



Invitation to the Extraordinary General Meeting
of Shareholders No. 1/2026
of Yong Concrete Public Company Limited

22 May 2026 at 1.30 p.m.,

via electronic media only

(This meeting will be held via electronic media in accordance with the Emergency Decree on Electronic Meetings, B.E. 2563 (2020) including other relevant laws and regulations)



บริษัท ยงคอนกรีต จำกัด (มหาชน) สำนักงานใหญ่

148/9 หมู่ที่ 3 ตำบลวังขนาย อำเภอท่าม่วง จังหวัดกาญจนบุรี 71110

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No. YC 11/2026

May 5, 2026

Subject: Invitation to the Extraordinary General Meeting of Shareholders No. 1/2026 via Electronic Means (E-EGM)

To: Shareholders of Yong Concrete Public Company Limited

Enclosures:

1. A copy of the Minutes of the 2026 Annual General Meeting of Shareholders
2. Information Memorandum regarding the Acquisition of Assets and Connected Transaction
3. Opinion of the Independent Financial Advisor regarding the Acquisition of Assets and Connected Transaction
4. The Company's Articles of Association relating to the Shareholders' Meeting
5. Procedures for registration, proxy appointment, and voting at the meeting
6. Registration Form for attending the Electronic General Meeting (E-EGM)
7. Proxy Forms A, B, and C

The Board of Directors of Yong Concrete Public Company Limited (the "Company") has resolved to convene the Extraordinary General Meeting of Shareholders No. 1/2026 on May 22, 2026 at 1:30 p.m. via electronic means only (E-EGM), to consider the following agenda items:

Agenda Item 1: To Consider and Adopt the Minutes of the 2026 Annual General Meeting of Shareholders

Facts and Reasons:

The 2026 Annual General Meeting of Shareholders of the Company was held on 29 April 2026. The minutes of the meeting were submitted to the Stock Exchange of Thailand ("SET") and the Ministry of Commerce within the period prescribed by applicable laws and regulations, and were also published on the Company's website (www.yongconcrete.co.th) for disclosure to shareholders and the general public. No shareholder has objected to or requested any amendment to such minutes.

Board of Directors' Opinion:

The Board of Directors deems it appropriate to propose to the Extraordinary General Meeting of Shareholders to adopt the minutes of the 2026 Annual General Meeting of Shareholders held on 29 April 2026, as the Board considers that the minutes were accurately recorded in accordance with the resolutions of the meeting. A copy of the minutes appears in Enclosure No. 1.

Voting Requirement:

This agenda item shall be approved by a majority vote of the shareholders attending the meeting and casting their votes.



Agenda Item 2: To Consider and Approve the Investment in the Construction of a Concrete Products Manufacturing Plant, which constitutes an Acquisition of Assets Transaction, and to Consider and Approve the Long-Term Land Lease from a Connected Person for the Construction of a Concrete Products Manufacturing Plant, which constitutes an Acquisition of Assets Transaction and a Connected Transaction

Facts and Reasons:

Whereas the Board of Directors' Meeting No. 1/2026 of Yong Concrete Public Company Limited held on 18 February 2026 resolved to approve the investment transactions for business expansion involving a total of four new plants, comprising one concrete products manufacturing plant with a construction investment value of THB 207.00 million, and three ready-mixed concrete plants with land acquisition and construction investment value of THB 154.00 million, including additional investment in machinery and equipment for existing plants to support new product manufacturing in the amount of THB 24.00 million, with the total investment value not exceeding THB 385.00 million. As of the date of the Board's resolution, the Company was in the process of considering and procuring land or land use rights for all four new plants, which would not be located in the same area. Among such projects, one plot of land in Chonburi Province for a ready-mixed concrete plant is currently under acquisition from an external party, while the land for the concrete products manufacturing plant to be located in Rayong Province, and the land for the other two ready-mixed concrete plants, are still under selection of suitable locations in line with the Company's market expansion strategy.

The above investment transactions for business expansion constitute an acquisition of assets transaction pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets, and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition or Disposal of Assets B.E. 2547 (2004), including any amendments thereto (the "Acquisition or Disposal of Assets Notifications"). Based on the reviewed consolidated financial statements of the Company as of 31 December 2025, the maximum transaction size of such business expansion investment is equivalent to 29.91 percent under the total value of consideration basis. The Company has also entered into other acquisition of assets transactions during the preceding six months equivalent to 6.25 percent, and when combined with the present transaction, the total transaction size equals 36.16 percent of the Company's total assets, which is classified as a Class 2 transaction, being a transaction size of 15 percent or more but less than 50 percent under the Acquisition or Disposal of Assets Notifications. Accordingly, the Company is required to prepare a report and disclose information to the Stock Exchange of Thailand ("SET"), and deliver a notice to shareholders within 21 days from the date of disclosure. In this regard, the Company has already delivered the shareholder notice in respect of the transactions approved by the Board of Directors' Meeting No. 1/2026 held on 18 February 2026.

