

Minutes of the Annual General Meeting of Shareholders for the year 2023 ("AGM2023")

BuilderSmart Public Company Limited

Date, Time and Venue

The Meeting was held on 27 April 2023 at 10:00 a.m. at River 1 Room, 3rd floor, Riverfront Residence, SV City Tower, 912 Rama 3 Road, Bangkok 10120.

Preliminary Proceedings

Mr.Jirapong Pachanasuwan, introduced the Company's Board of Directors and guests who attended the Meeting as follows:

Members of the Board of Directors present at the Meeting:

1. Mr.Anek Pichetpongsa Chairman of the Board

2. Mr.Sunchai Nuengsit Vice Chairman of the Board / Chief Executive Officer

3. Mr.Suresh Subramaniam Director

4. Mr. Warut Panupattanapong Director

5. Ms.Pitchthida Panupattanapong Director

6. Mr.Paramat Chulvanij Chairman of the Audit Committee

7. Ms.Thitiya Wongchirachai Audit Committee

8. Mr.Orsen Karnburisudthi Audit Committee

The total number of directors attended the Meeting was 8 of 8 total directors, representing 100.00% of the Board of Directors.

Guests present at the Meeting:

Auditors: Representative from ANS Audit Company Limited

Financial Advisors: Representative from Asset Pro Management Company Limited

After that, Mr. Jirapong Pachanasuwan ("the Conductor") had informed the Meeting about the form and procedure which were in accordance with the Company's Articles of Association ("AOA") and normal practice as prescribed in the invitation letter to the Meeting that the Company had informed to all Shareholders on the AGM2022 by three (3) channels as follows:

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1. sending invitation letter to all Shareholders through postal service;

2. publishing the invitation letter in local daily newspaper; and

3. informing Shareholders the AGM schedule via the SET Link and on the Company's website.

The Conductor then informed the procedure of voting and vote counting in each agenda of the Meeting as follows:

With regard to voting in this Meeting, the number of votes of each Shareholder are equal to the number of shares one possessed where one share equals to one vote. Each Shareholder was entitled to vote in each agenda to approve, disapprove or abstain. Each Shareholder was allowed to vote only in one choice. Otherwise, the ballot would be considered void. In the case of Proxy, the same procedure shall be applied, except for the case that voting was specified in the Proxy Form B, in this case the votes had been registered in the Company's system.

To achieve the vote counting concisely, the vote counting would be based on the deduction of disapproval votes and abstention votes from the total number of votes of the Shareholders attending the Meeting for each agenda. Any Shareholders who would like to vote disapprove or abstain will be requested to raise their hands and the Company's staff would collect their ballot. If no one raised their hand, the vote would be counted as unanimous approval.

The Chairman would announce the voting result after the voting are completed in each agenda. The announced votes would be the result of the votes from Shareholders and Proxies who had the right to vote, and the votes from Proxy Form B.

In the event of a tie vote, the Chairman would have a casting vote in order to finalize that agenda.

To ensure the transparency of the vote counting and comply with good corporate governance, the Company's staff would collect all voting ballots at the end of the Meeting. If any Shareholders or Proxies wished to leave the Meeting before the meeting ended, the voting ballots were requested to be handed back to the Company's staff before leaving. The minutes of the Meeting would be publicized on the Company's website within 14 days after the Meeting.

After that, the Conductor informed the Meeting that the Chairman would proceed all matters in accordance with the agenda order specified in the invitation letter as follows:

Agenda 1 To adopt the minutes of the Annual General Meeting for the year 2022.

Agenda 2 To acknowledge the Company's performance for the Year 2022

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Agenda 3	To consider and approve the Financial Statements of the Company and its subsidiaries for the fiscal year ended December 31, 2022, and to acknowledge the report of the auditors.
Agenda 4	To consider and approve un-allocation of the net profit of the Company's operating results for the year 2022 as legal reserve.
Agenda 5	To consider and approve the omission dividend payment of the year 2022
Agenda 6	To consider and approve the election of directors in place of the retiring directors by rotation for the year 2023
Agenda 7	To consider the changing of directors signing authority
Agenda 8	To consider and approve the determination of the remuneration of the directors and audit committees for the year 2023 in term of meeting allowance and approve in principle of director bonus for operation year 2023
Agenda 9	To consider and approve the appointment of the auditors and the determination of the audit fee for the year 2023
Agenda 10	To consider and approve the decrease of registered capital and amendment of Clause 4 of Memorandum of Association to be in accordance with the decrease of registered capital
Agenda 11	To consider and approve the increase of registered capital and amendment of Clause 4 of Memorandum of Association to be in accordance with the increase of registered capital
Agenda 12	To consider and approve the allocation of the newly issued shares of the Company to specific persons (Private Placement)
Agenda 13	To consider and approve the adjustment of par value of the Company's shares by merging the par value, from the existing par value of THB 0.10 to THB 1.00 and approve the amendment to Clause 4. of the Memorandum of Association of the Company to be in line with the adjustment of par value by conducting a reverse stock split.
Agenda 14	Other business (if any)

Regarding the vote counting procedures in each agenda, majority vote would be the main principle of resolution of each agenda unless there was a legislation stating otherwise. The vote counting would be shown on the monitor screen and was provided into two (2) parts:

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Part 1:

Agenda No. 1, which was an agenda to adopt the minutes of the previous meeting, required majority of the

votes of the Shareholders who attended the Meeting and cast (excluding abstained) to resolve the agenda.

Agenda No. 2, which was an agenda to acknowledge, required no vote casting.

Part 2:

Agenda No. 3-7 and No. 9, which were ordinary matters, required vote casting of approval, disapproval, or

abstention from Shareholders or Proxies. In addition, Agenda Nos. 3-6 and No. 8 required majority of the votes

of the Shareholders who attended the Meeting and cast (excluding abstained) to resolve the agendas.

Agenda No. 8, required the votes of not less than two-thirds (2/3) of the total number of votes of the

Shareholders who attended the Meeting to resolve the agenda.

Agenda No. 10-13, required the votes of not less than three-Fourth (3/4) of the total number of votes of the

Shareholders who attended the Meeting to resolve the agenda.

