



# **Annual Registration Statement / Annual Report**

## **Form 56-1 One Report**

### **(Structured Data Report)**

**JCK INTERNATIONAL PUBLIC COMPANY LIMITED**

Fiscal Year End 31 December 2025



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# Group Structure and Operations

## Group Structure and Operations

### Business Overview and Policies (1.1)

#### Company Information (1.1.5)

Company Name : JCK INTERNATIONAL PUBLIC COMPANY LIMITED

Symbol : JCK

Address : 18 Soi Sathorn 11 Yaek 9,TFD Building, Yannawa, Sathorn

Province : Bangkok

Postcode : 10120

Business : Property Development

Registration Number : 0107537000475

Telephone : 0-2676-4031-6, 0-2676-3836-9

Fax (if applicable) : 0-2676-4038-9

Website : [www.jck.international](http://www.jck.international)

Email : [cs@jck.international](mailto:cs@jck.international)

#### Total Shares Sold (shares)

Common Stock : 3,802,747,351

Preferred Stock : 0

Business Operations (1.2)

Revenue Structure (1.2.1)

By Product Line or Business Grouping

	2023	2024	2025
Total revenue from operations (Thousand baht)	2,840,350.67	2,186,819.15	652,298.25
Revenue from sales (Thousand baht)	2,587,752.88	1,915,760.21	193,579.75
Revenue from rental and services (Thousand baht)	208,195.35	246,086.57	259,465.12
Revenue from hotel operations (Thousand baht)	0.00	0.00	157,176.10
Other (Thousand baht)	44,402.43	24,972.37	42,077.28

	2023	2024	2025
Total revenue from operations (%)	100.00	100.00	100.00
Revenue from sales (%)	91.11	87.60	29.68
Revenue from rental and services (%)	7.33	11.25	39.78
Revenue from hotel operations (%)	0.00	0.00	24.10
Other (%)	1.56	1.14	6.45

By Geographical Area or Market

	2023	2024	2025
Total revenue from operations (Thousand baht)	2,840,350.67	2,186,819.15	652,298.25
Domestic (Thousand baht)	2,840,350.62	2,186,819.15	652,298.25
International (Thousand baht)	0.00	0.00	0.00

	2023	2024	2025
Total revenue from operations (%)	100.00	100.00	100.00

Domestic (%)	100.00	100.00	100.00
International (%)	0.00	0.00	0.00

#### Other income as specified in the financial statements

	2023	2024	2025
Total other income (Thousand baht)	44,402.38	24,972.37	42,077.28
Other income from operations (Thousand baht)	0.00	0.00	0.00
Other income not from operations (Thousand baht)	44,402.38	24,972.37	42,077.28

#### Share of profit of joint ventures and associates accounted for using equity method

	2023	2024	2025
Share of profit (Thousand baht)	45,825.15	18,846.52	9,010.48

## Information on Products and Services (1.2.2)

### Product/Service Information and Business Innovation Development (1.2.2.1)

Research and Development (R&D) Policy : No

(Unit : Thousand baht)	2023	2024	2025
R&D expenses in the past 3 years	0.00	0.00	0.00

# Risk Management

# Risk Management

## Risk Factors (2.2)

Risk that might affect the company's business, including environmental, social and corporate governance issues (2.2.1)

<b>Economic and Investment Policy Change Risk</b>
<b>Risk Management Measures:</b> Yes
<b>Related Risk Topics</b>
Strategic Risk
<ul style="list-style-type: none"><li>• Economic risk</li><li>• ESG risk</li></ul>
<b>Climate and Environmental Risk</b>
<b>Risk Management Measures:</b> Yes
<b>Related Risk Topics</b>
Strategic Risk
<ul style="list-style-type: none"><li>• ESG risk</li></ul>
Operational Risk
<ul style="list-style-type: none"><li>• Climate change and disasters</li></ul>
<b>Technological and Industrial Transition Risk</b>
<b>Risk Management Measures:</b> Yes
<b>Related Risk Topics</b>
Strategic Risk
<ul style="list-style-type: none"><li>• Changes in technologies</li></ul>

## **Regulatory and Compliance Risk**

**Risk Management Measures:** Yes

### **Related Risk Topics**

Compliance Risk

- Change in laws and regulations

# Sustainable Development

# Sustainable Development

## Sustainability Management Policy and Targets (3.1)

### Sustainability Management Policy and Targets

Corporate Sustainability Policy : Yes

## Environmental Aspect (3.3)

### Policy and Guideline on Environmental Aspect (3.3.1)

Environmental Policy and Practice : Yes

Company environmental guideline : Water Management, Waste Management, Biodiversity Management