Subsequently, the Board of Directors' Meeting No. 2/2026 held on 5 March 2026 resolved to propose to the Extraordinary General Meeting of Shareholders No. 1/2026 for consideration and approval of the acquisition of assets transaction and connected transaction, whereby the Company shall enter into a land lease agreement for a term of 20 years over land with an aggregate area of approximately 47 rai, 2 ngan, 92.34 square wah, located at Map Kha Subdistrict, Nihom Phatthana District, Rayong Province, with a total lease value not exceeding THB 44.32 million, from A.S.N. Holding Company Limited (the "Lessor"), which is a connected person of the Company, as the Company's directors and major shareholders are directors and shareholders of the Lessor. Such land shall be used



as the site of the concrete products manufacturing plant project, comprising factory buildings for each production category, namely floor slab and fence panel plant, prestressed pile and electric pole plant, precast concrete plant, ready-mixed concrete batching plant, as well as office buildings and other related structures.

The acquisition of long-term leasehold rights over land from a connected person for use as the site of the above concrete products manufacturing plant project also constitutes an acquisition of assets transaction under the Acquisition or Disposal of Assets Notifications. Based on the reviewed consolidated financial statements of the Company as of 31 December 2025, the maximum transaction size of this land leasehold rights acquisition equals 3.44 percent under the total value of consideration basis. The Company has other acquisition of assets transactions during the preceding six months amounting to 36.16 percent (including the transaction approved by the Board of Directors' Meeting No. 1/2026 held on 18 February 2026), and when combined with the present transaction, the total transaction size equals 39.60 percent of the Company's total assets, which is classified as a Class 2 transaction, being a transaction size of 15 percent or more but less than 50 percent under the Acquisition or Disposal of Assets Notifications. Accordingly, the Company is required to prepare a report and disclose information to the SET and deliver a notice to shareholders within 21 days from the disclosure date. Nevertheless, the Board of Directors will also seek approval from the shareholders' meeting for the acquisition of assets transaction, covering the acquisition of long-term leasehold rights and the investment in construction of the concrete products manufacturing plant, together with the connected transaction relating to the acquisition of such leasehold rights.

Since the acquisition of land leasehold rights for a period of 20 years from A.S.N. Holding Company Limited constitutes a connected transaction under the Notification of the Capital Market Supervisory Board No. TorJor. 21/2551 and the Notification of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning Connected Transactions B.E. 2546 (2003) (the "Connected Transaction Notifications"), based on the reviewed consolidated financial statements of the Company as of 31 December 2025, the transaction value is THB 44.32 million, representing 5.03 percent of the Company's net tangible assets ("NTA"). In addition, the Company entered into other connected transactions during the preceding six months with a value of THB 4.01 million, resulting in the aggregate connected transaction size of THB 48.33 million, or 5.49 percent of NTA. Based on the criteria under the Connected Transaction Notifications, such transaction is considered a large transaction, i.e. having a transaction value exceeding THB 20.00 million or exceeding 3.00 percent of NTA. Therefore, the Company is required to undertake the following actions:

1. Prepare a report and disclose information regarding the acquisition of assets transaction and connected transaction to the SET, details of which appear in Enclosure 2.
2. Appoint an independent financial advisor (IFA) approved by the Securities and Exchange Commission, Thailand (the "SEC Office") to provide an opinion on the transaction to the Company's shareholders, and submit such opinion to the SEC Office and the SET, details of which appear in Enclosure 3.
3. Convene a shareholders' meeting to consider and approve the transaction, which must be approved by votes of not less than three-fourths of the total votes of shareholders attending the meeting and entitled to vote, excluding interested shareholders.



Opinion of the Board of Directors:

The Board of Directors' Meeting No. 1/2026 held on 18 February 2026 resolved to approve the Company's investment in the construction of one concrete products manufacturing plant, three ready-mixed concrete plants, and investment in machinery and equipment to support the production of new products for the Company's business expansion. The Company has conducted a feasibility study of the project, assessed its current production capacity, and analyzed the return on investment (ROI), debt-to-equity ratio (D/E), and other relevant financial factors. Having considered the appropriateness of such project, the Board of Directors resolved that the project is appropriate and capable of generating maximum long-term benefits for the Company.