Agenda No. 14, required no vote casting. Shareholders could raise questions and/or queries and/or give

valuable comments to the Board of Directors and the Management Team.

To ensure transparency, the Conductor had asked for volunteer of at least 1 person in the Meeting to

be a checker in the vote counting procedures. Ms. Sinichphats Pitakthammakul, a Shareholder, volunteered as

a checker together with the assigned staff from the Company Secretary Team. In addition, the financial advisors

were also assigned to observed that the vote counting was done independently.

Commencement of the Meeting

Mr.Anek Pichetpongsa, Chairman of the Board, acting as the Chairman of the Meeting (the

"Chairman") welcomed the Shareholders and Proxies and informed that there was 13 Shareholders and 35

Proxies totaling 48 persons held aggregate 1,303,269,531 shares or 61.1718% of total issued shares

(2,130,506,193 shares) which constituted the quorum as required by law and the Company's Articles of

Association. The Chairman then declared the Meeting open at 10.15 a.m. and asked the Conductor to

conduct the Meeting.

Agenda 1 To adopt the minutes of the Annual General Meeting of Shareholders for the year 2022

The Chairman proposed to the Meeting to consider and adopt the minutes of the AGM2022 which

was held on 28 April 2022. The copies of the said minutes had been submitted to the Stock Exchange of

BuilderSmart Public Company Limited

www.bsmgroup.asia, www.alloy-asia.com



Thailand and Ministry of Commerce within 14 days as stated by law. Moreover, the minutes had been published on the Company's website.

The Board of Directors had considered and had an opinion that the minutes of the AGM2022 held on 28 April 2022 were truly, duly and completely recorded. Therefore, the Board of Directors deemed it appropriate to propose the minutes to the Meeting for adoption, whereby the Company had attached the copies of the minutes into the invitation letter and sent to Shareholders for consideration.

The Conductor informed the Meeting that this agenda should be passed by the majority votes of the shareholders who attended the Meeting and cast the vote (excluding abstained).

After that, the Conductor asked if any Shareholders had any questions or comments. As there was no question and comment from Shareholders, the Conductor asked the Meeting to consider and adopt the minutes as proposed by the Chairman.

Resolution: The Meeting considered and resolved to adopt the minutes of the AGM2022 which was held on 28 April 2022 by unanimous votes as below:

Votes	Number of Votes cast (1 share = 1 vote)	% of the number of shares represented in the Meeting and voted
Approved	1,303,269,531	100.00
Disapproved	-	-
Total	1,303,269,531	100.00
Abstained	-	
Void	-	

The Chairman assigned Mr.Paramat Chulvanij (Chairman of the Audit Committee) to report to the Meeting in Agenda 2 to 4 and 9, Mr.Orsen Karnburisudthi (Nomination and Remuneration Committee) to report to the Meeting in Agenda 6 to 8. After that the Chairman allowed Mr.Paramat Chulvanij to report the agenda to the Meeting.

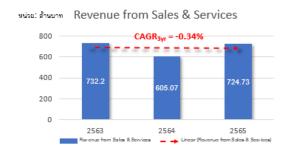


Agenda 2 To acknowledge the Company's performance for the fiscal year 2022

Mr. Paramat Chulvanij gave information about the overview of the Group. Details are as follows

For the year 2021, the company has revenue from sales and services of 605.07 million baht, divided by business type as follows:

งบกำไรขาดทุนเบ็ดเสร็จ	ปี 2565 สิ้นสุด 31 ธ.ค. 65 (ล้านบาท)	ปี 2564 สิ้นสุด 31 ธ.ค. 64 (ล้านบาท)
รายได้จากการขายและการให้บริการ	724.73	605.07
รายได้อื่น	16.90	8.71
กำไรจากการปรับมูลค่ายุติธรรม ของ อสังหาริมทรัพย์เพื่อการลงทุน	1.30	
รวมรายได้	742.93	613.78
ต้นทุนขายและการให้บริการ	(575.32)	(513.33)
ค่าใช้จ่ายในการขายและบริหาร	(166.74)	(150.67)
ต้นทุนทางการเงิน	(26.77)	(35.48)
ส่วนแบ่งขาดทุนจากการร่วมค้า	(0.31)	(0.07)
รวมต้นทุนและค่าใช้จ่าย	(769.14)	(669.55)
ขาดทุนก่อนค่าใช้จ่ายภาษีเงินได้	(26.21)	(85.97)
รายได้(ค่าใช้จ่าย)ภาษีเงินได้	(4.97)	2.25
ขาดทุนสุทธิสำหรับปี	(31.17)	(83.72)
ส่วนที่เป็นของผู้ถือพุ้นบริษัทใหญ่	(31.17)	(83.75)
ส่วนที่เป็นของส่วนได้เสียที่ไม่มีอำนาจควบคุม	-	0.03
ขาดทุนต่อหุ้นขั้นพื้นฐาน	(0.015)	(0.039)





Overall income from sales and services of the entire group of companies in 2022 was equal to 724.73 million baht, an increase of 119.66 million baht compared to income in 2021, and there was other income of 18.20 million baht, total income of 742.93 million baht. Gross profit was 20.62%, an increase of 5.45% compared to 2021, which had a gross profit margin of 15.16%. However, the company still has costs in terms of sales and administrative expenses. and there are financial costs that, although reduced But it still results in operating losses.



