(Enclosure 5)

For Deliberation of Agenda Item 6: To Consider and Approve the Appointment of the External Auditor and Determination of the Audit Fee For 2025

Information of the External Auditors and Audit Fees for the year 2025

The Board of Directors agreed to appoint the Company's auditor and to determine the auditing fees for the year 2025, which have already been agreed by the Audit and Corporate Governance Committee, to propose to the Shareholder's meeting as follows:

1. Appointing auditors of KPMG Phoomchai Audit Ltd., as name listed below. Anyone of them shall be empowered to audit and express their opinion on the financial statement for the year 2025.

Names	CPA Registration No.	Service Period
1) Mr. Bunyarit Thanormcharoen	7900	-
2) Ms. Thanyalux Keadkeaw	8179	-
3) Ms. Orawan Chunhakitpaisan	6105	-
4) Ms. Chanarat Chanwa	9052	-
5) Mr. Treerawat Witthayaphalert	11464	-

KPMG Phoomchai Audit Ltd. and the persons proposed as auditor of the Company are not shareholder and have no relationship or any interest with the Company and subsidiaries, executives, major shareholders or related persons, in a way that may impact their performing task independently.

2. Determining the Company's audit fee from KPMG Phoomchai Audit Ltd. as follows:

	Year 2024 (THB)	Year 2025 (THB)
1) Audit fee	3,400,000	3,050,000
2) Non audit fee	-	-

The audit fee of 2025 has decreased by THB 350,000 compared to 2024 due to the selection and bidding process of the auditors as well as the use of technology to assist in the audit.

3. Acknowledgement of the audit fee for the 2025 of the Company's subsidiaries audited by KPMG Phoomchai Audit Ltd. in Thailand and other firms in overseas, the fees of which are borne by each subsidiary as follows:

Audit fee	2024 (THB)	2025 (THB)
1. Audit fees of the Company's subsidiaries in Thailand - Number of subsidiaries - Amount of fee	 40 companies 7,170,000	 41 companies 6,624,000
2. Audit fees of the Company's subsidiaries in overseas - Number of subsidiaries - Amount of fee	 4 Companies 604,400	 4 Companies 582,400
Total audit fees of the subsidiaries	7,774,400	7,206,400

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List of subsidiaries audited by KPMG Phoomchai Audit Ltd. and other firms (in case of subsidiaries in overseas)

Subsidiaries in Thailand total of 41 companies

1) Central World Co., Ltd.
2) Central Pattana Khon Kaen Co., Ltd
3) CPN Pattaya Co., Ltd.
4) CPN Residence Co., Ltd.
5) Bangna Central Property Co., Ltd.
6) Central Pattana Nine Square Co., Ltd.
7) Central Pattana Development Co., Ltd.
8) CPN Korat Co., Ltd.
9) Central Pattana Rama 2 Co., Ltd.
10) Central Pattana Rattanathibet Co., Ltd.
11) Central Pattana Realty Co., Ltd.
12) Central Pattana Rama 3 Co., Ltd.
13) CPN Rayong Co., Ltd.
14) Thai Business Fund 4
15) Central Food Avenue Co., Ltd.
16) Central Pattana Chiangmai Co., Ltd.
17) CPN Global Co., Ltd.
18) CPN City Co., Ltd.
19) CPN Complex Co., Ltd.
20) CPN Residence Khon Kaen Co., Ltd.
21) C.S. City Co., Ltd.
22) CPN Estate Co., Ltd.
23) Suanlum Property Co., Ltd.
24) Phraram 4 Development Co., Ltd.
25) Sala Daeng Property Management Co., Ltd.
26) CPN REIT Management Co., Ltd.
27) Dara Harbour Co., Ltd.
28) CPN Pattaya Hotel Co., Ltd.
29) CPN Residence Management Co., Ltd.
30) CPN Village Co., Ltd.
31) Chanakun Development Co., Ltd.
32) Bayswater Co., Ltd.
33) CentralPattana Life Co., Ltd.
34) Phruksachart Property Co., Ltd.
35) Siam Future Development Plc.

36) Petchkasem Power Center Co., Ltd.
37) Ekkamai Lifestyle Center Co., Ltd.
38) Siam Future Property Co., Ltd.
39) Ratchayothin Avenue Co., Ltd.
40) Ratchayothin Avenue Management Co., Ltd.
41) Phenomenon Creation Co., Ltd.

