

The Minutes of the 2025 Annual General Meeting of Shareholders
The Platinum Group Public Company Limited

Date, Time and Meeting venue

The Platinum Group Public Company Limited (“the Company”) held its 2025 Annual General Meeting of Shareholders through electronic media (“the Meeting” or “E-AGM”) on Thursday, April 24, 2025, at 14:00 hrs. In accordance with the Public Limited Companies Act and the Company’s Articles of Association, the Company is required to hold its Annual General Meeting (AGM) within four months after the end of each fiscal year.

Meeting starts at 14.00 hrs.

At the commencement of the Meeting, shareholders attended in person and by proxy, as detailed below:

Participant Type	Number of persons	Number of shares
Attending the Meeting in person	3	15,100
Attending the Meeting by granting proxy	54	2,096,834,457
Total	57	2,096,849,557

It is equivalent to 74.8875% of the total number of paid-up and issued shares of the Company. A quorum was thus constituted in accordance with the Company’s Articles of Association, which provides that, at a shareholders’ meeting, the presence of shareholders and/or proxies appointed by not less than 25 shareholders, and/or not less than one-half of the total number of shareholders holding shares in aggregate amount of not less than one-third (1/3) of the total issued shares in aggregate, is required to constitute a quorum.

There were 7 agenda items as follows:

- Agenda 1** To acknowledge the Company’s 2024 operating results
- Agenda 2** To consider and approve the Company’s statement of financial position and statement of comprehensive income for the fiscal year ended December 31, 2024, audited by the certified public accountant
- Agenda 3** To consider and approve the omission of dividend payment from the Company’s 2024 operating results
- Agenda 4** To consider and approve the appointment of directors who are retired by rotation
- Agenda 5** To consider and approve the director remuneration for the year 2025
- Agenda 6** To consider and approve the appointment of auditor(s) and audit fee for the year 2025
- Agenda 7** To consider other business (if any)

Then, **Ms. Lakkana Chantanamalaka**, Moderator, introduced members of the Board of Directors, Management, Company Secretary and Auditor who attended the Meeting as follows:

Directors in attendance:

The Company has 8 directors and there were 8 out of a total of 8 directors attending the Meeting, representing 100% of all directors of the Company as follows:

1. Mr. Palakorn Suwanrath Chairman of the Board of Directors and Independent Director
2. Mr. Surachai Chotjurangkool Vice Chairman, Chairman of the Executive Committee and Deputy President
3. Prof. Chaiyos Hemarajata Independent Director and Chairman of the Audit Committee
4. Mr. Somchai Boonnamsiri Independent Director, Chairman of the Nomination and Remuneration Committee, and Member of the Audit Committee
5. Pol.Gen. Boonpen Bumpenboon Independent Director and Member of the Audit Committee
6. Mrs. Punjaporn Chotjurangkool Director, Member of the Nomination and Remuneration Committee, and Executive Director
7. Dr. Chadarat Anantakoon Independent Director and Member of the Nomination and Remuneration Committee
8. Mrs. Suthita Bhirombhakdi Director, Executive Director and Executive Vice President – Marketing

Management in attendance:

1. Mr. Suwit Wannasirisook Chief Financial Officer
2. Mr. Vorramong Sukteera-anantachai Executive Vice President - Business Development, Project Management and Leasing

Company Secretary

1. Ms. Suphawan Tantivuthipakorn Company Secretary

Auditor

1. Mr. Vatcharin Pasarapongkul EY Office Company Limited

Ms. Lakkana Chantanamalaka, Moderator, invited **Mr. Palakorn Suwanrath, Chairman of the Board of Directors and Independent Director**, to preside over the meeting (the “Chairman”) and welcomed all shareholders to the 2025 Annual General Meeting of Shareholders and declared the meeting open.

Mr. Palakorn Suwanrath, Chairman of the Board of Directors, performed as the Chairman of the Meeting, welcomed shareholders and proxies for consideration of businesses according to the agenda stated in the 2025 AGM’s invitation notice. The Chairman informed the Meeting that the 2025 Annual General Meeting of Shareholders is held in accordance with law and related rules. The Meeting would be conducted in compliance with good corporate governance practice for the utmost benefit to shareholders.

The Chairman then delegated **Ms. Lakkana Chantanamalaka**, Moderator, to present the Meeting procedures to ensure that the Meeting adheres to the principles of good corporate governance. The moderator then presented a video explaining the various meeting procedures, as follows:

1. Meeting Procedure

The E-AGM would be proceeded according to law and related rules, procedures as prescribed by laws and the agenda items specified in the invitation notice. Director or assigned person would provide the details in each agenda. The Meeting would be conducted concisely to a short period of time.

The Emergency Decree on Electronic Meetings B.E. 2563 requires that shareholders or proxies who would like to attend the Meeting must register to verify the identity before the date of the Meeting via electronic system according to the procedures and channels stated in the invitation notice published on the Company's website and delivered to the shareholder. After the registration with the identity verification process, the Company shall then verify the right to attend the Meeting and prove the registrant's identity. Those who are authorized to attend the meeting would receive a link to use for log in to the Meeting system and show the presence of the attendees.

2. Rights to suggest

Any shareholders or proxies, who would like to express opinions or questions, were requested to follow the procedure as follows:

Before voting, the Chairman would open the opportunity to shareholders and proxies for raising any questions and suggestion regarding such matter. The waiting time of Q&A session will be 1 minute. Shareholders were requested to go back to the E-Meeting (Zoom) and follow steps below:

Request to ask questions

1. Request to ask questions by speaking, please go to the Reaction menu and press the Raise Hand button.
 - 1.1 When the Moderator called the name of the shareholder, the Company's staff will grant the access into microphone. Please press unmuted and camera on your device.
 - 1.2 When the inquiry is complete, please go to the Reaction menu and press the Lower Hand button.
2. If you want to inquire by typing, please go to the Chat menu to type a message and send a message to chat box **Q&A** only.

At the time of Q&A session, shareholder would be required to inform name, surname and specifying that you are a shareholder or as a proxy before asking some question for taking a minute and transparency purpose under the Personal Data Protection Act as shown in Enclosure 11 in the invitation notice.

In the case that other inquiries or questions either related to the Company's business operations or does not violate the law, regulations and/or principles of good corporate governance or do not concern with the

agenda under discussion or have not been yet answered during the Meeting agenda, such inquiries and questions would be considered to exercise in Agenda 7, Other matters (if any). The Company will record all Q&A and suggestions in the Minutes of Meeting that will be published for shareholders to consider.