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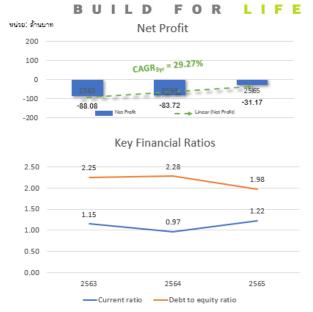
	ธุรกิจจำหน่ายวัสคุ ก่อสร้าง Construction Material	ธุรกิจอสังหาริมทรัพย์ Real Estate	จำหน่ายที่ดิน Land Sales	รวมปี 2585
รายได้จากการขายและการให้บริการ	369.03	216.70	139.00	724.73
สัดล่วนรายได้แยกตามหน่วยธุรกิจ	50.92%	29.90%	19.18%	100%
กำไรขั้นต้น	99.41	41.86	8.14	149.41
อัตรากำไรขั้นต้น	28.94%	19.32%	5.86%	20.82%
รายได้อื่น	3.70	14.50	-	18.20
รายได้รวม	372.73	231.20	139.00	742.93
ค่าใช้จ่ายในการขายและบริหาร	(91.58)	(70.24)	(4.92)	(166.74)
อัพราค่าใช้จ่ายเทียบกับรายได้รวม	24.57%	30.38%	3.54%	22.44%
ตันทุนทางการเงิน	(9.49)	(17.28)	-	(26.77)
อัตราดันทุนทางการเงินเทียบกับรายได้รวม	2.55%	7.47%	-	3.80%
ส่วนแบ่งยาดทุนจากการร่วมด้า	-	(0.31)	-	(0.31)
ค่าใช้จ่ายภาษีเงินได้	(4.13)	(0.79)	-	(4.97)
กำไร(ขาดทุน)สุทธิ	(2.14)	(32.25)	3.22	(31.17)
อัตรากำไร(ขาดทุน)ลุทธิ	(0.58%)	(13.95%)	2.31%	(4.20%)



When separating income by business type It is divided into construction material distribution business. and real estate business It can be seen that the proportion of income from the construction material distribution business is 50.92% of the group's total income, and the gross profit margin was 26.94%, while the real estate business had an income of 49.08% (including income from business operations and land sales), but the gross profit margin is 14.06%. This is because the real estate business has high costs. Therefore causing high financial costs, from borrowing from financial institutions for use in project development together with the specific business tax rate As a result, the overall operating results are still at a loss. However, if comparing the operating results with last year Business trends continue to improve. As the impact of COVID-19 has decreased and construction businesses have begun to operate more.



งบแสดงฐานะการเงิน	ณ 31 ธ.ค. 65 (ล้านบาท)	ณ 31 ธ.ค. 64 (ล้านบาท)
สินทรัพย์หมุนเวียน	731.22	780.84
สินทรัพย์ไม่หมุนเวียน	808.82	795.58
รวมสินทรัพย์	1,338.05	1,576.42
หนี้สินหมุนเวียน	599.05	784.11
หนี้ลินไม่หมุนเวียน	290.19	312.33
รวมหนี้สิน	889.23	1,096.44
รวมส่วนของผู้ถือหุ้น	448.81	479.98
รวมหนี้สินและส่วนของผู้ถือหุ้น	1,338.05	1,576.42



Statement of financial position The company has total assets of 1,338.05 million baht, a decrease of 238.38 million baht from 2021, and total liabilities of 889.23 million baht, a decrease of 207.21 million baht, equivalent to 18.89% compared to last year. This was caused by a decrease in trade creditors, short-term loan repayments. and long-term debt that is due for payment

In terms of financial ratios, it can be seen that The proportion of assets to capital has increased from last year. and the debt-to-equity ratio decreased from last year.

The conductor informed the Meeting that this agenda required no vote casting as it was an agenda for acknowledgement, and as there was no further queries from both Shareholders and Proxies. The Conductor asked the Meeting to consider the next agenda.

Agenda 3 To consider and approve the financial statements of the Company and its subsidiaries for the fiscal year ended December 31, 2022 and to acknowledge the auditor's report.

Mr. Paramat Chulvanij informed the meeting that The Company has operated in accordance with the Public Limited Companies Act B.E. 2535 (including any amendments thereto), according to the Company's Articles of Association The details appeared in the invitation letter for Agenda 3, where the financial statements were audited by a certified public accountant from ANS Audit Company Limited, which expressed an unconditional opinion that The financial statements are correct in all material respects. according to financial reporting standards and has been approved by the Audit Committee and Board of Directors Meeting No. 2/2023, dated February 23, 2023, with details as shown in the Board of Directors'



Responsibility Report on the 2022 Financial Report. in the annual report (56-1 One Report) which was sent to the shareholders together with the invitation letter for this meeting

The Conductor informed the Meeting that this agenda was required to be passed by the majority votes of the shareholders, who attended the meeting and cast the vote.

After that, the Conductor invited questions and comments from Shareholders. As there was no question and comment from Shareholders, the Conductor asked the Meeting to consider and approve this agenda.

Resolution: The Meeting considered and resolved to approve the financial statements of the Company and its subsidiaries for the fiscal year ended December 31,2022 and acknowledge the report of the auditors by the following votes:

Votes	Number of Votes cast (1 share = 1 vote)	% of the number of shares represented in the Meeting and voted
Approved	1,446,234,831	100.00
Disapproved	-	0.00
Total	1,446,234,831	100.00
Abstained	-	
Void	-	

Agenda 4 To consider and approve un-allocation of the net profit of the Company's operating results for the year 2021 as legal reserve

Mr. Paramat Chulvanij informed the meeting that To comply with the Public Company Limited Act B.E.2535 (1992) (as amended) and the Company's Articles of Association, the Company shall appropriate the annual net profit of not less than 5% less retained losses carried forward (if any) as legal reserve until the legal reserve is not less than 10% of the registered capital, whereby this agenda shall be proposed to the Annual General Meeting of Shareholders for consideration and approval.

The Board of Directors had considered and had an opinion that Regarding to Company's operation results (separate financial statements) for the year 2022 was loss. It is deemed appropriate to propose to the AGM2023 to pass a resolution to approve un-allocation to legal reserve.



The Conductor informed the Meeting that this agenda was required to be passed by the majority votes of the Shareholders, who attended the Meeting and cast the vote.

After that, the Conductor invited questions and comments from Shareholders. As there was no question and comment from Shareholders, the Conductor asked the Meeting to consider and approve this agenda.

<u>Resolution</u>: The Meeting considered and resolved to approve un-allocation of the net profit from the operating results for the year 2021 by the following votes:

Votes	Number of Votes cast (1 share = 1 vote)	% of the number of shares represented in the Meeting and voted
Approved	1,446,234,831	100.00
Disapproved	-	0.00
Total	1,446,234,831	100.00
Abstained	-	
Void	-	

Agenda 5 To consider and approve the omission dividend payment of the year 2022

Mr. Anek Pichetpongsa informed the meeting that To comply with the Public Company Limited Act B.E.2535 (1992) (as amended) and the Company's Articles of Association, the Board shall consider the appropriateness of the dividend payment or the omission of the dividend payment from the operating results and propose to the Annual General Meeting of Shareholders for consideration and approval.