## Results with Respect to the Environmental Aspect (3.3.2)

### Energy management

#### • Fuel consumption

	2023	2024	2025
Jet fuel (Litres)	0.00	0.00	0.00
Diesel (Litres)	20,647.04	35,626.72	38,172.19
Gasoline (Litres)	51,096.67	16,986.13	18,792.67
Fuel oil (Litres)	0.00	0.00	0.00
Crude oil (Barrels)	0.00	0.00	0.00
Natural gas (Standard cubic feet)	0.00	0.00	0.00
LPG (Kilograms)	0.00	0.00	0.00
Steam (Metric tonnes)	0.00	0.00	0.00
Coal (Metric tonnes)	0.00	0.00	0.00

• **Electricity consumption**

	2023	2024	2025
Total electricity consumption within the organization (Kilowatt-Hours)	712,279.86	1,486,030.39	1,263,765.57

**Waste management**

• **Waste from operations**

	2023	2024	2025
Non-hazardous waste (Kilograms)	N/A	N/A	0.00
Hazardous waste (Kilograms)	0.00	0.00	0.00
<b>Total waste generated (Kilograms)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Greenhouse gas management**

• **Greenhouse gas emissions**

	2023	2024	2025
Scope 1 (Tons of carbon dioxide equivalents)	N/A	N/A	147.31
Scope 2 (Tons of carbon dioxide equivalents)	N/A	N/A	631.76
Scope 3 (Tons of carbon dioxide equivalents)	N/A	N/A	2.83
<b>Total GHG emissions (Metric tonnes of carbon dioxide equivalent)</b>	<b>0.00</b>	<b>0.00</b>	<b>781.90</b>

• **Verification of greenhouse gas emissions over the past year**

Third-party verification : No

## Social Aspect (3.4)

### Policy and Guideline on Social Aspect (3.4.1)

Human Rights Policy and Practice : Yes

Company human right guideline : Employee Rights, Child Labor, Community and Environment Rights, Safety and Occupational Health at Work, Non-discrimination

### Results with Respect to the Social Aspect (3.4.2)

#### Information about employees

##### • Total number of employees

	2023	2024	2025
Number of male employees (Persons)	68	50	38
Number of female employees (Persons)	47	41	26
<b>Total number of employees (Persons)</b>	<b>115</b>	<b>91</b>	<b>64</b>

##### • Employee remuneration

	2023	2024	2025
Employee remuneration (baht)	21,334,091.31	45,045,517.00	36,623,452.00

##### • Employee development and training

	2023	2024	2025
Average employee training hours (Hours / Person / Year)	16.50	24.60	53.00
Employee development and training expenses (baht)	3,745.00	255,995.00	0.00

##### • Health, safety and work environment

	2023	2024	2025
Total number of lost time injury incidents by employees (Cases)	1	0	1

• **Employee retention**

	2023	2024	2025
Percentage of employees who voluntarily resigned (%)	11.30	18.68	31.43

• **Significant labor dispute**

	2023	2024	2025
Significant labor dispute	No	No	No

# Corporate Governance Policy

## Corporate Governance Policy

### Overview of the Corporate Governance Policy and Guideline (6.1)

#### Corporate Governance Policy

Corporate Governance Policy : Yes

Company website on corporate governance policy : <https://jck-th.listedcompany.com/misc/cg/20251125-jck-cg-principle-th.pdf>

#### Policy and Guideline Related to the Board of Directors (6.1.1)

##### Policy and guideline related to the board of directors

Company policy and guideline : Nomination of Directors, Compensation, Independence of the Board of Directors, Director Development, Board Performance Evaluation, Corporate Governance of Subsidiaries and Associated Companies

## Code of Conduct (6.2)

### Establishing a Code of Conduct

#### Establishing a Code of Conduct

Code of Conduct : Yes

##### Policy and Guideline related to the Code of Conduct

Company policy and guideline : Preventing of Conflicts of Interest, Preventing the Misuse of Inside Information, Anti-corruption, Whistleblowing

Corporate Governance Structure  
and Significant Information Regarding  
the Board of Directors, Subcommittees,  
Management,  
Employee and Other Information