3. Voting rights

All shareholders shall have the right to vote equal to the holding shares, whereby one share is equivalent to one vote.

4. Shareholders presenting by self and proxies appointed in accordance with the proxy forms prescribes by law, shall cast their votes as per the following procedures:

- Any agenda which is required to vote, the Chairman shall inform Shareholders and proxies in advance.
- For those who use Notebook, please return to the E-Voting system window and for those who use mobile phones or tablets, please return to Web Browser to cast the votes with one of the selections of three choices: “Approve”, “Disapprove” or “Abstain”.
- Once you cast your vote, there is a pop up for you to make a confirmation. Please press OK button to confirm your vote.
- For shareholders and proxies who wish to vote “Approve”, no action is required since it is set as default.
- The Company will open a voting system for each agenda for 1 minute for shareholders to exercise their right to vote.

Once you finish your vote, please switch back to the E-Meeting Tab (Zoom) to resume your meeting. The staff will calculate all the votes from the voting system.

Procedures for Vote Counting

After closing the vote in each agenda, the Company shall count the vote according to the Articles of Association of the Company section 22 and 35.

In normal case, the majority vote of shareholders attending the meeting and casting votes will be considered. The Company shall deduct the number of “Disapprove” votes from the entire votes while “Abstain” will not be constituted as vote.

Except for the resolution of the meeting in the agenda of remuneration of directors, which shall be passed by votes of not less than **two-thirds (2/3)** of the total number of votes of shareholders who attend the Meeting. The Company shall count the number of “Approve” “Disapprove” and “Abstain” as the basis for counting votes.

The voting shall be conducted openly, not by secret vote.

In the event that a shareholder or proxy, who has the right to vote as specified in the proxy form, attend the meeting after the moderator has announced the voting results for any agenda item that has already ended, such votes would not be counted.

In the case that the shareholders granted the proxy Form B and Form C to appoint a person or an Independent Director to attend the Meeting and casted their votes in advance, the proxy shall not have the rights to vote through the system. Voting will be counted according to the proxy form stated.

In the case that the shareholder who appointed a custodian in Thailand to be a depository and trustee, the shareholder had to apply for the Proxy Form C. Such shareholders can vote for approval, disapproval or abstention in the same form, by dividing the number of votes according to the number of shares held. Votes that have been cast must be equal to the total number of votes that the shareholders have granted their proxies. The Company would calculate the votes cast by the custodian who recorded the voting data in the proxy form in the e-Proxy Voting system of the Thailand Securities Depository (TSD) for the results of the Meeting as well.

5. For the shareholders who leave the Meeting before voting on any agenda item is closed, the votes will not be counted as a quorum for the said agenda item, nor will be counted for the remaining agenda items starting from the time that leaving the Meeting.
6. The total number of votes on each agenda may vary as there would be shareholders and proxies entering the Meeting through electronic media from time to time.

This electronic meeting system is operated by **OJ International Co., Ltd.**, an E-AGM service provider that meets standards according to the Royal Decree on Electronic Conferencing B.E. 2563 and is certified by the Ministry of Digital Economy and Society regarding the security standards of meetings via electronic media. The Meeting will be recorded, and the VDO of this meeting will be published on the Company's website in accordance with the principles of good corporate governance.

For the purpose of accuracy and transparency of the vote counting, there would be an auditor, **Mr. Vatcharin Pasaraongkul** from EY Office Limited to act as an inspector for vote counting.

Furthermore, the Company had given the shareholders the opportunity to propose agenda items to be discussed in the Meeting and qualified candidates for the election of directors of the Company in advance in accordance with the rules specified by the Company during October 1, 2024 to December 31, 2024 via the Company's website. However, no shareholders proposed any additional agenda items, nor candidates for the election of the directors of the Company in the Annual General Meeting of Shareholders for the year 2025.

Regarding the advance submission of questions, the Company has given shareholders who are entitled to attend the meeting the opportunity to submit questions in advance from March 19, 2025 until the Meeting date. There were no shareholders submitted questions in advance.

To accommodate shareholders who are unable to attend the meeting and vote in person, the Company utilizes the e-Proxy Voting service provided by the Securities Depository Center. This electronic platform enables shareholders to appoint proxies digitally, thereby expanding voting channels, promoting shareholder participation in the digital way, and supporting environmental sustainability by reducing paper usage and greenhouse gas emissions. Shareholders may register for this service through the Securities Depository Center. The Company will retrieve the relevant data from the system one day prior to the meeting, based on the record as of the closing date.

Thereafter, the Chairman proceeded with the Meeting in accordance with the following agenda items as appeared in the invitation notice to the 2025 Annual General Meeting of Shareholders as follows:

Agenda 1 To acknowledge the operating results of the Company for the year 2024

The Chairman assigned **Mr. Suwit Wannasirisook, Chief Financial Officer, and Mr. Vorramong Sukteera-anantachai, Executive Vice President – Business Development, Project Management and Leasing** to present the details of this agenda to the Meeting.

Mr. Suwit Wannasirisook informed the Meeting that the Company had summarized the operating results and significant changes that occurred during the past year as shown in Annual Report Form 56-1 e-One Report 2024 in QR Code format in accordance with the Public Limited Companies Act, B.E. 2535 and the Articles of Association of the Company which require the Board of Directors to declare the Company's performance for the past year to the shareholders' meeting for acknowledgment. Therefore, the Board of Directors deemed appropriate to report significant operation results of 2024 to the 2025 AGM for acknowledgement. The summary is as follows:

Overall, Thailand's economy grew at a GDP rate of approximately 2.5% in 2024. This growth is primarily supported by the recovery of the tourism and service sectors. Looking ahead to 2025, the Ministry of Finance anticipates that the country's economic growth will continue to rely heavily on momentum from tourism and services, similar to the past 2–3 years. This aligns with data from the Tourism Authority of Thailand, which revealed that in 2024, international tourist arrivals surpassed the target of 35.5 million visitors, generating more than 1.67 trillion baht in tourism revenue. However, prior to the COVID-19 pandemic, Thailand welcomed as many as 40 million international tourists annually, contributing around 1.76 trillion baht in revenue. It is projected that international tourist numbers will return to pre-pandemic levels by 2026.