The Company has the dividend policy for each year at the rate not less than 40% of the net profit (separate financial statements) after deduction any reserves determined in Company's Articles of Association and Laws. The dividend amount must not affect to Company's operation on a significant degree.

3 years comparison report of dividend payment from 2020 to 2022

			2022
Detail	2020	2021	(year of
			Proposal)
Net profit (MB.) ^{/1}	(51.78)	(38.36)	(38.36)



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Net profit after legal reserve (MB)	(51.78)	(38.36)	(38.36)
Dividend payment (MB) ^{/2}	-	-	-/2
Dividend Payout Ratio (%) ^{/3}	0.00%	0.00%	0.00%

Note: This calculation is solely for the purpose of data comparison to dividend payment policy.

- /1 = Net profit/(loss) for the period (separate financial statements)
- /2 = Board propose to AGM 2023 for consider and approve the omission of dividend payment for the year 2022
- /3 = Dividend payout ratio is calculated from dividend amount for the year divided by net profit after deduct legal reserve, for the purpose of comparison to the dividend policy only.

The Board of Directors Meeting No. 2/2023, held on February 23, 2023, therefore resolved to propose to the shareholders' meeting. To consider and approve the omission dividend payment of the year 2022 due to the company's operating loss

The Conductor informed the Meeting that this agenda was required to be passed by the majority votes of the Shareholders, who attended the Meeting and cast the vote.

After that, the Conductor invited questions and comments from Shareholders. As there was no question and comment from Shareholders, the Conductor asked the Meeting to consider and approve this agenda.

Votes	Number of Votes cast (1 share = 1 vote)	% of the number of shares represented in the Meeting and voted
Approved	1,446,234,831	100.00
Disapproved	-	-
Total	1,446,234,831	100.00
Abstained	-	
Void	-	

Agenda 6 To consider and approve the re-election of directors to replace the retiring directors by rotation for the year 2023

Enclosure No. 1

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Mr. Orsen Karnburisudthi informed the meeting that To comply with the Public Company Limited

Act B.E.2535 (1992) (as amended) and the Company's Articles of Association, at every Annual General

Meeting of Shareholders, one-third (1/3) of the total number of directors shall retire from the office, whereby

such retiring directors may be re-elected.

The Company has announced on its website that the shareholders are invited to nominate

individuals they consider appropriate to be selected as directors of the Company from December 26, 2022

to February 15, 2023. However, it appeared that on the expiration of the time specified, no candidates for

directorship have been proposed to the Company.

The Board, excluding those who have conflict of interest, passed the resolution to approve to

propose to the AGM2023 to appoint those 2 directors consist of

1. Ms. Thitiya Wongchirachai

Audit Committee (re-election for another term)

2. Ms. Missara Vongsinsirikul

Director (new director replace these retired by rotation)

Which details the profile of each director according to the invitation letter that have been delivered

to the shareholders Board of Directors Propose the shareholders to consider appointing all 3 directors back

to be the Company's directors, and other positions as usual for another term. The nomination process has

been thoroughly and prudently considered by the NRC and the Board considered and opined that those nominees'

qualifications, knowledge, competence, experience and expertise is suitable and possess all qualifications

pursuant to the Public Company Limited Act B.E.2535 (1992) (as amended) and have no prohibition characteristics

of being the Company's directors as ruled by the Office of the Securities and Exchange Commission, and other

relevant regulatory bureau.

For the retired Audit Committee, the NRC has considered the nominated person has independence

to express his/her opinions and has qualifications according to related rules and regulations. Nevertheless,

the especially director namely Ms. Thitiya Wongchirachai will be as the independent director more than 9

years, in case if she was appointed as the Director on this term (be the Independent Director since 23 April

2015). However as per the Board's opinion, she has performed her duties in accordance with section 89/7

of the Securities and Exchange Acts 1992. She has the knowledge and capability of the Company. Since

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she was the Company director no conflict of interest, make decisions in various occasions for best interest of the Company and the shareholders.

The Conductor informed the Meeting that this agenda was required to be passed by the majority votes of the Shareholders who attended the meeting and cast the vote.

After that, the Conductor invited questions and comments from Shareholders.

Mr. Sumet Uengpoonsawad asked how many years has Ms. Thitiya Wongchirachai held the position of independent director

Mr. Orsen Karnburisudthi responded that Ms. Thitiya Wongchirachai has held the position of independent director for 8 years.

When there was no further question or comment from Shareholders, the Conductor asked the Meeting to consider and re-elect on this agenda for each nominated director.

 Appointment of Ms. Thitiya Wongchirahai as the Company's Director/ Independent Director / Audit Committee

Resolution: The Meeting had considered and resolved to approve the re-election of Ms. Thitiya Wongchirachai to serve her position for another term by the following votes:

Votes	Number of Votes cast (1 share = 1 vote)	% of the number of shares represented in the Meeting and voted
Approved	1,446,234,831	100.00
Disapproved	-	-
Total	1,446,234,831	100.00
Abstained	-	
Void	-	

2. Appointment of Ms. Missara Vongsinsirikul as the Company's Director/ Executive Director

Resolution: The Meeting had considered and resolved to approve the appointment of Ms. Missara Vongsinsirikul to became a director of the company To replace the director who is due to retire by rotation. by the following votes:



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Votes		Number of Votes cast	% of the number of shares
		(1 share = 1 vote)	represented in the Meeting and voted
Approved		1,446,234,831	100.00
Disapproved		-	-
	Total	1,446,234,831	100.00
Abstained		-	
Void		-	

Agenda 7 To consider the changing of directors signing authority

Mr. Orsen Karnburisudthi informed the Meeting that Due to a change in the Company's director Therefore, there must be a change in the list of company directors authorized to sign to bind the Company.