In addition, the Board of Directors' Meeting No. 2/2026 held on 5 March 2026, excluding interested directors, resolved to propose to the Extraordinary General Meeting of Shareholders No. 1/2026 for consideration and approval of the investment in the construction of the concrete products manufacturing plant, which constitutes an acquisition of assets transaction, and the approval of the long-term land lease from a connected person for the construction of the Company's concrete products manufacturing plant, which constitutes an acquisition of assets transaction and a connected transaction. The Board of Directors (excluding interested directors) has considered and is of the opinion that such transactions are necessary and appropriate for the Company's business operations and are consistent with the plan to expand production capacity in the Eastern Economic Corridor (EEC). The Company has considered alternative options and concluded that such land is suitable in terms of location and economic value. In considering the lease rate, the Company referred to property valuation reports from two independent appraisers approved by the Securities and Exchange Commission, Thailand, both of whom applied the Market Approach. Based on such valuations, the lease rate was found to be reasonable, and the lease rate and terms of the lease agreement are on normal commercial terms and not less favorable than those obtainable from unrelated third parties under similar conditions.

Accordingly, the Board of Directors is of the opinion that entering into such transactions is reasonable, transparent, and beneficial to the Company and shareholders as a whole, and does not result in any inappropriate transfer of benefits to connected persons. Interested directors did not participate in the consideration and had no voting rights on this agenda item. The Audit Committee has also considered and opined that such transactions are reasonable, transparent, and in accordance with normal commercial terms.

Voting Requirement:

This agenda item requires approval by votes of not less than three-fourths of the total votes of shareholders attending the meeting and entitled to vote, excluding interested shareholders.

Agenda Item 3: To Consider Other Matters (if any)

The shareholders are hereby invited to attend the Extraordinary General Meeting of Shareholders No. 1/2026 via electronic means (E-EGM) on the date and time specified above. On 22 May 2026, the Company will open registration for confirmation of attendance through the system of OJ International Company Limited from 12:30 hours onwards.



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Shareholders wishing to attend the Extraordinary General Meeting of Shareholders No. 1/2026 via electronic means (E-EGM) are requested to submit the registration form for the electronic shareholders' meeting (E-EGM) (Enclosure 6), together with identification documents, to the Company by 19 May 2026 via email at company-secretary@yongconcrete.co.th. Upon verification of such documents and confirmation that the shareholder's name appears on the list of shareholders entitled to attend the Extraordinary General Meeting of Shareholders No. 1/2026 (Record Date) as determined by the Company on 1 April 2026, the Company will send the Username and Password for access to the electronic shareholders' meeting system (E-EGM) to the shareholder via the email address provided to the Company.

In the event that a shareholder is unable to attend the meeting in person and wishes to appoint another person to attend and vote on his/her behalf, please use either Proxy Form A or Proxy Form B. For foreign shareholders who have appointed a custodian to hold and safeguard their shares, please use Proxy Form C (Enclosure 7). In order to protect the rights and benefits of shareholders who are unable to attend the meeting in person, shareholders may appoint an independent director of the Company to attend and vote on their behalf by using Proxy Form B.

Shareholders are requested to study the guidelines for attending the shareholders' meeting via electronic means (E-EGM) and proxy appointment, details of which appear in Enclosure 5. The Company will conduct the meeting in accordance with the Company's Articles of Association regarding shareholders' meetings, details of which appear in Enclosure 4.

In the event that shareholders require a hard copy of the proxy form, such request may be made via e-mail at company-secretary@yongconcrete.co.th from now until 15 May 2026.

In addition, the Company would like to invite shareholders to submit questions relating to the meeting agenda in advance. Shareholders are requested to submit their questions together with their name / shareholder registration number / telephone number and other contact details (if any) via e-mail at company-secretary@yongconcrete.co.th or by registered mail addressed to

"Company Secretary"

Yong Concrete Public Company Limited

148/9 Moo 3, Wang Khanai Subdistrict, Tha Muang District, Kanchanaburi 71110.

The Company requests that such questions be submitted by May 19, 2026.

The Company has determined April 1, 2026 as the Record Date for shareholders entitled to attend the Extraordinary General Meeting of Shareholders No. 1/2026.

Yours sincerely,

(Mr. Sunpetch Slisatakorn)

Managing Director