

Minutes of the Annual General Meeting of Shareholders No. 1/2026

Richy Place 2002 Public Company Limited

28 April 2026

Held via electronic means in accordance with the Emergency Decree

on Electronic Meetings B.E. 2563 (2020) and other relevant laws

**At Athaboon Building, 7th Floor, No. 667/15 Charansanitwong Road, Arun Amarin Sub-district, Bangkok Noi
District, Bangkok 10700**

Before the Meeting Commenced

The Master of Ceremonies introduced the Company's Board of Directors, executives, and auditor attending the meeting as follows:

List of directors attending the meeting **9 persons**

Directors attending the meeting in person **9 persons**

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|---|---|
| 1. Assoc. Prof. Suthas Ratanakuekangwan | Chairman of the Board, Chairman of the Audit Committee and Independent Director |
| 2. Dr. Apa Ataboonwongse | Vice Chairman of the Board and Chairman of the Executive Committee |
| 3. Pol. Col. Suwit Tansode | Member of the Nomination and Remuneration Committee and Member of the Risk Management Committee |
| 4. Mrs. Pawanya Krittachat | Chairman of the Nomination and Remuneration Committee |
| 5. Ms. Pitchaya Tansode | Executive Director |
| 6. Mr. Anen Aueng-apinant | Member of the Audit Committee and Member of the Nomination and Remuneration Committee |
| 7. Mr. Somkuan Mugsik-in | Member of the Audit Committee and Independent Director |
| 8. Mr. Pipat Viriyamettakul | Executive Director |
| 9. Mr. Benjamin Ataboonwong | Director |

The proportion of directors attending this Annual General Meeting of Shareholders was 100.00 percent.

List of executives of the Company attending the meeting

- | | |
|---------------------------------|--|
| 1. Mrs. Sarunthorn Srisoonthorn | Deputy Chief Executive Officer and Company Secretary |
| 2. Ms. Sutthiporn Hinrit | Chief Financial Officer - Accounting |

List of auditor from Dharmniti Auditing Co., Ltd. attending the meeting

1. Ms. Chutima Kobprasert

The meeting commenced at 2:00 p.m. (The Company recorded the meeting in video format.)

Ms. Siriporn Sangna, the meeting conductor, informed the meeting that there were 27 shareholders attending the meeting in person and by proxy. This comprised 12 shareholders attending in person, representing 600,293,989 shares, and 15 shareholders attending by proxy, representing 456,206,612 shares. In total, the shareholders attending the meeting held 1,056,500,601 shares with voting rights, equivalent to 64.88 percent of the total issued shares of 1,628,322,777 shares. This exceeded one-third of the Company's total issued shares and constituted a quorum in accordance with the Company's Articles of Association

which require not less than 25 shareholders and proxies attending the meeting and collectively holding not less than one-third of the total issued shares. The meeting conductor then invited the Chairman of the meeting to declare the meeting open.

Assoc. Prof. Suthas Ratanakuekangwan, Chairman of the Board, Chairman of the Audit Committee, and Independent Director, acted as Chairman of the Annual General Meeting of Shareholders No. 1/2026. The Chairman welcomed the shareholders and declared the Annual General Meeting of Shareholders for the year 2026 open.

Agenda 1: To consider and adopt the Minutes of the Annual General Meeting of Shareholders No. 1/2025, held on 25 April 2025

Mrs. Sarunthorn Srisunthorn proposed that the meeting consider adopting the Minutes of the Annual General Meeting of Shareholders No. 1/2025, held on 25 April 2025. The Company had prepared the minutes and submitted them to the Stock Exchange of Thailand within 14 days from the date of the Annual General Meeting of Shareholders, and had also published them on the Company's website. Details appeared in the copy of the minutes sent to shareholders prior to the meeting. The Board of Directors considered that the minutes had been recorded accurately and completely in accordance with the resolutions of the Annual General Meeting of Shareholders, and therefore proposed that the meeting consider and approve the adoption of the Minutes of the Annual General Meeting of Shareholders No. 1/2025.