It was deemed appropriate for the shareholders to approve the change of authorized director of the company to be "Mr. Sunchai Nuengsit and Ms. Missara Vongsinsirikul sign together with the Company's seal." For flexibility in business management.

The Conductor informed the Meeting that this agenda was required to be passed by the majority votes of the Shareholders, who attended the Meeting and cast the vote.

After that, the Conductor invited questions and comments from Shareholders. As there was no question and comment from Shareholders, the Conductor asked the Meeting to consider and approve this agenda.

Votes	Number of Votes cast (1 share = 1 vote)	% of the number of shares represented in the Meeting and voted
Approved	1,446,234,831	100.00
Disapproved	-	-
Total	1,446,234,831	100.00
Abstained	-	
Void	-	



Agenda 8 To consider and approve the determination of the remuneration of the directors and Audit

Committee for the year 2023 in terms of Meeting allowance and basis of director bonus payment for year 2023

Mr. Orsen Karnburisudthi informed the Meeting that according to the Public Company Limited Act B.E.2535 (1992) including its amendment, the Company was prohibited to pay cash or give any remuneration to the directors, except for the remuneration under the Company's Articles of Association. The Company's Articles of Association prescribed that the Company's directors were entitled to receive remuneration from the Company according to the consideration and approval resolution by the Shareholders' Meeting which might determine the directors' remuneration in fixed amount or in principal, and whether to be determined from time to time or to be effective until a Shareholders' Meeting passed a resolution to amend otherwise. In addition, the Company's directors is required to have the right to receive allowance and other welfares in accordance with the Company's policy.

The Board of Directors deemed it appropriate to propose to the Meeting for consideration and approval of the remuneration to the directors for the year 2023 as follows:

Remuneration of directors and Audit Committee per meeting (the same rate as in 2022)

Meeting allowances		2022		2023		
(THB / Director / Meeting)	Chairman of the	Executive	Non- Executive	Chairman of the	Executive	Non- Executive
(Trib/ bliector/ Meeting)	Board	Director	Director	Board	Director	Director
Board of Directors	25,000	20,000	20,000	25,000	20,000	20,000
Audit Committee	25,000	-	-	25,000	-	-

Moreover, the Board of Directors would like to propose the Meeting to consider and approve basis for the payment of director's bonus for the year 2023 as follows:

1. the bonus would be paid when the Company is profitable (according to consolidated financial statements):



- 2. the payment would not exceed 5% of net profit of the Company and not exceeding THB 3,000,000 (similar to the year 2022); and
- 3. the Chairman of the Board of Directors was authorized to allocate the bonus to each director.

The Board of Directors deemed it appropriate to propose to the Meeting for consideration and approval of basis for the payment of director's bonus for the year 2023 as proposed by the Nomination and Compensation Committee.

The Conductor informed the Meeting that this Agenda was required to be passed by votes of not less than two-thirds (2/3) of the total number of shareholders attending the Meeting.

After that, the Conductor invited questions and comments from Shareholders. As there was no further question nor comment from Shareholders, the Conductor asked the Meeting to consider and approve the determination of the remuneration of the directors and Audit Committee for the year 2023 in terms of Meeting allowance and basis of director bonus payment for year 2023

Resolution: The Meeting considered and resolved to approve the remuneration of the directors and the Audit Committee per meeting (the same rate as in 2022)

Meeting allowances		2022		2023		
(THB / Director / Meeting)	Chairman of the Board	Executive Director	Non- Executive Director	Chairman of the Board	Executive Director	Non- Executive Director
Board of Directors	25,000	20,000	20,000	25,000	20,000	20,000
Audit Committee	25,000	-	-	25,000	-	-

The Meeting also approved the basis of director's bonus payment for the year 2023 as follows:

- 1. the bonus would be paid when the Company is profitable (according to consolidated financial statements);
- 2. the payment would not exceed 5% of net profit of the Company and not exceeding THB 3,000,000 (similar to the year 2022); and
- 3. the Chairman of the Board of Directors was authorized to allocate the bonus to each director by the following votes:



			BUILD FUR LIFE
Votes		Number of Votes cast	% of the number of shares
		(1 share = 1 vote)	represented in the Meeting and voted
Approved		1,446,234,831	100.00
Disapproved		-	-
	Total	1,446,234,831	100.00
Abstained		-	
Void		-	

Agenda 9 To consider and approve the appointment of the auditors and the determination of the audit fee for the Year 2022

Mr. Paramat Chulvanij informed the Meeting that To comply with the Public Company Limited Act B.E.2535 (as amended) and the Company's Articles of Association, at every Annual General Meeting of Shareholders, the Company shall appoint the external auditors and determine the audit fee of the Company, the same auditor will not be re-appointed for more than 7 consecutive fiscal years.

Last year, the Company and its subsidiaries had ANS Audit Company Limited as Company's external audit firm, which had no interests with the Company and its subsidiaries as well as with executives and majority shareholders or those related persons. Therefore, the auditors have independence to express their opinions on the financial statements of the Company and be the external auditor of the Company. The Audit Committee has considered pursuant to the "Audit Committee's Report" stated in the annual report and deemed that the performance of ANS Audit Company Limited is in a good level and their standard of performance is acceptable as well as well its knowledge of the businesses of the Company and subsidiaries, which will support a fast, flexible, and efficient auditing work of the Company in year 2023. Hence, the Audit Committee and the Board of Directors deem it appropriate to propose to the AGM2023 to appoint the external auditor and fixing of their remuneration in year 2023, with such details as set out as follows:

1) Name and Audit Office deeming appropriate to propose an appointment of one of the following auditors from ANS Audit Company Limited to be an auditor of the Company in year 2023:

In the event those auditors are not able to perform their duties, ANS Audit Co.,Ltd. will cause its other auditors, who is qualified by related regulations, to perform the Company and its subsidiaries' audit on their behalf.