Regarding the operating results of The Platinum Group Public Company Limited and its subsidiaries, whose core businesses are centered on retail space leasing and hotel operations, the Company demonstrated improved performance in every quarter of 2024. For the full year, the Company reported total revenue of 2,558 million baht and a net profit of 409 million baht, representing an increase of 38% and 130%, respectively. The primary factors contributing to this growth were the rise in occupancy rates and the average rental and service fees at The Platinum Fashion Mall, as well as increased revenue from accommodations,

restaurant services, and meeting room usage at the Novotel Platinum Pratunam and Holiday Inn Resort Samui hotels. Furthermore, the Company commenced operations of a new hotel - Moxy Bangkok Ratchaprasong - on February 18, 2024.

The key figures of the past year's operations have been summarized as explained in detail in the “**Management Discussion and Analysis (MD&A)**”, which the Company has disclosed to all shareholders through the Stock Exchange on a quarterly basis. The key figures are summarized as follows:

As of December 31, 2024, compared to the end of 2023, the Company reported the following key figures:

- Total assets amounted to 11,805.2 million baht, an increase of 304.2 million baht.
- Total liabilities amounted to 3,753.1 million baht, a decrease of 115.2 million baht.
- Shareholders' equity amounted to 8,052.1 million baht, an increase of 419.4 million baht.
- Total revenue was 2,558.0 million baht, an increase of 708.8 million baht.
- Net profit was 409.0 million baht, an increase of 231.3 million baht.
- Earnings per share were 0.15 baht per share, an increase of 0.09 baht per share.

Regarding the operations of each business segment over the past year, **Mr. Vorramong Sukteera-anantachai, Executive Vice President – Business Development, Project Management and Leasing**, presented the information to the Meeting. The summary is as follows:

The Company's core business is divided into four groups which are:

1. Shopping Mall Business - Currently, the Company operates two shopping centers, as follows:

- 1.1 The Platinum Fashion Mall** - In 2024, The Platinum Fashion Mall had an average occupancy rate of 90%, an increase from 83% in 2023. The mall received strong positive feedback from international tourists, especially those from ASEAN countries. The Company implemented the "International VDO Viral" strategy by leveraging influencers and KOLs in target countries to support tenants in communicating their brands and products to foreign tourists. As a result of this growing popularity, in 2024, The Platinum Fashion Mall was ranked 58th out of 839 attractions or must-visit places in Bangkok.

Due to strong performance, the Company successfully renewed contracts with existing tenants on an ongoing basis, with gradual adjustments to rental and service fees according to contract renewal cycles. For tenants who did not renew, the space management team was able to secure new tenants to replace them in nearly all areas of Zone 1 and Zone 2.

As for Zone 3, 5th floor, which had been closed since the end of 2021 due to the impact of the COVID-19 pandemic, the Company reopened the area on October 16, 2024. The space was completely redesigned into a food retail zone to better meet current consumer demands, under

the new name "Sawasdee Foodie Hub." This area features over 80 shops and restaurants across approximately 2,000 square meters, with plans to further develop part of the space into a Food Court-style concept.

- 1.2 **The Market Bangkok shopping center** recorded an average occupancy rate of 10% in 2024. The Market Bangkok is preparing to enhance the shopping and lifestyle experience by renovating its façade to appear brighter and more vibrant, and revamping areas on the G and M floors under the concept "Lai Jie: Lights of Yaowarat", which brings the charm of Yaowarat (Bangkok's Chinatown) into a contemporary urban setting. The design of the "Lai Jie" area is inspired by Yaowarat's iconic neon signs, reflected in the logo and ambiance that seamlessly blends Chinese cultural elements with modern aesthetics. The area will feature a wide variety of menus including Thai, Chinese, and international cuisines, catering not only to taste but also creating an impressive atmosphere — aiming to make The Market Bangkok a joyful destination for both shoppers and food lovers.

For other zones still under development, the Company is in the process of defining renovation formats and new design plans to transform them into a comprehensive lifestyle hub that offers fun and tangible happiness for tourists, Thai shoppers, and food enthusiasts. Plans include establishing new and unique retail formats unlike those of competitors, seeking interesting partnership opportunities, and creating multi-purpose spaces for diverse activities that cater to a wide range of customer interests. These zones are expected to launch in the near future, and there is confidence that they will truly set The Market Bangkok apart within the area.

During this planning and redevelopment phase, The Market Bangkok continues to generate income by leasing space for events throughout the year, such as hosting grand sales of various products to attract visitors and support community activities.

2. **Hotel Business** - Currently, the Company operates three (3) hotels, as follows:

- 2.1 **Moxy Bangkok Ratchaprasong Hotel:** This is the Company's newly opened hotel, which began operations on February 18, 2024. It is located in the M1 building of The Market Bangkok shopping center and features a total of 504 rooms. The hotel's architecture and interior design are distinctive, showcasing Thai identity in a way that is both fun and vibrant.

Since opening, Moxy Bangkok has received increasingly positive feedback. This year, the Company plans to launch a rooftop bar on the 32nd floor, which is expected to be a key highlight in Q4 of 2025.

- 2.2 **Novotel Platinum Pratunam Hotel:** Between August and October 2024, Novotel undertook renovations and upgrades to all its meeting and seminar room equipment to support online conferencing, aligning with current business demands. The newly enhanced meeting facilities

launched in November 2024 and have received ongoing positive responses. The next step in 2025 will be a phased renovation of all guest rooms.

2.3 Holiday Inn Resort Samui: This hotel is particularly popular among families and group travelers, with the largest kids' zone on Koh Samui as one of its main attractions. This has made Holiday Inn Samui highly favored by international tourists as well as Thai families. As a result, the hotel is currently ranked 33rd out of 207 hotels in Bophut, according to a global travel website.

All three of the Company's hotels have achieved satisfactory occupancy rates and average room rates. Revenue from the hotel business accounts for 49% of the group's total revenue.

3. PIER 111 Office Building for Rent

PIER 111 opened on March 1, 2024. It is designed to suit the working festyle of the modern generation, located in an open and spacious area free from the obstruction of high-rise buildings. The building can accommodate both small and large organizations with appropriately sized floor spaces. Currently, the occupancy rate is 5%, with a positive outlook for increased tenancy in 2025.