This agenda item required approval by a majority vote of the total votes of shareholders attending the meeting and casting their votes.

On this agenda item, Mrs. Sarunthorn Srisunthorn gave shareholders and proxies an opportunity to ask questions. No shareholder raised any questions. The Master of Ceremonies then requested the meeting to cast votes. After the vote counting was completed, the Master of Ceremonies announced the voting results and summarized the resolution as follows:

Resolution of the Meeting

The meeting considered and resolved to approve the adoption of the Minutes of the Annual General Meeting of Shareholders No. 1/2025, held on 25 April 2025, by a majority vote of the shareholders attending the meeting and casting their votes, as follows:

Resolution	Number of voters	Number of votes cast (1 share = 1 vote)	Percentage of shares of shareholders attending and casting votes
Approved	27	1,056,500,601	100.00
Disapproved	-	-	-
Abstained	-	-	-
Voided ballots	-	-	-
Total	27	1,056,500,601	100.00

*** The voting base was calculated only from the votes cast as approval and disapproval, excluding abstentions.

Agenda 2: To acknowledge the Company's operating results for the year 2025.

Mrs. Sarunthorn Srisunthorn, Deputy Chief Executive Officer for Operations and Company Secretary, reported the Company's operating results for 2025. In 2025, the Company recorded revenue from sales of Baht 531.50 million and backlog as of 31 December 2025 totaling Baht 287.50 million, comprising Baht 221.30 million from condominium projects and Baht 66.20 million from horizontal housing projects.

The operating results for 2025 were as follows:

Regarding anti-corruption operations, the Board of Directors established policies related to anti-corruption measures as follows:

1. To instill awareness, values, and attitudes among employees to comply with rules and regulations with honesty and integrity.
2. To provide an effective and efficient internal control system, together with appropriate checks and balances in the exercise of authority.
3. To prohibit directors, executives, and employees from demanding or accepting assets or any other benefits for themselves or others that may induce improper conduct.
4. To prohibit directors, executives, and employees from giving or offering assets or any other benefits to external parties in order to induce such persons to act unlawfully or improperly in relation to their duties.

On this agenda item, Mrs. Sarunthorn Srisoonthorn gave shareholders and proxies an opportunity to ask questions. No shareholder raised any questions.

Resolution of the Meeting: The meeting acknowledged the Company's operating results for the year 2025.

Agenda 3: To consider and approve the Company's financial statements for the fiscal year ended 31 December 2025

Ms. Sutthiporn Hinrit summarized the Company's financial position based on the financial statements for 2025, comprising the statement of financial position and the statement of profit or loss for the fiscal year ended 31 December 2025. The financial statements had been prepared in accordance with accounting standards and generally accepted accounting principles, audited and certified by a certified public accountant, and approved by the Audit Committee and the Board of Directors. The Company had published the financial statements in the 2025 Annual Report, which had been provided to shareholders in advance in QR Code format together with the meeting invitation.

On this agenda item, Ms. Sutthiporn Hinrit gave shareholders and proxies an opportunity to ask questions. No shareholder raised any questions. The Master of Ceremonies then requested the meeting to cast votes. After the vote counting was completed, the Master of Ceremonies announced the voting results and summarized the resolution as follows:

Resolution of the Meeting

The meeting considered and resolved to approve the Company's financial statements for the fiscal year ended 31 December 2025 by a majority vote of the shareholders attending the meeting and casting their votes, as follows:

Resolution	Number of voters	Number of votes cast (1 share = 1 vote)	Percentage of shares of shareholders attending and casting votes
Approved	27	1,056,500,601	100.00
Disapproved	-	-	-
Abstained	-	-	-
Voided ballots	-	-	-
Total	27	1,056,500,601	100.00

*** The voting base was calculated only from the votes cast as approval and disapproval, excluding abstentions.

Agenda 4: To consider and approve the omission of profit allocation, legal reserve appropriation, and dividend payment for the 2025 operating results

Mrs. Sarunthorn Srisoonthorn, Deputy Chief Executive Officer and Company Secretary, reported to the meeting that, in 2025, the Company recorded a net loss of Baht 128,038,879. Therefore, the Board of Directors deemed it appropriate to propose that the meeting consider approving the omission of dividend payment for the 2025 operating results.

