Abstain from voting*	0	-

Agenda 6 : Consider and approve the appointment of directors to replace those who are due to retire by rotation.

The Chairman assigned Ms. Rattana Anuphasanan, Chairperson of the Nomination and Remuneration Committee, to explain to the meeting the process of electing replacements for directors whose terms have expired. The summary is as follows:

In order to comply with the principles of good corporate governance, prior to considering this agenda item, the Chairman of the Nomination and Remuneration Committee has invited three directors whose terms are expiring at the



- Translation -

2026 Annual General Meeting of Shareholders to temporarily leave the meeting during the consideration of this agenda item, so that shareholders can consider and vote independently. These directors are:

Three persons temporarily left the meeting during the consideration of this agenda so that shareholders could consider and vote independently, including :

1. Professor Emeritus Dr. Atchara Chanchai, Independent Director/Chairperson of the Audit Committee
Chairperson of the Corporate Governance and Sustainability Committee
2. Dr. Sathit Uraiverojanakorn, Independent Director/Audit Committee Member/Corporate Governance and Sustainability Committee Member
3. Mr. Wichian Padhayanun, Executive Director/Authorized Signatory/
Chairperson of the Executive Committee/Chief Executive Officer/
Member of the Corporate Governance and Sustainability

according to section 71 of the Public Limited Companies Act B.E. 2535 and Regulations No. 17 At every annual general meeting of shareholders One-third (1/3) of the number of directors shall retire from office at that time. If the number of directors cannot be divided exactly into three parts The number closest to one-third (1/3) must be retired in the first and second years using the drawing of lots. For subsequent years, the directors who have been in office the longest will be the ones who retire from office. Directors who have resigned from their positions May be selected to return to the current position again. The company has a total of 9 directors. At the 2025 Annual General Meeting of Shareholders, there were 3 directors who had to retire from their positions as follows:

1. Professor Emeritus Dr. Atchara Chanchai, Independent Director/Chairperson of the Audit Committee
Chairperson of the Corporate Governance and Sustainability Committee
2. Dr. Sathit Uraiverojanakorn, Independent Director/Audit Committee Member/Corporate Governance and Sustainability Committee Member
3. Mr. Wichian Padhayanun Executive Director/Authorized Signatory/
Chairperson of the Executive Committee/Chief Executive Officer/
Member of the Corporate Governance and Sustainability

Regarding the company's director selection process, the company provided shareholders with the opportunity to propose agenda items and nominate individuals for consideration for election as directors between September 23, 2025, and December 31, 2025. However, no shareholders proposed agenda items or nominated individuals for election as directors.

The Nomination and Remuneration Committee proposed to the Board of Directors a list of qualified individuals to be considered for election as directors to replace those whose terms have expired. After considering the knowledge,



- Translation -

abilities, specialized expertise, work experience, diverse skills, and past performance as directors and sub-committee members, the Committee proposed to the Board of Directors that the three directors whose terms have expired be re-elected for another term: 1. Professor Emeritus Dr. Atchara Chanchai, 2. Dr. Sathit Uraiverojanakorn, and 3. Mr. Wichian Padhayanun.

The Board of Directors, excluding those whose terms expire at the 2026 Annual General Meeting of Shareholders, has carefully and diligently reviewed and approved the recommendation of the Nomination and Remuneration Committee, stating that the three nominees possess the necessary qualifications, experience, and abilities beneficial to the Company's business. Furthermore, they meet the qualifications for directors/independent directors as stipulated by law and the regulations of relevant supervisory authorities, the Company's bylaws, the Board of Directors Charter, and the qualifications for independent directors as defined by the Company. Therefore, the Board unanimously approved the recommendation of the Nomination and Remuneration Committee and proposed to the 2026 Annual General Meeting of Shareholders that the following three individuals be elected as directors and independent directors for another term: 1. Professor Emeritus Dr. Atchara Chanchai, 2. Dr. Sathit Uraiverojanakorn, and 3. Mr. Wichian Padhayanun. Detailed background information and qualifications of the nominees are provided in Attachment No. 3, which is attached to the meeting invitation.