The leasing strategy for PIER 111 office space can be categorized into three main approaches:

1. Building strong relationships with leading office space agents such as Knight Frank, JLL, Edmund Tie, and others.
2. Utilizing the Company's own leasing management team to directly market the space through online media.
3. While searching for permanent tenants, the Company has assigned its event space sales team to lease out the area for events. If international attendees are involved, the Company will offer them to stay at the Moxy Hotel, thereby creating mutual business support.

4. Food Court Business

Located on the 6th floor of The Platinum Fashion Mall, the food court experienced an increase in revenue in 2024, in line with the rising number of mall visitors. Over the past year, the food court introduced an additional payment method via banking apps to offer greater convenience to customers.

The Company's new development project, named "**The Platinum Square**," has officially begun construction, with the foundation stone-laying ceremony held on April 1, 2025. The project is expected to take approximately 3 – 4 years to complete and is divided into two main components: 1.) A shopping mall, anticipated to open first in 2028, and 2.) A hotel, expected to begin operations in 2029. Earlier, the Company signed a hotel management agreement under the Mama Shelter brand with Ennismore, a joint venture with Accor, for the hotel named Mama Shelter Bangkok Platinum. It will be a 4-star hotel and the first Mama Shelter in Southeast Asia.

With consistently increasing profits and the launch of this future project, the Company is confident it can achieve its strategic goals, aiming to deliver strong long-term returns for all stakeholders.

In addition to improved financial performance, the Company continues to engage in sustainability initiatives focused on **environmental and social responsibility, in alignment with good corporate governance principles**. Employees are encouraged to embrace these values through various internal activities. Moreover, the Company successfully renewed its membership in the Thai Private Sector Collective Action Against Corruption (CAC) on September 30, 2023, with each membership term lasting 3 years. The Company also received an "Excellent" rating for the Corporate Governance Report of Thai Listed Companies, assessed by the Thai Institute of Directors (IOD) with support from the Stock Exchange of Thailand, for the fifth consecutive year. This achievement reflects the company's strong commitment to continuous governance improvement. This year, the Company has also set a goal to participate in the Thailand Energy Awards, as part of its path toward sustainable energy conservation.

After that, the Chairman gave shareholders and proxy holders the opportunity to ask questions and express their opinions on matters related to the agenda. Moderator was assigned to conduct the Q&A session, and relevant executives were designated to provide clarifications to shareholders. The questioning and commentary were conducted via electronic media, with a 1-minute time limit set for awaiting questions.

For this agenda item, no comments or questions related to the meeting agenda were raised.

The Meeting acknowledged the Company's performance for the year 2024. No voting was conducted for this agenda item, as it was presented for acknowledgment only.

Agenda 2 To consider and approve the financial statements and the comprehensive income statement of the Company for the fiscal year ending December 31, 2024 which was audited by a certified public auditor

The Chairman assigned **Mr. Suwit Wannasiritsook, Chief Financial Officer**, explained of such matters to the Meeting.

Mr. Suwit Wannasiritsook reported to the Meeting that the Company prepared the statement of financial position and statement of comprehensive income for the fiscal year ending December 31, 2024. It was audited by a certified public accountant and approved by the Audit Committee and the Board of Directors which have expressed their opinion in "Report of the Audit Committee" and "Report of the Board's Responsibility for Financial Reports" and as appeared in the Form 56-1 e-One Report and it has been delivered to shareholders in the form of QR Code shown in the invitation notice in order to be in accordance with the Public Limited Companies Act B.E.2535 (1992) and the Articles of Association of the Company.

Such a report was reviewed by the Audit Committee and subsequently endorsed by the Board of Directors and shall propose to the 2025 Annual General Meeting of Shareholders to consider and approve. The details are as follows:

Consolidated statement of financial position for the fiscal year ending December 31, 2024 compared to the fiscal year ending December 31, 2023

- The Company had total assets of 11,805 million baht, consisting of current assets of 1,400 million baht and non-current assets of 10,404 million baht. The majority of non-current assets are made up of investment properties amounting to 6,702 million baht, and Property, Plant and Equipment (PPE) totaling 3,239 million baht, which are considered income-generating assets for the Company.
- The Company has total liabilities of 3,753 million baht, consisting of current liabilities of 853 million baht and non-current liabilities of 2,899 million baht. The majority of non-current liabilities are lease liabilities totaling 2,676 million baht, which are long-term lease obligations for land leased for a period of 30 years from the Crown Property Bureau. Currently, 24 years and 8 months remain on the lease.
- The Company's shareholders' equity as of December 31, 2024 amounted to Baht 8,052 million, consisting of ordinary shares of 2,800,000,000 shares (par value of 1 baht per share), premium on ordinary shares of 4,410 million baht.

Statement of Comprehensive Income for the period ending December 31, 2024 compared to the fiscal year ending December 31, 2023

- The Company had total revenue of 2,558 million baht, with revenue from hotel operations accounting for 49% of the total. The Company incurred total expenses of 1,785 million baht, with the cost of hotel operations representing 32%, which is in line with the proportion of revenue from the hotel business.
- The Company recorded an operating profit of 773 million baht in 2024, with a net profit of 409-million-baht, equivalent to earnings per share of 0.15 baht.

Financial Ratio

	2024	2023
Liquidity Ratio (Time)	1.64	1.05
Asset Turnover (Time)	0.22	0.16
Debt to Equity Ratio (Time)	0.47	0.51
Gross Profit Margin (%)	50%	44%
Earnings per Share (Baht)	0.15	0.06

After that, the Chairman gave shareholders and proxy holders the opportunity to ask questions and express their opinions on matters related to the agenda. Moderator was assigned to conduct the Q&A session, and relevant executives were designated to provide clarifications to shareholders. The questioning and commentary were conducted via electronic media, with a 1-minute time limit set for awaiting questions.

For this agenda item, no comments or questions related to the meeting agenda were raised.

The Chairman asked the Meeting to vote. The resolution of this agenda must be approved by the majority votes of the shareholders who attended the Meeting and casted their votes.

After due consideration, the Meeting resolved this agenda as follows:

Resolution: The Meeting resolution approved the statement of financial position and statement of comprehensive income of the Company for the fiscal year ending December 31, 2024 which had been audited by a certified public auditor with the majority votes of the shareholders who attended the Meeting and casted their votes as follows:

Approved	2,097,974,457	votes	equivalent to	100.0000	%
Disapproved	0	votes	equivalent to	0	%
Abstained	0	votes	not constituted as vote		

Agenda 3 To consider and approve the omission of dividend payment from the Company's 2024 operating results

The Chairman assigned **Mr. Suwit Wannasirisook, Chief Financial Officer**, to inform the Meeting of the details regarding this agenda item.