Resolution of the Meeting: The meeting approved the omission of profit allocation, legal reserve appropriation, and dividend payment for the 2025 operating results.

Resolution	Number of voters	Number of votes cast (1 share = 1 vote)	Percentage of shares of shareholders attending and casting votes
Approved	27	1,056,500,601	100.00
Disapproved	-	-	-
Abstained	-	-	-
Voided ballots	-	-	-
Total	27	1,056,500,601	100.00

*** The voting base was calculated only from the votes cast as approval and disapproval, excluding abstentions.

Agenda 5: To consider and approve the appointment of directors to replace those retiring by rotation

Assoc. Prof. Suthas Ratanakuekangwan, Chairman of the Board, Chairman of the Audit Committee, and Independent Director, informed the meeting that, pursuant to Article 20 of the Company's Articles of Association, at every Annual General Meeting of Shareholders, at least one-third (1/3) of the directors shall retire from office. During the first and second years after registration of the Company, the directors to retire shall be determined by drawing lots. In subsequent years, the directors who have held office the longest shall retire. Retiring directors may be re-elected. In 2026, the following 3 directors were due to retire by rotation:

1. Mr. Anen Aueng-apinant Director
2. Ms. Pitchaya Tansode Director
3. Mrs. Jaree Wuthisanti Director

For the nomination of directors, the Company invited minority shareholders to nominate qualified persons for consideration as directors through the news system of the Stock Exchange of Thailand and the Company's website during 25 January 2026 to 25 February 2026. No shareholder nominated any person.

In accordance with good corporate governance principles, the Master of Ceremonies invited the directors who were due to retire by rotation to leave the meeting. After the directors had left the meeting room, Assoc. Prof. Sutha s Ratanakuekangwan informed the meeting that the Board of Directors had considered and viewed that all nominated persons possessed knowledge, capability, experience, and expertise, and did not possess any prohibited characteristics under the Public Limited Companies Act and the Securities and Exchange Act B.E. 2535 (1992). The Board therefore deemed it appropriate to propose that the Annual General Meeting of Shareholders consider appointing the 3 persons, namely Mr. Anen Uengapinun, Ms. Pitchaya Tansod, and Mr. Somkuan Musik-in, being directors retiring by rotation and a new director, to serve as directors of the Company. The profiles of the 3 directors had been provided to shareholders in advance together with the invitation to the Annual General Meeting of Shareholders.

This agenda item required approval by a majority vote of the total votes of shareholders attending the meeting and casting their votes.

On this agenda item, Mrs. Sarunthorn Srisunthorn, Deputy Chief Executive Officer and Company Secretary, gave shareholders and proxies an opportunity to ask questions. No shareholder raised any questions. The Master of Ceremonies then requested the meeting to cast votes. After the vote counting was completed, the Master of Ceremonies announced the voting results and summarized the resolution as follows:

Resolution of the Meeting

The meeting considered and resolved to appoint the 3 director retiring by rotation, namely Mr. Anen Aueng-apanant, Ms. Pitchaya Tansode, and Mr.Somkuan Musig-in, to resume their positions as directors, by a majority vote of the shareholders attending the meeting and casting their votes. Voting was conducted on an individual basis as follows:

5.1 Voting on the appointment of Mr. Anen Aueng-apanant

Resolution	Number of voters	Number of votes cast (1 share = 1 vote)	Percentage of shares of shareholders attending and casting votes
Approved	27	1,056,500,601	100.00
Disapproved	-	-	-
Abstained	-	-	-
Voided ballots	-	-	-
Total	27	1,056,500,601	100.00

*** The voting base was calculated only from the votes cast as approval and disapproval, excluding abstentions.

5.2 Voting on the appointment of Ms. Pitchaya Tansode

Resolution	Number of voters	Number of votes cast (1 share = 1 vote)	Percentage of shares of shareholders attending and casting votes
Approved	27	1,056,500,601	100.00
Disapproved	-	-	-
Abstained	-	-	-
Voided ballots	-	-	-
Total	27	1,056,500,601	100.00

