

Summary of questions and answers

not responded at the Annual General Shareholders' Meeting 2025

Bangkok Commercial Asset Management Public Company Limited (the "Company") held the Annual General Shareholders' Meeting 2025 on April 18, 2025, at 2:00 p.m. via electronic media in accordance with the Emergency Decree on Electronic Meetings, B.E. 2563 (2020) and other relevant laws. During the meeting, there were questions sent from shareholders via messages to which the Company did not respond at the Annual General Shareholders' Meeting. The Company would like to answer the shareholders' questions as follows:

Miss Nuchanat Youngchana, a shareholder who attended the meeting by herself, asked the auditor 2 questions as follows:

1. What are the key audit matters (KAMs) of BAM?

Answer: Key audit matters represent matters significant to the auditor's attention in the audit. In BAM's financial statements, the auditor has identified 2 key audit matters: recognition of interest income from loans purchased of receivables and expected credit loss of loans purchased of receivables.

2. How reliable is the auditor's method of proof of impairment?

Answer: The important account in BAM's financial statements is the adequacy of the allowance for expected credit loss of loans purchased of receivables, for which the audit method has been summarized in the Report of Auditor under the Key Audit Matters section.

Mr. Narudon Niyomka, a shareholder who attended the meeting by himself, asked the Company 1 question as follows:

1. After the recent earthquake, what have been the changes in collection and the occurrence of non-performing loans, compared to the period of normal operations?

Answer: The Company continues to operate as usual and expects that the earthquake might affect the decision of those interested in buying real estate, especially condominiums in Bangkok and its vicinity. This group of customers may wait and see the situation or choose to buy other types of assets instead. The Company, hence, will closely monitor this situation.

For the occurrence of non-performing loans, the Company has not received any reports of debtors defaulting on their debts due to the earthquake. However, the Company is ready to consider providing assistance to debtors with lenient measures on a case-by-case basis to alleviate their suffering, which is consistent with the request for corporate cooperation from the government in helping debtors affected by the earthquake.

Miss Suchada Kangs, a shareholder who attended the meeting by herself, asked the Company 1 question as follows:

1. I used to buy assets from BAM and renovate them myself from which I collect rental income. In addition, I have a foreign partner who is ready to help with marketing to attract foreign tenants. If I want the management to use this similar plan to generate cash flow to pay dividends to shareholders, will it be possible or not?

Answer: The Company has a plan to increase income from the management of NPA assets, including property rentals. However, the Company would like to thank you for your suggestions on marketing to cover foreign tenants and will consider it as appropriate.

Mr. Sompong Boonthumjinda, a shareholder who attended the meeting by herself, asked the company 1 question as follows:

1. Regarding trends abroad, it was found that many countries are turning to arranging physical meetings more because they can meet and communicate more deeply in person than through a computer screen. Therefore, I would like to propose that the Company consider organizing an AGM/EGM in a hybrid format, which covers both physical and online channels, to provide shareholders with an opportunity to communicate with the Company's executives and the board of directors more easily and directly.

Answer: The Company would like to thank you for your suggestion and will consider it as appropriate.