Mr. Suwit Wannasirisook informed the Meeting that according to the Section 115 of the Public Limited Company Act B.E.2535 and the Article 44 of the Company's Articles of Association, the Company shall not pay dividends other than out of profits and dividends shall be distributed in accordance with the number of shares, with each share being accorded equal distribution.

In addition, the Company has a policy to pay dividends at the rate of not less than 40 percent of the net profit of the consolidated financial statements after tax and legal reserves. Payment of dividends is subject to the Company's investment plans, conditions and restrictions provided under its loan agreements or other relevant contracts (if any). These considerations include reservation of funds for future investment or to pay off loans or used as working capital within the Company, etc.

Based on the performance as shown in the Company's separate financial statements for the year ended December 31, 2024, although the Company reported a net profit of 668.5 million baht in the separate financial statements, the consolidated financial statements show a net profit of 408.9 million baht. The Board of Directors has considered and concluded that the Company still requires funds for working capital to support cautious operations, as well as for future project development — namely, The Platinum Square Project and the renovation of The Market Bangkok shopping center. The Board has therefore determined that

it is necessary to retain these earnings as working capital for ongoing and future investment activities. Additionally, the Company will not allocate any further statutory reserves, as it has already fulfilled the legal reserve requirements in full.

In this agenda item, the shareholders are requested to consider and approve the omission of dividend payment from the Company's 2024 operating results, for the reasons stated above.

After that, the Chairman gave shareholders and proxy holders the opportunity to ask questions and express their opinions on matters related to the agenda. Moderator was assigned to conduct the Q&A session, and relevant executives were designated to provide clarifications to shareholders. The questioning and commentary were conducted via electronic media, with a 1-minute time limit set for awaiting questions.

For this agenda item, no comments or questions related to the meeting agenda were raised.

The Chairman asked the Meeting to vote. The resolution of this agenda must be approved by the majority votes of the shareholders who attended the Meeting and casted their votes.

After due consideration, the Meeting resolved this agenda as follows:

Resolution: The Meeting resolution approved the omission of dividend payment from the Company's 2024 operating results with the majority votes of the shareholders who attended the Meeting and casted their votes as follows:

Approved	2,097,974,457	votes	equivalent to	100.0000	%
Disapproved	0	votes	equivalent to	0	%
Abstained	0	votes	not constituted as vote		

Agenda 4 To consider and approve the appointment of Directors in replacement of those who are due to retire by rotation

The Chairman assigned **Mr. Somchai Boonnamsiri, Chairman of the Nomination and Remuneration Committee**, to present the details of this agenda item. Since the Chairman of the Meeting is a retired director by rotation, Chairman then also assigned Mr. Somchai Boonnamsiri to act as Chairman for this agenda.

Mr. Somchai Boonnamsiri, informed the Meeting that Directors of the Company who are due to retire by rotation and be nominated for re-election in 2025, total 3 persons, and are as follows:

1. Mr. Palakorn Suwanrath Chairman of the Board of Directors and Independent Director
2. Mrs. Punjaporn Chotjurangkool Director, Member of the Nomination and Remuneration Committee
and Executive Director
3. Dr. Chadarat Anantakoon Independent Director and Member of the Nomination and
Remuneration Committee

In order to comply with good corporate governance principles, he invited three retired directors to leave the meeting room during consideration of this agenda so that the shareholders can consider and cast their votes independently.

Mr. Somchai Boonnamsiri explained to the Meeting that according to Section 71 of the Public Limited Company Act B.E.2535 and the Company's Articles of Association, Article 17 states that "At every annual general meeting of shareholders, one-third (1/3) of the directors shall be retired by rotation. If the number of directors cannot be divided into three proportions, the number of directors closest to one-third (1/3) shall be retired. The director retiring by rotation may be re-elected".

The Company gave the opportunity to shareholders to nominate a qualified person for the director position under the Public Limited Company Act B.E.2535, the Securities and Exchange Act B.E.2535 and the principles of corporate governance, including proposing various agendas in the 2025 AGM from October 1, 2024 to December 31, 2024. However, there was neither a shareholder proposing any agenda nor a qualified person for the election of the directors.

The Nomination and Remuneration Committee Meeting No. 1/2025, held on February 20, 2025, thoroughly considered the qualifications of the directors in accordance with the established criteria and selection procedures. The committee carefully and prudently reviewed the suitability in terms of qualifications, experience, and expertise across various professional fields. The individuals nominated have been evaluated through the Company's prescribed process and possess qualifications that comply with relevant regulations, as well as suitability for the company's business operations. Regarding Independent Directors, the committee concluded that the proposed candidates meet the legal requirements pertaining to independent directors. Although some have served as independent directors for more than nine years, this does not compromise their independence. The independent directors continue to provide opinions and perform their duties independently in accordance with relevant criteria correctly. They also possess knowledge and expertise that are of the highest benefit to the Company.

In addition, all directors meet the qualifications stipulated in the Public Limited Companies Act B.E. 2535, and have never been punished, dismissed, or discharged for corruption or served a prison term for a property-related offense committed through corruption. Therefore, it is appropriate to propose to the 2025 Annual General Meeting of Shareholders for consideration and approval of the reappointment of the directors retiring by rotation to resume their positions for another term.

The Board of Directors, having carefully and cautiously considered the qualifications of the three directors retiring by rotation, agrees with the Nomination and Remuneration Committee's proposal to propose to the 2025 Annual General Meeting of Shareholders for consideration and approval of the reappointment of the three directors listed above to resume all positions they held prior to their respective terms. The Meeting is requested to consider and approve each individual director individually.

In this regard, the details of the director nomination criteria could be found in the part of objective and reason in Agenda no.4 together with Directors' profile, work experience and meeting attendance which are shown in the enclosure no. 3 in the invitation to AGM which was already sent to shareholders. The three directors' details are as follows:

4.1 To consider and approve the reappointment of Mr. Palakorn Suwanrath to the position of Chairman of the Board of Directors and Independent Director for another term.

Mr. Somchai Boonnamsiri informed the Meeting about profile and details of **Mr. Palakorn Suwanrath**, retired director by rotation which is appeared in the enclosure no. 3 in the invitation notice.