The meeting was informed about the voting methods and election of directors as follows:

1. In order to comply with the principles of good corporate governance. Give to the holder vote in elections
Individual directors
2. According to the Company's regulations, Article 16 The voting method for electing directors is specified as follows:

(1) Shareholders have one vote per share.

(2) The voting method shall be used to select individual directors. and shareholders have the right to vote on persons nominated as directors not exceeding the number of directors to be elected at that time, and votes cannot be divided.

(3) Persons who receive the highest number of votes in descending order are elected as directors, equal to the number of directors to be elected at that time. In the event that the persons elected in descending order have the same number of votes, which will cause the number of directors to be exceeded. election at that time The chairman of the meeting shall cast another vote as the deciding vote in order to obtain the number of directors to be elected at that time.

year 2026 , there are 3 people nominated to be elected as company directors to replace directors who are due to retire from their positions, equal to the number of directors who will be elected this time.

After that, there is an opportunity for shareholders to ask questions and express opinions by typing and sending questions through the E-Meeting system.



- Translation -

Meeting Resolution: The meeting resolved to re-elect the independent directors and directors whose terms had expired to serve another term as directors of the company as follows: (1) Professor Emeritus Dr. Atchara Chanchai, Independent Director/Chairman of the Audit Committee/Chairman of the Corporate Governance and Sustainability Committee; (2) Dr. Sathit Uraiverojanakorn, Independent Director/Audit Committee Member/Corporate Governance and Sustainability Committee Member; (3) Mr. Wichian Padhayanun, Executive Director/Authorized Signatory Director/Chairman of the Executive Committee/Chief Executive Officer/Corporate Governance and Sustainability Committee Member. The shareholders' meeting resolved to elect these directors individually with the following votes: (1) The appointment of Professor Emeritus Dr. Atchara Chanchai, Independent Director/Chair of the Audit Committee/Chair of the Corporate Governance and Sustainability Committee Member, The term was extended for another term by a majority vote as follows:

Shareholders	Quantity (sound)	percentage
agree	807,638,226	99.999987
Disagree	108	0.000013
Abstain from voting*	0	-

(2) The appointment of Dr. Sathit Uraiverojanakorn as Independent Director/Audit Committee Member/Corporate Governance and Sustainability Committee Member The term was extended for another term by a majority vote as follows::

Shareholders	Quantity (sound)	percentage
agree	807,638,226	99.999987
Disagree	108	0.000013
Abstain from voting*	0	-

(3) The appointment of Mr. Wichian Padhayanun Executive Director / Authorized Signatory / Chairman of the Executive Board / Chief Executive Officer / Corporate Governance and Sustainability Director, was unanimously approved for another term as follows:

Shareholders	Quantity (sound)	percentage
agree	833,006,583	100 .00
Disagree	0	0.00
Abstain from voting*	0	-

Agenda 7 : Consider and approve the appointment of auditors and determine the audit fees for the year 2026.

The Chairman has assigned Mr. Somyot Jeamjirangkorn, Independent Director / Audit Committee Member / Nomination and Remuneration Committee Member, to provide clarification regarding the appointment of auditors and the determination of audit fees for the year 2026 as follows:

Mr. Somyot to the meeting that according to the Public Limited Companies Act B.E. 2535, Section 120 and the Company's Articles of Association, Section 36, the following activities should be carried out at the annual general



- Translation -

meeting: Appointment of auditors and determination of annual audit fees. In 2026, the Audit Committee considered and approved PricewaterhouseCoopers ABAS Co., Ltd. as the Company's audit firm because it has a good reputation, potential, good work standards, experience and expertise in auditing, efficient auditing processes or tools, and knowledge and understanding of the business, as well as consistently performing its duties. When compared to the scope of services, workload, and audit fees of other listed companies in the same class, it was found that PricewaterhouseCoopers ABAS Co., Ltd. offered an appropriate audit fee and the proposal was of the greatest benefit to the Company. The Board of Directors considered and approved the proposal of the Audit Committee to select PricewaterhouseCoopers ABAS Co., Ltd. as the Company's audit firm and resolved to propose to the 2026 Annual General Meeting of Shareholders to consider appointing an auditor and approve the audit fee as follows:

1. Appoint the auditors of Chao Phraya Mahanakorn Public Company Limited for the year 2026, with the following names:

Mr Pongphan Damrongphanudom , CPA No. 8882 or

Mr. Pongtavee Rattanaogoses CPA No. 7795 or

Ms. Rojana Panyathananusart , CPA No. 8435

the Pricewater Company House Coopers ABAS Co., Ltd. is an auditor with qualifications in accordance with the announcement of the Office of the SEC. The period of service of the auditors of the three above companies is in accordance with the guidelines. Rotate auditors in the capital market according to the announcement of the Office of the SEC.

Any one of these three auditors will inspect and express opinions on the Company's financial statements. And in the event that the said certified public accountant is unable to perform his or her job, the company PriceWater Ha 's Cooper ABAS Co., Ltd. provides other certified public accountants of Pricewater Company House Coopers ABAS Company Limited can be substituted. The companies that are auditing firms and auditors listed above have no relationship or interest with the company/subsidiaries/executives/shareholders. Major or persons related to such persons For the history of the auditor and information on the independence of the nominated auditor. Details appear in the meeting invitation letter that has been sent to shareholders.

2. Approved the audit fee for Chaophraya Mahanakorn Public Company Limited for the year 2026 in the amount of 1,369,000 baht per year. The audit fee remains unchanged from 2025, a decrease of 731,000 baht. The company uses the services of its subsidiary's auditors from the same auditing firm.Appoint the company's auditor. ChaoPhraya Mahanakorn Public Company Limited, year 2026

List of auditors	Certified Public Accountant Registration Number	Number of years as a signatory to the financial statements
1.Mr PongphanDamrongphanudom	8882	I have never signed off on a company's financial statements before.
or		



- Translation -

2. Mr. Pongtavee Rattanagoses	7795	I have never signed off on a company's financial statements before.
or		
3 Ms. Rojana Panyathananusart	8435	I have never signed off on a company's financial statements before.

of the company, PricewaterhouseCoopers ABAS Company Limited , who is an auditor with qualifications in accordance with the announcement of the Office of the Securities and Exchange Commission , which is the duration of the auditor's duties . The above three transactions are in line with the guidelines for the rotation of auditors in the capital market as announced by the Office of the SEC.

The companies that are auditing firms and auditors listed above have no relationship or interest with the company/subsidiaries/executives/major shareholders. or persons related to such persons For the history of the auditor and information on the independence of the proposed auditor, the name appears in Attachment No. 5 .

2. Approve the company's audit fee . Chao Phraya Mahanakorn Public Company Limited, year 2026 The amount is 1,369,000 baht per year (One million three hundred sixty-nine thousand baht only). Comparison of audit fees for the past year of the company. The company has a total of 14 subsidiaries using the same auditing firm as follows.

PricewaterhouseCoopers ABAS Company Limited	Year 2026 (Proposed year)	Year 2025
Audit fee	1,369,000 baht	2,100,000 baht
Other service fees	do not have	do not have
Audit fees (decreased) compared to the previous year.	731,000 baht	change

Following this, shareholders were given the opportunity to ask questions and express their opinions by typing and submitting questions through the E-Meeting system. However, no shareholders asked questions or offered comments.

The Chairman proposed that the meeting consider and vote on the appointment of auditors and the determination of audit fees for the year 2026. This agenda item requires a majority vote of shareholders and proxies present and voting at the meeting.