2) The year 2023 auditing fee amounting to 2,230,000 Baht, details as set out as follows:

BuilderSmart Public Company Limited

บริษัท บิวเดอสมาร์ท จำกัด (มหาชน)



Company's Audit Fee (Baht) 1,250,000 same rate from last year

Subsidiaries' Audit Fee (Baht) 980,000 increase by 3.16% from last year

Total (Baht) 2,230,000 totally increase by 1.36% from last year

The Audit Committee has considered the auditor's fee for the year 2023 and deemed it appropriate to set the audit fee not more than 2,230,000 Baht, and increase of 1.36% from last year to comply with revenue structure of the Group Company

The Board of Directors is deemed appropriate to propose to the AGM2023 to pass a resolution to appoint the auditor from ANS Audit Company Limited, comprising of the certified auditors as proposed, to be the Company's auditor for the year 2023 and fixing its audited fee at 1,250,000 Baht (same rate from last year) but not including the annual audit fee of its subsidiaries in the amount of 980,000 Baht (increased by 30,000 Baht), as approved by the Audit Committee.

The Conductor informed the Meeting that this agenda was required to be passed by the majority votes of the Shareholders who attended and cast the vote.

After that, the Conductor asked if any Shareholders had any questions or comments. As there was no question and comment from Shareholders, the Conductor asked the Meeting to consider and approve this agenda.

Resolution: The Meeting considered and resolved to approve the appointment of the auditors of the Company for the year 2021 as follows:

Ms. Panita Chotesaengmaneekul CPA Registration No. 9575; or

Mr. Sathien Vongsnan CPA Registration No. 3495; or

Mr. Atipong Atipongsakul CPA Registration No. 3500; or

Mr. Vichai Ruchitanont CPA Registration No. 4054; or

Ms. Kultida Pasurakul CPA Registration No. 5946,

all of whom were from ANS Audit Company Limited as the auditors of the Company for the year 2023 and the meeting has resolved to approve the auditor's remuneration for the year 2023 in the amount of not exceeding THB 2,230,000 being THB 1,250,000 as the Company's audit fee and THB 980,000 as the audit fee for the subsidiaries by the following votes:



			BUILD FUR LIFE	
Votes		Number of Votes cast	% of the number of shares	
		(1 share = 1 vote)	represented in the Meeting and voted	
Approved		1,446,234,831	100.00	
Disapproved		-	-	
	Total	1,446,234,831	100.00	
Abstained		-		
Void		-		

Agenda 10 To consider and approve the decrease of registered capital and amendment of Clause 4 of

Memorandum of Association to be in accordance with the decrease of registered capital

Mr. Anek Pichetpongsa informed the Meeting that The Company's decrease in registered capital by THB 5,463,694.70 in order to account for the exercise of BSM-W2, which expired on December 28, 2010. This brings the company's registered capital from its previous amount of THB 218,514,314.00 down to THB 213,050,619.30, with a par value of THB 0.10 per share. and amend the Memorandum of Association clause 4 to align with the decrease in capital as follows;

Clause 4 Registered Capital Amount.	213,050,619.30	baht	(two hundred thirteen million fifty thousand
			six hundred nineteen point three zero baht).
Dividend into	2,130,506,193	shares	(two billion one hundred thirty million five
			hundred six thousand one hundred ninety-
			three shares).
Par Value	0.10	baht	(ten satang)
Dividend into			
Paid-up Shares	2,130,506,193	shares	(two billion one hundred thirty million five
			hundred six thousand one hundred ninety-
			three shares).
Preferred Shares	shares ()		

The Board of Directors is deemed appropriate to propose to the AGM2023 to consider and approve of the decrease in registered capital and approve to amend the Memorandum of Association Article. 4 in accordance with the decrease in registered capital. Additionally, the board of directors and/or authorized signatories of the company, as well as the CEO, should be authorized to register the amended articles of association with the Department of Business Development, Ministry of Commerce, and to modify and supplement the wording as necessary to comply with the Registrar's instructions.



The Conductor informed the Meeting that this agenda was required to be passed by a vote of not less than three quarters (3/4) of the total number of votes of the shareholders who attend the meeting and have the right to vote.

After that, the Conductor asked if any Shareholders had any questions or comments. As there was no question and comment from Shareholders, the Conductor asked the Meeting to consider and approve this agenda.

Resolution: The Meeting considered and resolved to approve the decrease of registered capital and amendment of Clause 4 of Memorandum of Association to be in accordance with the decrease of registered capital by the following votes:

Votes	Number of Votes cast (1 share = 1 vote)	% of the number of shares represented in the Meeting and voted
Approved	1,446,250,872	100.00
Disapproved	-	-
Abstained	-	-
Tota	1,446,250,872	100.00
Void	-	

Agenda 11 To consider and approve the increase of registered capital and amendment of Clause 4 of

Memorandum of Association to be in accordance with the increase of registered capital

Mr. Anek Pichetpongsa informed the Meeting that Increase the registered capital of the company by 0.70 baht per share, from the current registered capital of 213,050,619.30 baht to a new registered capital of 213,050,620.00 baht, to support the change in par value of the shares from the current 0.10 baht per share to 1.00 baht per share through a reverse stock split. This is to ensure that there will be no fractional shares after the stock split. The newly issued shares will have the same rights and privileges as the existing registered shares of the company listed on the Stock Exchange of Thailand in all respects. (Attachment 4)

Clause 4	Registered Capital Amount.	213,050,620.00	baht	(two hundred thirteen million fifty thousand
				six hundred twenty baht)
	Dividend into	2,130,506,200	shares	(two billion, one hundred thirty million, five
				hundred six thousand, two hundred" shares).
	Par Value	0.10	baht	(ten satang)



Dividend into

Paid-up Shares 2,130,506,200 shares (two billion, one hundred thirty million, five

hundred six thousand, two hundred" shares).

Preferred Shares -- shares (--)

The Board of Directors is deemed appropriate to propose to the AGM2023 to consider and approve of the increase in registered capital and approve to amend the Memorandum of Association Article. 4 in accordance with the increase in registered capital. Additionally, the board of directors and/or authorized signatories of the company, as well as the CEO, should be authorized to register the amended articles of association with the Department of Business Development, Ministry of Commerce, and to modify and supplement the wording as necessary to comply with the Registrar's instructions.