*** The voting base was calculated only from the votes cast as approval and disapproval, excluding abstentions.

5.3 Voting on the appointment of Mr. Somkuan Musig-in

Resolution	Number of voters	Number of votes cast (1 share = 1 vote)	Percentage of shares of shareholders attending and casting votes
Approved	27	1,056,500,601	100.00
Disapproved	-	-	-
Abstained	-	-	-
Voided ballots	-	-	-
Total	27	1,056,500,601	100.00

*** The voting base was calculated only from the votes cast as approval and disapproval, excluding abstentions.

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

Assoc. Prof. Suthat Rattanakuekangwan, Chairman of the Board, Chairman of the Audit Committee, and Independent Director, reported this agenda item to the meeting.

Assoc. Prof. Suthat Rattanakuekangwan informed the meeting that, for 2025, the Annual General Meeting of Shareholders had approved directors' remuneration in the amount of Baht 10,000,000, while the actual payment was Baht 5,540,000, comprising meeting allowances of Baht 740,000 and directors' bonuses of Baht 4,800,000. For 2026, the Board of Directors deemed it appropriate to propose that the Annual General Meeting of Shareholders approve remuneration and meeting allowances for the Board of Directors and sub-committees in the amount of Baht 7,000,000, with the remuneration components as follows:

1. Meeting allowances were detailed as follows:

Chairman of the Board	Baht 25,000 / meeting
Director	Baht 15,000 / meeting
Chairman of Sub-Committee	Baht 15,000 / meeting
Member of Sub-Committee	Baht 10,000 / meeting

2. Directors' bonuses

This agenda item required approval by votes of not less than two-thirds of the total votes of shareholders attending the meeting and casting their votes.

On this agenda item, Mrs. Sarunthorn Srisoonthorn, Deputy Chief Executive Officer and Company Secretary, gave shareholders and proxies an opportunity to ask questions. No shareholder raised any questions. The Master of Ceremonies then requested the meeting to cast votes. After the vote counting was completed, the Master of Ceremonies announced the voting results and summarized the resolution as follows:

Resolution of the Meeting

The meeting considered and resolved to approve the directors' remuneration for the year 2026 in the amount of Baht 7,000,000 by votes exceeding two-thirds of the shareholders attending the meeting and casting their votes, as follows:

Resolution	Number of voters	Number of votes cast (1 share = 1 vote)	Percentage of shares of shareholders attending and casting votes
Approved	27	1,056,500,601	100.00
Disapproved	-	-	-
Abstained	-	-	-
Voided ballots	-	-	-
Total	27	1,056,500,601	100.00

*** The voting base was calculated only from the votes cast as approval and disapproval, excluding abstentions.

Agenda 7: To consider and approve the appointment of auditors and the determination of the audit fee for the year 2026

Assoc. Prof. Suthas Ratanakuekangwan, Chairman of the Board, Chairman of the Audit Committee, and Independent Director, informed the meeting that, for 2026, the Audit Committee had considered the selection of the Company's auditors and deemed it appropriate to propose that the shareholders' meeting consider appointing the auditors for the Company and its subsidiaries for 2026, with audit fees in the amount of Baht 2,145,000. The Audit Committee proposed the following 5 auditors from Dharmniti Auditing Co., Ltd.:

Ms. Chutinant	Kobprasert	Registration No. 9201; or
Mr. Suwat	Maneeakanokskul	Registration No. 6838; or
Mr. Peeradej	Pongsathiansak	Registration No. 4752; or
Ms. Nithinee	Kittikoonnpong	Registration No. 8843; and
Ms. Chotima	Kitsirakorn	Registration No. 7318

The proposed auditors had no relationship with, or interest in, the Company, its executives, major shareholders, or persons related to such persons, and were therefore independent in auditing and expressing opinions on the Company's financial statements.