Subsidiaries in overseas total of 40 companies

1) Global Retail Development & Investment Limited
2) CPN Ventures Sdn. Bhd.
3) Central Plaza i-City Real Estate Sdn. Bhd.
4) CPN Global Vietnam

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Information on auditors' profile for the year 2025

3. Mr. Bunyarit Thanormcharoen: CPA Registration No. 7900



Position	: Partner, Audit & Assurance at KPMG Phoomchai Audit Ltd.
Experiences	: Bunyarit has more than 30 years of experience providing professional audit and assurance services to large multinational clients, reporting in accordance with IFRS and experience in managing global audit in a variety of industries. His strengths and accomplishments include simultaneous coordination with KPMG offices to serve multinational clients and his experience also includes working with clients in the energy, construction, consumer market, real estate, logistic industry, automotive industry, electronic industry, leasing, advertising, industrial products sectors both trading and manufacturing businesses, and both listed companies and private companies.
Education	: Bachelor degree of Business Administration, Assumption University : Master degree of Accounting, Chulalongkorn University
Professional associations/ Licenses	: Member of Thailand Federation of Accounting Professions : Certified Public Accountant, Thailand : Authorized Auditor of the Securities and Exchange Commission, Thailand

2. Ms. Thanyalux Keadkeaw: CPA Registration No. 8179



Position	: Partner, Audit & Assurance at KPMG Phoomchai Audit Ltd.
Experiences	: Thanyalux has more than 20 years of experience providing audit services. She has audit experience in diversified industries covering several large multinational groups and listed companies, which include statutory audits under local regulations, annual audit of financial statements of multinational clients which requires awareness of IFRS, and understanding of group systems.
Education	: Bachelor degree of Accounting, Thammasat University : Master degree of Administrative, Thammasat University
Professional associations/ Licenses	: Member of Thailand Federation of Accounting Professions : Certified Public Accountant, Thailand : Authorized Auditor of the Securities and Exchange Commission, Thailand

3. Ms. Orawan Chunhakitpaisan: CPA Registration No. 6105



Position	: Partner, Audit & Assurance : Head of Audit & Assurance KPMG Phoomchai Audit Ltd.
Experiences	: Orawan has more than 26 years of experience providing financial statement audit service to the listed and non-listed companies in various industries such as financial institution and consumer finance, industrial manufacturing, pharmaceuticals, and food & beverage. Her experience also includes being Head of Audit and Assurance (2021 - present), being Audit Quality and Methodology Partner leading several quality initiatives within audit function (2014 - 2021) and participating in the secondment program with KPMG Philadelphia in the U.S. for 5 years, etc.
Education	: Bachelor degree of Accounting, Thammasat University : Master degree of Accounting, Chulalongkorn University
Professional associations/ Licenses	: Member of Thailand Federation of Accounting Professions : Certified Public Accountant, Thailand : Authorized Auditor of the Securities and Exchange Commission, Thailand

4. Ms. Chanarat Chanwa: CPA Registration No. 9052



Position	: Partner, Audit & Assurance at KPMG Phoomchai Audit Ltd.
Experiences	: Chanarat has more than 20 years of experience providing financial statement audit service to the listed and non-listed companies in various industries such as real estate, education, consumer, logistic, and hotel, which include statutory audits under local regulations, annual audit of financial statements of multinational clients which requires awareness of IFRS and understanding of group systems and participating in the secondment program with KPMG in the U.S.
Education	: Bachelor degree of Accounting, Thammasat University
Professional associations/ Licenses	: Member of Thailand Federation of Accounting Professions : Certified Public Accountant, Thailand : Authorized Auditor of the Securities and Exchange Commission, Thailand

5. Mr. Treerawat Witthayaphalert: CPA Registration No. 11464



Position	: Partner, Audit & Assurance at KPMG Phoomchai Audit Ltd.
Experiences	: Treerawat has more than 17 years audit experience providing services for clients in both local and international companies across a wide range of industries in accordance with various accounting frameworks, including Thai GAAP and IFRS. Take care group of companies listed on the Stock Exchange of Thailand (SET), and other group of companies and also being an auditor for companies operating international businesses which must prepare financial statements in accordance with the International Financial Reporting Standards (IFRS).
Education	: Bachelor degree of Business Administration, Assumption University
Professional associations/ Licenses	: Member of Thailand Federation of Accounting Professions : Certified Public Accountant, Thailand : Certified Internal Audit, The Chartered Institute of Internal Auditors : Authorized Auditor of the Securities and Exchange Commission, Thailand