After that, Mr. Somchai gave shareholders and proxy holders the opportunity to ask questions and express their opinions on matters related to the agenda. Moderator was assigned to conduct the Q&A session, and relevant executives were designated to provide clarifications to shareholders. The questioning and commentary were conducted via electronic media, with a 1-minute time limit set for awaiting questions.

For this agenda item, no comments or questions related to the meeting agenda were raised.

Mr. Somchai asked the Meeting to vote. The resolution of this agenda must be approved by the majority votes of the shareholders who attended the Meeting and casted their votes.

After due consideration, the Meeting resolved this agenda as follows:

Resolution: The Meeting approved the appointment of **Mr. Palakorn Suwanrath** to the position of Chairman of the Board of Directors and Independent Director for another term with the majority votes of the shareholders who attended the Meeting and casted their votes as follows:

Approved	2,049,564,957	votes	equivalent to	97.6926	%
Disapproved	48,409,500	votes	equivalent to	2.3074	%
Abstained	0	votes	not constituted as vote		

4.2 To consider and approve the reappointment of Mrs. Punjaporn Chotjurangkool to the position of Director, Member of the Nomination and Remuneration Committee and Executive Director for another term

Mr. Somchai informed the Meeting about profile and details of **Mrs. Punjaporn Chotjurangkool**, retired director by rotation which is appeared in the enclosure no. 3 in the invitation notice.

After that, Mr. Somchai gave shareholders and proxy holders the opportunity to ask questions and express their opinions on matters related to the agenda. Moderator was assigned to conduct the Q&A session, and relevant executives were designated to provide clarifications to shareholders. The questioning and commentary were conducted via electronic media, with a 1-minute time limit set for awaiting questions.

For this agenda item, no comments or questions related to the meeting agenda were raised.

Mr. Somchai asked the Meeting to vote. The resolution of this agenda must be approved by the majority votes of the shareholders who attended the Meeting and casted their votes.

After due consideration, the Meeting resolved this agenda as follows:

Resolution: The Meeting approved the appointment of **Mrs. Punjaporn Chotjurangkool** to the position of Director, Member of the Nomination and Remuneration Committee and Executive Director for another term with the majority votes of the shareholders who attended the Meeting and casted their votes as follows:

Approved	2,094,871,957	votes	equivalent to	99.8521	%
Disapproved	3,102,500	votes	equivalent to	0.1479	%
Abstained	0	votes	not constituted as vote		

4.3 To consider and approve the reappointment of Dr. Chadarat Anantakoon to the position of Independent Director and Member of the Nomination and Remuneration Committee for another term

Mr. Somchai informed the Meeting about profile and details of **Dr. Chadarat Anantakoon**, retired director by rotation which is appeared in the enclosure no. 3 in the invitation notice.

After that, Mr. Somchai gave shareholders and proxy holders the opportunity to ask questions and express their opinions on matters related to the agenda. Moderator was assigned to conduct the Q&A session, and relevant executives were designated to provide clarifications to shareholders. The questioning and commentary were conducted via electronic media, with a 1-minute time limit set for awaiting questions.

For this agenda item, no comments or questions related to the meeting agenda were raised.

Mr. Somchai asked the Meeting to vote. The resolution of this agenda must be approved by the majority votes of the shareholders who attended the Meeting and casted their votes.

After due consideration, the Meeting resolved this agenda as follows:

Resolution: The Meeting approved the appointment of **Dr. Chadarat Anantakoon** to the position of Independent Director and Member of the Nomination and Remuneration Committee for another term with the majority votes of the shareholders who attended the Meeting and casted their votes as follows:

Approved	2,049,564,957	votes	equivalent to	97.6926	%
Disapproved	48,409,500	votes	equivalent to	2.3074	%
Abstained	0	votes	not constituted as vote		

After finishing the voting on this agenda, the Chairman invited the three Directors of the Company, who retired by rotation and are nominated to be re-appointed in 2025 and left the meeting room in accordance with the principles of good corporate governance, to return to the meeting room to participate in the consideration of the next meeting agenda.

Agenda 5 To consider and approve the directors' remuneration for the year 2025

The Chairman assigned **Mr. Somchai Boonnamsiri, Chairman of the Nomination and Remuneration Committee**, to present the details of this agenda item.

Mr. Somchai Boonnamsiri explained to the Meeting that the determination of remuneration for directors is in accordance with the Public Limited Company Act B.E.2535, Section 90 states that "the Company shall not pay money or give any other property to directors unless it was the payment of remuneration under the Articles of Association of the Company".

The Article 22 of the Company's Articles of Association states that "Directors are entitled to receive remuneration from the Company in the form of monetary awards, meeting allowances, gratuities, bonuses or other forms of remuneration".

Regarding the meeting of the Nomination and Remuneration Committee No.1/2025 on February 20, 2025, there was the resolution indicating the remuneration for the Board of Directors and the Sub-committee by considering the remuneration rate which is appropriate and suitable for each Committee's responsibility, duties and liabilities when compared to rate of companies with same sizing in the same industry. The Nomination and Remuneration Committee deemed appropriate to propose the monthly remuneration and meeting allowances of all committees at the same rate of 2024.

Details of the remuneration for directors for the year 2025 have been clarified regarding the objectives and reasons, including the opinion of the Board of directors in the meeting invitation notice as appeared in Agenda 5. The details are shown below:

1. The monthly remuneration of the Board of Directors for the year 2025. Directors will receive monthly remuneration whether there will be a meeting or not, except for the Executive Director or the employee of the Company will not receive monthly remuneration. Details are as follows:

(Unit: Baht/Month)

Position	2025 (Proposed year)	2024
Chairman of the Board of Directors	250,000	250,000
Director	40,000	40,000

2. The Meeting allowances for the Board of Director and sub-committees for the year 2025 remain the same as the previous year. Details are as follows:

(Unit: Baht/Attendance)

Committee	Chairman		Director	
	2025 (Proposed year)	2024	2025 (Proposed year)	2024
Board of Directors	50,000	50,000	20,000	20,000
Audit Committee	40,000	40,000	30,000	30,000
Nomination and Remuneration Committee	30,000	30,000	20,000	20,000

The Directors shall not receive any other benefits apart from monetary compensation.

After that, the Chairman gave shareholders and proxy holders the opportunity to ask questions and express their opinions on matters related to the agenda. Moderator was assigned to conduct the Q&A session, and relevant executives were designated to provide clarifications to shareholders. The questioning and commentary were conducted via electronic media, with a 1-minute time limit set for awaiting questions.