Meeting resolution The shareholders' meeting unanimously resolved to appoint Mr. Pongphan Damrongphanudom, Certified Public Accountant Registration No. 8882, or Mr. Pongtavee Rattanagoses, Certified Public Accountant Registration No. 7795, or Ms. Rojana Panyathananusart, Certified Public Accountant Registration No. 8435 of PricewaterhouseCoopers ABAS Limited as the company's auditor for the year 2026. The audit fee for 2026 was set at



- Translation -

1,369,000 baht per year, a decrease of 731,000 baht compared to 2026. The resolution was passed by unanimous vote as follows:

Shareholders	Quantity (sound)	percentage
agree	807,638,334	100 .00
Disagree	0	0.00
Abstain from voting*	0	-

Agenda 8 : Other matters (if any)

The Chairman explained to the meeting that the agenda items had been considered as specified in the invitation letter. For agenda item 8, the Board of Directors agreed to open this agenda item for shareholders to ask questions and/or express their opinions to the Board of Directors and/or for the Board of Directors to clarify and answer shareholders' questions without casting votes. However, if shareholders wish to open the consideration and vote, they must meet the conditions under Section 105, Paragraph 2 of the Public Limited Companies Act, which states that shareholders with a combined number of shares of not less than one-third of the total number of shares sold may request the meeting to consider other matters in addition to those specified in the invitation letter. In this case, there must be no less than 367,404,390 shares.

The Chairman informed the meeting that Mr. Pajit Singhachoti, a proxy from the Thai Investors Association, had inquired further about the company's plans for participating in the Jump+ project.

The Chairman has assigned Mr. Waratphop Pathayanant, Executive Director and Director of Marketing and Investor Relations.

Mr. Waratphop reported to the meeting that the company has joined the Jump+ project, a collaborative project with the Stock Exchange of Thailand (SET), aimed at strengthening organizational capabilities to address economic and technological challenges. The company has already prepared and presented its business plan through the SET's system, and interested parties can find more details on the SET's YouTube channel. The company focuses on creating added value from existing assets (stock) through the concept of service-oriented real estate development. Its flagship project, "Montra Si Phraya," located on Si Phraya-Charoen Krung Road, is a mixed-use complex offering comprehensive healthcare services, including a hotel, wellness facilities, and commercial rental spaces. Furthermore, the company is also involved in senior care businesses to address the future trend of an aging society. The company sees business opportunities in Thailand's declining birth rate and increasing life expectancy. The company leverages the medical expertise of Dr. Wichien Patayanant (Chief Executive Officer) to effectively integrate with the development of health real estate.



- Translation -

In terms of organizational development, the company is in the process of applying Artificial Intelligence (AI) technology to manage internal work processes in order to increase efficiency and improve overall operations. Furthermore, the company conducts its business under the principles of sustainable development (ESG), focusing on the three main dimensions outlined by the Stock Exchange of Thailand:

- Economic: Restructuring operations to enhance competitiveness.
- Social: Developing projects that consider society and the environment, including academic activities.
- Governance: Upholding transparency and accountability in operations.

When no further questions or comments were raised by the meeting participants, the Chairman informed the meeting that after the 2026 Annual General Meeting of Shareholders is completed, the Company will prepare a report of the shareholders' meeting within 14 days from the date of the shareholders' meeting and publish the report on the Company's website, as well as notify via the information dissemination system of the Stock Exchange of Thailand for shareholders to consider/acknowledge and provide an opportunity for shareholders to express their opinions, which can be notified via the Company Secretary Office within 1 month from the date of the meeting.

The Chairman thanked the shareholders and proxies for taking the time to attend the meeting. and closed the general meeting Shareholders for the year 2026

Closed meeting time 11.45 am

A handwritten signature in black ink, appearing to read 'Pradit Wannarat', written above a horizontal dashed line.

(Dr. Pradit Wannarat)
Chairman of the meeting

A handwritten signature in blue ink, appearing to read 'Nannlaphas Salampudee', written above a horizontal dashed line.

(Miss Nannlaphas Salampudee)



- Translation -

Company Secretary

Note: During the meeting, the company recorded the meeting in the form of video media in accordance with legal criteria and policies.
Company privacy for shareholder meeting purpose