## Corporate Governance Structure and Significant Information Regarding the Board of Directors, Subcommittees, Management, Employee and Other Information

### Board of Directors (7.2)

#### Composition of the board of directors (7.2.1)

	Number of persons	Percentage (%)
Total number of directors	9	100.00
Number of male directors	7	77.78
Number of female directors	2	22.22
Number of executive directors	6	66.67
Number of non-executive directors	3	33.33
Number of independent directors	3	33.33

#### Information on the board of directors and persons with authority to control the company (7.2.2)

##### List of directors

General information	Position	Date position was assumed	Experience and expertise
1. Mr. APICHAJ TAECHASIRITHIWAPAKDI (FORMER NAME MR. APICHAJ TAECHAUBOL) Gender: Male Age: 69 years old Highest level of education: Honorary degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Executive) Director type: Original director	14 Dec 2022	Property Development, Business Administration

2.	Mr. Anukul Ubonnuch Gender: Male Age: 66 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Vice Chairman (Executive)  Director type: Original director	14 Dec 2022	Business Administration, Law
3.	Mr. GUMPOL TIYARAT Gender: Male Age: 71 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director)  Director type: Original director	28 Jun 2023	Business Administration, Economics, Accounting, Law
4.	Mr. TAWIL PRAISONT Gender: Male Age: 88 years old Highest level of education: Master's degree Major: Public Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director)  Director type: Original director	25 May 2023	Law
5.	Mr. VARNADHARMA KANCHANASUVARNA Gender: Male Age: 54 years old Highest level of education: Doctoral degree Major: Public Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director)  Director type: Re-elected as director	28 Jun 2023	Law

6.	Mr. Asun Taechasirithiwapakdi Gender: Male Age: 34 years old Highest level of education: Master's degree Major: science in real estate city Thai nationality: Yes Residing in Thailand: Yes	Director (Executive)  Director type: Re-elected as director	11 Apr 2014	Business Administration
7.	Mrs. Rachanee Siwawej Gender: Female Age: 73 years old Highest level of education: Bachelor's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Director (Executive)  Director type: Re-elected as director	28 Jun 2023	Finance
8.	Mr. Rutthakon Taechasirithiwapakdi Gender: Male Age: 29 years old Highest level of education: Master's degree Major: Leadership and Development Thai nationality: Yes Residing in Thailand: Yes	Director (Executive)  Director type: Original director	17 Jan 2024	Business Administration
9.	Ms. Siriporn Tamenant Gender: Female Age: 68 years old Highest level of education: Master's degree Major: Master of Arts in English Thai nationality: Yes Residing in Thailand: Yes	Director (Executive)  Director type: Original director	10 Jun 2019	Business Administration, Finance, Accounting

#### Other Information pertaining to committees

The Chairman is an independent director : No

The Chairman and the manager are the same person : No

The Chairman and the manager are members of the same family : No

The company appoints at least one independent director to determine the agenda of the Board of Directors' meetings : No

## Sub-committees (7.3)

### Information about sub-committees (7.3.2)

#### Audit Committee

##### List of audit committee members

General information	Position	Date position was assumed	Experience and expertise
1. Mr. GUMPOL TIYARAT [1] Gender: Male Age: 71 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the audit committee (Non-executive, Independent director)  Director type: Re-elected as director	28 Jun 2023	Business Administration, Economics, Accounting, Law
2. Mr. TAWIL PRAISONT [1] Gender: Male Age: 88 years old Highest level of education: Master's degree Major: Public Administration Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director)  Director type: Original director	25 May 2023	Law

3.	Mr. VARNADHARMA KANCHANASUVARNA [1] Gender: Male Age: 54 years old Highest level of education: Doctoral degree Major: Public Administration Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director)  Director type: Original director	28 Jun 2023	Law
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[1] A director with the accounting expertise needed to review financial statements

## Executive Committee

### List of executive committee members

General information	Position	Date position was assumed
1. Mr. APICHAJ TAECHASIRITHIWAPAKDI (FORMER NAME MR. APICHAJ TAECHAUBOL) Gender: Male Age: 69 years old Highest level of education: Honorary degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the executive committee	14 Dec 2022
2. Mr. Anukul Ubonnuch Gender: Male Age: 66 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	27 Feb 2017