For this agenda item, no comments or questions related to the meeting agenda were raised.

The Chairman asked the Meeting to vote. The resolution of this agenda must be approved by the vote of no less than two-thirds of the shareholders who attended the Meeting.

After due consideration, the Meeting resolved this agenda as follows:

Resolution: The Meeting resolved to approve the remuneration and meeting allowance of the Company's Committees for the year 2025 with the vote of not less than two-thirds of the total votes of the shareholders who attended the Meeting as follows:

Approved	2,097,974,457	Votes	Equivalent to	100.0000
Disapproved	0	Votes	Equivalent to	0
Abstained	0	Votes	Equivalent to	0

Agenda 6 To consider and approve the appointment of auditors and determination of the remuneration for the year 2025

The Chairman assigned **Professor Chaiyos Hemarajata, Chairman of the Audit Committee**, to explain of such matters to the Meeting.

Prof. Chaiyos Hemarajata explained to the Meeting that this was to be in accordance with Section 120 of the Public Limited Company Act B.E.2535 which prescribed that the AGM must appoint the auditors and determine the audit fee of the Company for every fiscal year and the existing auditors may be reappointed. In addition, Article 39 of the Company's Articles of Association states that "the Board of Directors shall arrange

the balance sheet and profit and loss statement at the end of the year in order to approach to the shareholders meeting in the Annual General Meeting for consideration and approval. The Board of Directors shall provide the auditor to audit balance sheet and profit and loss statement before the shareholders' meeting".

The Audit Committee considers the selection of the Company's auditors for the year 2025 by evaluating its performance in 2024, its expertise and experience in auditing and its independency of its auditors as detailed in "Report of the Audit Committee" and "Responsibility of the Board of Directors to Financial Statement" respectively, which is shown in the 2024 Annual Report Form 56-1 e-One Report and delivered to the Shareholders along with this Invitation notice. The Audit Committee, therefore, provided the opinion to the Board of Directors and deemed appropriate to propose to the 2025 Annual General Meeting of Shareholders to consider and approve the appointment of auditors from EY Office Company Limited as the Company's auditors and subsidiaries for the year 2025.

In this regard, the auditors of EY Office Limited have been the auditors of the Company and its subsidiaries from 2013 to 2024, a period of 12 years. The auditor who signed the Company's financial statements in 2024 was Mr. Vatcharin Pasarapongkul, who was appointed as the auditor since 2024 and signed the Company's financial statements for the first year. The Company therefore proposes to nominate the same auditors as follows:

1. Ms. Watoo Kayankannavee CPA. Registration No.5423 or
2. Mr. Vatcharin Pasarapongkul CPA. Registration No.6660 or
3. Ms. Kessirin Pinpuvadol CPA. Registration No.7325

The audit fee for auditing financial statements and reviewing quarterly financial statements for the Company is 2,700,000 Baht per year, and for its two subsidiaries is 1,300,000 Baht per year. The aggregate amount is 4,000,000 Baht per year.

(Unit: Baht)

Details	2025 (Proposed year)	2024
Audit Fee		
The Platinum Group PLC.	2,700,000	2,550,000
Its subsidiaries (2 companies)	1,300,000	990,000
Total	4,000,000	3,540,000
Non-Audit Fee	None	None

All three auditors are not shareholders of the Company, with no relationship with the Company and no conflict of interest in the Company/its subsidiaries/the management/the majority shareholders or the person who is related with these persons. In addition, these auditors do not provide the advisory for the Company. Therefore, these auditors are independent to audit and provide opinions for financial statements of the Company and its subsidiaries. For more details can be found in "Profile and professional experiences of the Auditors" (Enclosure 4)

Furthermore, EY Office Company Limited is a worldwide auditing firm and has an international standard, which supports and enhances the auditing process of the Company and its subsidiaries to be the international standard, and is able provide service in accordance with specified time period and in good practice. The Company therefore propose to appoint EY Office Company Limited as the auditor for the Company and its subsidiaries as mentioned above.

The Board considered and approved in accordance with the Audit Committee resolution. Therefore, the auditors will be proposed to the shareholders' meeting for consideration and appointment of EY Office Company Limited to be the Company's and its subsidiaries of the year 2025 as proposed.

After that, the Chairman gave shareholders and proxy holders the opportunity to ask questions and express their opinions on matters related to the agenda. Moderator was assigned to conduct the Q&A session, and relevant executives were designated to provide clarifications to shareholders. The questioning and commentary were conducted via electronic media, with a 1-minute time limit set for awaiting questions.

For this agenda item, no comments or questions related to the meeting agenda were raised.

The Chairman asked the Meeting to vote. The resolution of this agenda must be approved by the majority votes of the shareholders who attended the Meeting and casted their votes.

After due consideration, the Meeting resolved this agenda as follows:

Resolution: The Meeting approved the appointment of the auditor and the remuneration of the Company's auditor for the year 2025 with a majority vote of the shareholders who attended the Meeting and casted their votes with details as follows:

- 1) Approved the appointment of Miss Watoo Kayankannavee, CPA Registration no. 5423 or Mr. Vatcharin Pasaraongkul, CPA. Registration No. 6660 or Ms. Kessirin Pinpuvadol CPA. Registration No. 7325 of EY Office Company Limited to be the auditor of the year 2025 of the Company and its 2 subsidiaries. The three auditors are not shareholders of the Company, no relationship or interest with the Company / subsidiary / management / major shareholder or related person and not providing advisory services to the Company. They can provide independent in auditing and opinions on the financial statements of the Company and its subsidiaries.
- 2) Resolved to approve the determination of the remuneration of the auditor for the year 2025 of the Company in the amount of 2,700,000 Baht per year and the audit fee of the 2 subsidiaries in the amount of 1,300,000 Baht per year, totaling 4,000,000 Baht per year.

Voting Rights	Approved	2,069,974,457	Votes	Equivalent to	98.6654
Voting Rights	Disapproved	28,000,000	Votes	Equivalent to	1.3346
Voting Rights	Abstained	0	Votes	not constituted as vote	

Agenda 7 To consider other business (if any)

The Chairman informed the Meeting that the Public Limited Companies Act, B.E. 2535, Section 105, Paragraph 2, stipulates that "After the Meeting has considered the agenda items in the sequence specified in the invitation convening the Meeting, shareholders holding shares amounting to not less than one-third of the total number of shares sold may request the meeting to consider matters other than those specified in the meeting invitation".