The Conductor informed the Meeting that this agenda was required to be passed by a vote of not less than three quarters (3/4) of the total number of votes of the shareholders who attend the meeting and have the right to vote.

After that, the Conductor asked if any Shareholders had any questions or comments. As there was no question and comment from Shareholders, the Conductor asked the Meeting to consider and approve this agenda.

Resolution: The Meeting considered and resolved to approve the increase of registered capital and amendment of Clause 4 of Memorandum of Association to be in accordance with the decrease of registered capital by the following votes:

Votes	Number of Votes cast (1 share = 1 vote)	% of the number of shares represented in the Meeting and voted
Approved	1,446,250,872	100.00
Disapproved	-	-
Abstained	-	-
Tota	1,446,250,872	100.00
Void	-	

Agenda 12 To consider and approve the allocation of the newly issued shares of the Company to specific persons (Private Placement)

Mr. Anek Pichetpongsa informed the Meeting that The company intends to increase its registered capital as detailed in Agenda 1, so it is proposed that the shareholders' meeting consider and approve the allocation of 7 ordinary shares of the company's new capital to specific persons (Private Placement), with a



par value of THB 0.10 per share, to Ms. Maetinee Maneesinthop, an employee of the company who are not related persons of the company. This is a share allocation to specific persons, and the board of directors is authorized to set the offering price in accordance with the market price during the offering period, and the offering price must not be lower than the market price. The "market price" means the weighted average price for the past 7 consecutive business days but not exceeding 15 consecutive business days prior to the date of offering, as specified in the capital increase report form (F53-4) (Attachment 4)

The Board of Directors has opinions regarding to the issuance and offering of shares for additional capital, as follows:

- (1) The reason and necessity for increasing capital: The company's board of directors believes that it is necessary to offer ordinary shares for private placement to specific persons who are not related to the company to prevent any fragmentation of shares due to changes in par value of company, as well as to provide working capital for the business. The offering price must not be lower than the market price.
- (2) The feasibility of the plan for using the capital obtained from the share offering: The company will use the funds obtained from the capital increase to provide working capital for the business to all shareholders.
- (3) The expected impact on the company's business operations and financial status: There will be no impact.
- (4) The appropriateness of the offering price for the specific persons: The board of directors has considered and believes that the offering price for ordinary shares for private placement to specific investors is appropriate, as the offering price is not less than 90 percent of the market price at the time the board of directors approved the offering price. This price conforms to the criteria for setting the sale price per share for information on the issuance of ordinary shares for Increase capital to specific persons, and the board of directors believes that these persons have sufficient knowledge and understanding of the investment.

Furthermore, the board of directors certifies that they have performed their duties with honesty, integrity, and prudence in safeguarding the company's interests in relation to this capital increase. They have also carefully examined the information of Ms. Maetinee Maneesinthop, and found that she has the potential to invest. However, if any damage occurs to the company as a result of their performance of such duties, shareholders may sue the directors instead of the company under Section 85 of the Public Company Limited Act. Additionally, if such performance results in any benefits to the directors or related persons without approval, shareholders may exercise their right to claim the benefits from the directors under Section 89/18 of the Securities and Exchange Act, B.E. 2535 (as amended).

Therefore, it is deemed necessary to propose to the shareholders' meeting for approval of the issuance and allocation of additional shares of the Company, according to the details stated above. In this regard, the Board of Directors of the Company has proposed to the shareholders' meeting for approval to



authorize the person designated by the aforementioned Board of Directors, and/or the CEO to have the power to consider and carry out any necessary matters and/or matters related and/or continuous with the capital increase and allocation of newly issued ordinary shares of the Company, including but not limited to the following:

- (1) Specifying the conditions and details related to the allocation of newly issued ordinary shares, including but not limited to the period of offering for sale, the offering price, the subscription, the payment for the shares, as well as the determination of conditions and other details related to the allocation of newly issued ordinary shares.
- (2) Negotiating, signing and amending any necessary documents and contracts related and/or continuous with the capital increase and allocation of newly issued ordinary shares of the Company, including the method of allocation of newly issued ordinary shares of the Company.
- (3) Signing in any application forms for permits, requests for relief, verbal agreements, as well as any documents related to the company's capital increase and allocation of common shares for the company's capital increase, including certifying any documents related to communication, submission, and/or receipt of documents to any relevant authorities or agencies, as well as registering the company's common shares for securities registration on the stock exchange.
- (4) Making additional amendments to the method of allocating common shares for the company's capital increase, including any documents related to such allocation.
- (5) Carrying out any other necessary and/or continuous actions related to the company's capital increase and allocation of common shares for the company's capital increase to comply with any relevant laws and/or regulations.

The Conductor informed the Meeting that this agenda was required to be passed by a vote of not less than three quarters (3/4) of the total number of votes of the shareholders who attend the meeting and have the right to vote.

After that, the Conductor asked if any Shareholders had any questions or comments. As there was no question and comment from Shareholders, the Conductor asked the Meeting to consider and approve this agenda.

Resolution: The Meeting considered and resolved to approve the allocation of the newly issued shares of the Company to specific persons (Private Placement) by the following votes:

Votes	Number of Votes cast	% of the number of shares
voles	(1 share = 1 vote)	represented in the Meeting and voted



		DOILD	FUR LIFE
Approved	1,446,250,872		100.00
Disapproved	-	-	
Abstained	-	-	
Total	1,446,250,872		100.00
Void	-		

Agenda 13 To consider and approve the adjustment of par value of the Company's shares by merging the par value, from the existing par value of THB 0.10 to THB 1.00 and approve the amendment to Clause 4. of the Memorandum of Association of the Company to be in line with the adjustment of par value by conducting a reverse stock split.