3.	Mr. Asun Taechasirithiwapakdi Gender: Male Age: 34 years old Highest level of education: Master's degree Major: science in real estate city Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	13 Nov 2015
4.	Mrs. Rachanee Siwawej Gender: Female Age: 73 years old Highest level of education: Bachelor's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	28 Jun 2023
5.	Mr. Rutthakon Taechasirithiwapakdi Gender: Male Age: 29 years old Highest level of education: Master's degree Major: Leadership and Development Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	17 Jan 2024
6.	Ms. Siriporn Tamenant Gender: Female Age: 68 years old Highest level of education: Master's degree Major: Master of Arts in English Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	10 Jun 2019

## Executives (7.4)

### List and positions of the executive (7.4.1)

#### The four highest-ranking executives

General information	Position	Date position was assumed	Experience and expertise
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1.	Mr. Anukul Ubonnuch Gender: Male Age: 66 years old Highest level of education: Master's degree Major: Business Administration	Chief Executive Officer	5 Apr 2019	Business Administration, Law
2.	Mr. Asun Taechasirithiwapakdi Gender: Male Age: 34 years old Highest level of education: Master's degree Major: science in real estate city	Deputy Chief Executive Officer	1 Jan 2019	Business Administration
3.	Mrs. Rachanee Siwawej [1][2] Gender: Female Age: 73 years old Highest level of education: Bachelor's degree Major: Finance	Chief Financial Officer	28 Jun 2023	Finance
4.	Mr. Rutthakon Taechasirithiwapakdi Gender: Male Age: 29 years old Highest level of education: Master's degree Major: Leadership and Development	Assistant Managing Director, Business Development, Marketing and Sales (High Rise)	1 Jan 2025	Business Administration
5.	Ms. Siriporn Tamenant Gender: Female Age: 68 years old Highest level of education: Master's degree Major: Master of Arts in English	Chief Operation Officer	10 Jun 2019	Business Administration, Finance, Accounting

[1] Highest responsibility in accounting and finance

[2] Directly responsible for financial account supervision

## Remuneration policy for executives (7.4.2 – 7.4.3)

### Remuneration

	2023	2024	2025
Total executive remuneration (baht)	53,808,043.84	58,453,775.00	61,400,193.00

## Other forms of remuneration

Employee Stock Ownership Plan (ESOP) : No

Employee Joint Investment Program (EJIP) : No

## Employees (7.5)

### Information about company employees

#### Employees

Number of male employees (persons) : 38

Number of female employees (persons) : 26

**Total number of employees (persons) : 64**

#### Employee Remuneration

Total employee remuneration : 36,623,452.00

#### Provident fund

Total number of employees (persons) : 64

Number of employees contributing to the PVD (persons) : 42

Percentage of employees who are members (%) : 65.63

## Other Significant Information (7.6)

### Other significant information

#### Assigned persons

- Person assigned to take direct responsibility for accounting oversight

General information	Email	Telephone
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1.	Mrs. Rachanee Siwawej	rachanee@jck.international
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• **Company secretary**

General information	Email	Telephone
1. Ms. Siriporn Tamenant	siriporn@jck.international	

• **Head of internal audit**

General information	Email	Telephone
1. Mr. Teerachai Meekaew	amproaudit@gmail.com	

**Company's auditor**

Company	Names and general information of auditors	Audit fee (baht)	Other non-audit fees (baht)
1. ANS AUDIT COMPANY LIMITED	<p>1. Mr SATHIEN VONGSNAN Email: ans@crowe-ans.co.th Telephone: -</p> <p>2. Mr ATIPONG ATIPONGSALUL Email: ans@crowe-ans.co.th Telephone: -</p> <p>3. Mrs. KULTIDA PASURAKUL Email: ans@crowe-ans.co.th Telephone: -</p> <p>4. Mrs. PANITA CHOTESAENGMANEEKUL Email: ans@crowe-ans.co.th Telephone: -</p> <p>5. Mrs. WAMPEN SAKPIBUNRAT Email: ans@crowe-ans.co.th Telephone: -</p>	3,210,000.00	-

# Performance Report on Corporate Governance

## Performance Report on Corporate Governance

### Summary of Director Performance (8.1)

#### Selection, development, and evaluation of duty performance of the Board of Directors (8.1.1)

##### List of new directors appointed in the past year

- List of continuing directors (full term of directorship and being re-appointed as a director)