Regarding the audit fee proposed for approval, the Board of Directors, as recommended by the Audit Committee, deemed it appropriate to propose that the Annual General Meeting of Shareholders consider approving the audit fee for the Company's financial statements for 2026 in the amount of Baht 2,145,000.

This agenda item required approval by a majority vote of the total votes of shareholders attending the meeting and casting their votes.

On this agenda item, Mrs. Sarunthorn Srisoonthorn, Deputy Chief Executive Officer and Company Secretary, gave shareholders and proxies an opportunity to ask questions. No shareholder raised any questions. The Master of Ceremonies then requested the meeting to cast votes. After the vote counting was completed, the Master of Ceremonies announced the voting results and summarized the resolution as follows:

Resolution of the Meeting

The meeting considered and resolved to appoint the auditors from Dharmniti Auditing Co., Ltd., namely Ms. Chutinun Kopraserthaworn, Certified Public Accountant Registration No. 9201, and/or Mr. Suwat Maneeakanokskul, Certified Public Accountant Registration No. 8134, and/or Mr. Peeradej Pongsathiansak, Certified Public Accountant Registration No. 4752, and/or Ms. Nithinee Kittikoonnpong, Certified Public Accountant Registration No. 8843, and Ms. Chotima Kitsirakorn, Certified Public Accountant Registration No. 7318, as the Company's auditors for the year 2026, and to approve the audit fee in the amount of Baht 2,145,000 and other expenses as actually incurred, by a majority vote of the shareholders attending the meeting and casting their votes, as follows:

Resolution	Number of voters	Number of votes cast (1 share = 1 vote)	Percentage of shares of shareholders attending and casting votes
Approved	27	1,056,500,601	100.00
Disapproved	-	-	-
Abstained	-	-	-
Voided ballots	-	-	-
Total	27	1,056,500,601	100.00

*** The voting base was calculated only from the votes cast as approval and disapproval, excluding abstentions.

Agenda 8: Other Matters

Mrs. Sarunthorn Srisoonthorn, Deputy Chief Executive Officer for Operations and Company Secretary, asked whether any shareholders or proxies attending the meeting wished to provide comments or ask additional questions to the management. A shareholder raised questions, summarized as follows:

Mr. Thananwat Wansophonchai, a shareholder, asked about the ownership transfer figures for the first quarter of 2026 and the Company's strategic plans.

Mrs. Sarunthorn Srisunthorn, Deputy Chief Executive Officer for Operations and Company Secretary, explained that the ownership transfer figures for the first quarter of 2026 had slowed down compared with the first quarter of 2025. Regarding the Company's strategy for the year, the Company had increased special sales channels, including foreign and domestic sales channels, which had begun operating since late 2025. The Company also implemented a welfare sales program for companies located near its projects, offering special interest rate conditions for welfare customers. In addition, the Company introduced a hire-purchase sales program to assist customers who wish to own a home but are not yet financially ready, allowing them to make rental payments to the Company before later applying for loan approval. The hire-purchase program had received relatively positive feedback, with considerable customer interest. The Company also planned to recruit a large number of brokers or sales agents to accelerate inventory sales and recognize revenue in line with its targets.

Mrs. Sarunthorn Srisunthorn, Deputy Chief Executive Officer and Company Secretary, gave shareholders and proxies an opportunity to ask further questions. No shareholder raised any additional questions. The Master of Ceremonies then declared the meeting concluded and invited Assoc. Prof. Suthat Rattanakuekangwan, Chairman of the meeting, to close the meeting and thank the shareholders for taking the time to attend.

At this meeting, there were 27 shareholders and proxies attending, representing a total of 1,056,500,601 shares, equivalent to 64.88 percent of the Company's total issued shares of 1,628,322,777 shares. The meeting was adjourned at 3:30 p.m.

Signed _____ Chairman of the Meeting
(Assoc. Prof. Suthat Rattanakuekangwan)

Signed _____ Company Secretary
(Mrs. Sarunthorn Srisoonthorn)

Ms. Amornrat Parawan
Recorder and Typist