The Company provided the opportunity to shareholders to propose agendas to be included as the agenda for the shareholders' meeting with rules and methods on the Company's website from October 1, 2024 to December 31, 2024, however, there was no shareholder proposed any matters to be included in the agenda for the 2025 AGM.

After that, the Chairman gave shareholders and proxy holders the opportunity to ask questions and express their opinions on matters related to the agenda. Moderator was assigned to conduct the Q&A session, and relevant executives were designated to provide clarifications to shareholders. The questioning and commentary were conducted via electronic media, with a 1-minute time limit set for awaiting questions.

After all agenda indicated in the invitation notice had been fully considered, there was an additional suggestion as follows:

The Moderator informed the Meeting that a shareholder had submitted questions via the PLAT Q&A message box. Accordingly, **Mr. Vorramong Sukteera-anantachai, Executive Vice President – Business Development, Project Management and Leasing** and **Mr. Suwit Wannasirisook, Chief Financial Officer**, were invited to respond to the questions. The details are as follows:

A shareholder, **Mr. Chet Mueansom**, submitted a total of four (4) questions:

1. Has the road closure due to the construction of the electric train affected the Company's growth this year? The shareholder also expressed concern about the upcoming demolition of the Pratunam intersection flyover, which is expected to worsen traffic congestion. Additionally, he noted that the decline in Chinese tourist numbers might negatively impact The Platinum Fashion Mall.

Mr. Vorramong responded to the meeting with two key points:

1. Prior to the road closures, the Company had held discussions with Ch. Karnchang Public Company Limited (the main contractor for the electric train construction project) to manage traffic in a way that would minimize disruption.
2. Over 70% of The Platinum Fashion Mall's foreign visitors are from Indonesia, Malaysia, and the Philippines — not from China. The remaining 30%, who are Thai nationals, typically travel via electric train or alternative routes, such as the road in front of Central World.

In summary, The Platinum Fashion Mall has been only minimally affected by the road closures for the underground train construction.

2. A shareholder inquired about the rental space management of “Lai Jie” at The Market Bangkok shopping center, asking what the Company’s plans are regarding leasing and revenue sharing. The shareholder also commented that The Market has negatively affected the overall performance of the Company.

Mr. Vorramong provided the following clarification in response: The “Lai Jie” project, currently under development at The Market Bangkok, will begin operations in its first phase on the G and M floors. It will be managed directly by the Company. The Company also plans to continue accelerating the development of other areas within the shopping center. They see high potential in the center’s location, as it is situated in the heart of Bangkok, and there are no other shopping centers in the vicinity with the capacity to develop a new concept. Therefore, the Company is confident that this project will play a key role in generating steady revenue growth in the future.

As for the current performance, although The Market Bangkok has yet to achieve its targeted returns, the Company has already implemented a recovery plan to swiftly turn the situation around, as previously reported to the Meeting. In addition, the Company has launched other business ventures, including the Moxy Bangkok Ratchaprasong Hotel and the PIER 111 office building, both of which began operations in 2024. These ventures are expected to generate satisfactory long-term revenue for the Company. Mr. Vorramong also added that the Company plans to relocate its headquarters to the PIER 111 office building, occupying an entire floor.

3. Has the Company started offering space reservations for the The Platinum Square project? Will it consist of small-scale retailers like The Platinum Fashion Mall, or will it be leased to large tenants as a whole? What has the response been like? Is its positioning similar to or different from The Platinum Fashion Mall?

Mr. Vorramong reported to the meeting as follows: Based on research and general market awareness, the Pratunam area is considered the largest wholesale district in Thailand. The Platinum Square project is located in a highly suitable area for wholesale business. At this stage, the Company has not yet officially opened for space reservations, as the project is still in the early stages of construction. However, the Company has received strong interest and numerous inquiries from potential customers.

Regarding the target customer group, The Platinum Square will focus on the same customer base as The Platinum Fashion Mall, aiming to expand the Company's reach in the wholesale business. This project will feature a uniquely designed retail space, differentiating it from other shopping centers. Additionally, the project will be complemented by the Mama Shelter Bangkok Platinum hotel located above the shopping complex, offering added convenience and services for visitors.

4. In the case where the Company wishes to retain cash for investment purposes, the Company should consider issuing stock dividends, as shares have very low liquidity.

Mr. Suwit expressed his gratitude to the shareholder for his suggestion and explained that, at present, the Company does not have any plans to issue stock dividends as proposed. However, he acknowledged the suggestion and will bring it back for further consideration with the relevant parties. The matter will be

discussed with the Company's Board of Directors to explore the feasibility of distributing stock dividends in the future.

Questions from **Mr. Natthi Suramethakul**, a shareholder, with two questions as follows:

1. Regarding the "The Platinum Square" project: What is the total construction budget, and what are the sources of funding? If the Company uses operating cash flow for the construction, will it affect dividend payments in the following year?

Mr. Suwit informed the meeting that the estimated construction budget for "The Platinum Square" project is approximately 3,950 million baht. The funding sources for the construction will come from two main sources:

1. Long-term loans from financial institutions, which are currently under negotiation
2. Cash flow from the Company's operations

Regarding dividend payments, the Company will consider them based on future performance.

2. As the "The Market Bangkok" project is still facing challenges in securing long-term tenants, but the Company is launching new projects, **Mr. Natthi** would like to know the Company's perspective and opportunities regarding how new projects will differ from previous ones.

Mr. Vorramong stated that, as already explained regarding current and future projects, the Company is developing strategies to create differentiation in terms of customer segments and the concept of each shopping center — covering both retail and wholesale businesses. The goal is to meet the needs of all target groups and generate long-term revenue for the Company.

As there were no further issues raised, the Chairman, on behalf of The Platinum Group Public Company Limited, expressed his appreciation to all shareholders and proxy holders for honoring the Company with their presence at the Annual General Meeting and for their valuable suggestions, which are beneficial to the Company's operations. The Meeting was adjourned at 15.45 hrs.

--Palakorn Suwanrath--
(Mr. Palakorn Suwanrath)
Chairman of the Meeting

--Suphawan Tantivuthipakorn--

(Ms. Suphawan Tantivuthipakorn)
Company Secretary and Minutes Taker