General information	Position	Date position was assumed	Experience and expertise
1. Mr. VARNADHARMA KANCHANASUVARNA Gender: Male Age: 54 years old Highest level of education: Doctoral degree Major: Public Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director)  Director type: Re-elected as director	Date position was assumed: 28 Jun 2023	Law
2. Mr. Asun Taechasirithiwapakdi Gender: Male Age: 34 years old Highest level of education: Master's degree Major: science in real estate city Thai nationality: Yes Residing in Thailand: Yes	Director (Executive)  Director type: Re-elected as director	Date position was assumed: 11 Apr 2014	Business Administration
3. Mrs. Rachanee Siwawej Gender: Female Age: 73 years old Highest level of education: Bachelor's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Director (Executive)  Director type: Re-elected as director	Date position was assumed: 28 Jun 2023	Finance

## Development of directors over the past year

List of directors	Position	Participated in director development program
Mr. APICHAJ TAECHASIRITHIWAPAKDI (FORMER NAME MR. APICHAJ TAECHAUBOL)	Chairman of the board	Non-participating
Mr. Anukul Ubonnuch	Vice Chairman	Non-participating
Mr. GUMPOL TIYARAT	Director	Non-participating
Mr. TAWIL PRAISONT	Director	Non-participating
Mr. VARNADHARMA KANCHANASUVARNA	Director	Non-participating
Mr. Asun Taechasirithiwapakdi	Director	Non-participating
Mrs. Rachanee Siwawej	Director	Non-participating
Mr. Rutthakon Taechasirithiwapakdi	Director	Non-participating
Ms. Siriporn Tamenant	Director	Non-participating

## Meeting attendance and remuneration to each Board member (8.1.2)

### Meeting attendance of the board of directors

Number of board meetings (times) : 10

Date of AGM meeting : 30 Apr 2025

EGM meeting : Yes

List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1. Mr. APICHAJ TAECHASIRITHIWAPAKDI (FORMER NAME MR. APICHAJ TAECHAUBOL) (Chairman of the board)	-	10/10	Participating	Participating
2. Mr. Anukul Ubonnuch (Vice Chairman)	-	10/10	Participating	Participating
3. Mr. GUMPOL TIYARAT (Director)	-	10/10	Participating	Participating

4.	Mr. TAWIL PRAISONT (Director)	-	10/10	Participating	Participating
5.	Mr. VARNADHARMA KANCHANASUVARNA (Director)	-	10/10	Participating	Participating
6.	Mr. Asun Taechasirithiwapakdi (Director)	-	10/10	Participating	Participating
7.	Mrs. Rachanee Siwawej (Director)	-	10/10	Participating	Participating
8.	Mr. Rutthakon Taechasirithiwapakdi (Director)	-	10/10	Participating	Participating
9.	Ms. Siriporn Tamenant (Director)	-	10/10	Participating	Participating

#### Remuneration for company directors

	List of directors	Termination date	Meeting allowance (baht)	Other monetary remuneration (baht)	Other non- monetary
1.	Mr. APICHA TAECHASIRITHIWAPAKDI (FORMER NAME MR. APICHA TAECHAUBOL) (Chairman of the board)	-	216,000.00	1,440,000.00	No
2.	Mr. Anukul Ubonnuch (Vice Chairman)	-	230,000.00	960,000.00	No
3.	Mr. GUMPOL TIYARAT (Director)	-	180,000.00	960,000.00	No
4.	Mr. TAWIL PRAISONT (Director)	-	156,000.00	600,000.00	No
5.	Mr. VARNADHARMA KANCHANASUVARNA (Director)	-	156,000.00	600,000.00	No
6.	Mr. Asun Taechasirithiwapakdi (Director)	-	156,000.00	600,000.00	No
7.	Mrs. Rachanee Siwawej (Director)	-	156,000.00	600,000.00	No
8.	Mr. Rutthakon Taechasirithiwapakdi (Director)	-	156,000.00	600,000.00	No
9.	Ms. Siriporn Tamenant (Director)	-	156,000.00	600,000.00	No

## Report on the Audit Committee's Performance for the Past Year (8.2)

### Report on the audit committee's performance for the past year

#### Meeting attendance of audit committee

Number of Audit committee meetings (times) : 5

List of directors		Termination date	Number of the audit committee meeting
1.	Mr. GUMPOL TIYARAT (Chairman of the audit committee)	-	5/5
2.	Mr. TAWIL PRAISONT (Audit committee)	-	5/5
3.	Mr. VARNADHARMA KANCHANASUVARNA (Audit committee)	-	5/5