Mr. Anek Pichetpongsa informed the Meeting that the consolidation of the par value per share of the company is expected to help create stability and reduce the volatility of the stock price. Therefore, it is proposed for consideration and approval at the meeting to Change in Par Value by Reverse Stock Split from the existing par value of THB 0.10 to THB 1.00 resulting in the reduction of 1,917,455,580 shares of the Company, from the existing 2,130,506,200 shares, with a par value of THB 0.10 per share, to 213,050,620 shares, with a par value of THB 1 per share. In addition, the company's articles of association will be amended the Memorandum of Association Article.4 The adjustment of par value of the Company's shares will result in the reduction of shares held by each shareholder at the ratio of 10 existing shares to 1 new share with details as follows

	Before reverse stock split Par Value	Before reverse stock split Par Value THB	After reverse stock split Par Value THB
	THB 0.10 Per Share	0.10 Per Share	1.00 Per Share
No. of	Ordinary share	2,130,506,200	213,050,620
registered shares	Preferred share	-	-

And amended the Memorandum of Association Article.4 to be consistent with the reduction of registered capital, as follows:

Clause 4 Registered Capital 213,050,620.00 baht (two hundred thirteen million fifty thousand six

hundred and twenty baht)

Ordinary Shares 213,050,620 shares (two hundred thirteen million fifty thousand six

hundred and twenty shares).

Par Value per share THB 1.00

บริษัท บิวเดอสมาร์ท จำกัด (มหาชน)



Dividend into

Common Shares 213,050,620 shares (two hundred thirteen million fifty thousand six

hundred and twenty shares).

Preferred Shares -- shares (--)

The calculation of changing the par value from 0.10 baht per share 1.00 baht per share will result in a number of shareholders who do not have enough shares to combine. The fractional shares from the calculation will be terminated. (Shareholders might consider purchasing more BSM shares or sell the remaining BSM shares so that the total shares held by shareholders are enough for the reverse stock split at the rate of 10 old ordinary shares at original par value for 1 new ordinary share at the new par value). In the calculation and rounding the fractional shares processes, the Company will assign TSD, the securities registrar, to be responsible for the said processes according to the TSD operation. Nevertheless, to retain the rights of some shareholders which may be affected by the calculation and rounding process, shareholders may purchase or sell shares (odd lot) on the stock exchange to have enough shares for the calculation and rounding process before the effective date of the new par value. However, for shareholders who do not have enough shares to be combined and the said shares will be terminated, the Company will pay for the terminated shares at average price calculated by volume weighted average closing price of the Company's stock price 7 days prior to the AGM 1/2023, and the proceeds will be transferred to the shareholders' bank account as stated below.

Procedures for Requesting Compensations for Fractional Shares

1. Prepare Documents

1.1 Documents Confirming Shareholder's Identity as follows:

Individuals: Photo copy of ID, government official card, state enterprise employee card, or passport which is not expired on the request date

passport which is not expired on the request date

Juristic Persons: (1) photo copy of juristic person certificate issued by Department of Business Development, Ministry of Commerce or certificate of establishment of the juristic person (in case

of foreign juristic person) which is issued within 6 months prior to the request date and

(2) photo copy of identity documents of authorized directors and has been certified by the

authorized directors (same as documents for individuals)

1.2 Photo copy of the book bank which the shareholders wish the compensations to be transferred to

and the name stated on the book bank shall be the same as the shareholder All documents in 1.

Shall be certified by the shareholders or authorized directors with Company stamp (if any)

2. Submit the documents in 1. to the Company at 1055 Rama 3 Road, Chong Nonsi Subdistrict, Yannawa

District Bangkok 10120 in person or by postal within 1 month after the date that the stock has been

traded at the new par value, meaning the next business day after the first day trading with the new par

value.



The Company will transfer the compensation for the fractional shares to the shareholders after the Company has reviewed the correctness of all information and documents after 1 month starting from the document received date. In case any shareholders do not request for the compensation for the fractional shares within the time limit, the Company will assume that the shareholders have waived their rights for the compensation.

The Board of Directors is deemed to propose the AGM2023 for approval the Change in Par Value by Reverse Stock Split from the existing par value of THB 0.10 to THB 1.00, along with amended the Memorandum of Association and to authorize the company's committee and/or the CEO to appoint the registration of the amended Articles of Association with the Department of Business Development, Ministry of Commerce, and to have the power to amend and supplement the wording in accordance with the Registrar's directive.

The Conductor informed the Meeting that this agenda was required to be passed by a vote of not less than three quarters (3/4) of the total number of votes of the shareholders who attend the meeting and have the right to vote.

After that, the Conductor asked if any Shareholders had any questions or comments. As there was no question and comment from Shareholders, the Conductor asked the Meeting to consider and approve this agenda.

Resolution: The Meeting considered and resolved to approve the adjustment of par value of the Company's shares by merging the par value, from the existing par value of THB 0.10 to THB 1.00 and approve the amendment to Clause 4. of the Memorandum of Association of the Company to be in line with the adjustment of par value by conducting a reverse stock split by the following votes:

Votes	Number of Votes cast (1 share = 1 vote)	% of the number of shares represented in the Meeting and voted
Approved	1,446,351,597	100.00
Disapproved	-	-
Abstained	-	-
Total	1,446,351,597	100.00
Void	-	

Agenda 14 Other business (if any)

Mr. Anek Pichetpongsa informed the Meeting that the Board of Directors proposed the agenda of other business should be added to every AGM in order for Shareholders to raise queries and/or provide



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recommendations to the Board of Directors and/or the Company management. However, according to Section 105 paragraph 2 of the Public Company Limited Act B.E.2535, shareholders holding shares amounting to not less than one-thirds of the total number of paid-up shares could request the Meeting to consider other matters in addition to those specified in the notice of Meeting. The Board of Directors deemed it appropriate to propose this agenda to the shareholders who wish for the Meeting to consider other

The Conductor gave an opportunity to the Shareholders to raise queries and/or provide recommendations to the Company.

businesses besides the agenda that were proposed by the Board of Directors.

When no shareholders proposed additional meeting agendas, asked questions or expressed any further opinions, the Conductor has invited the Chairman of the meeting to make a speech for closing the Meeting.

Close the Meeting:

Mr.Anek Pichetpongsa as the Chairman of the meeting said thank you to shareholders and proxies for attended the Meeting today and he notified the Meeting has ended around 11.25 a.m.

(Mr.Anek Pichetpongsa		
	Chairman of the Board of Directors/		
	Chairman of the Meeting		
		_	
(Ms. Vichuta Singsuk)	
	Company Secretary / Minutes Taker		