



# **Annual Registration Statement / Annual Report**

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

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

**BANGKOK LAND PUBLIC COMPANY LIMITED**

Fiscal Year End 31 March 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 : BANGKOK LAND PUBLIC COMPANY LIMITED

Symbol : BLAND

Address : NEW GENEVA INDUSTRY CONDOMINIUM, FLOOR 10, 47/569-576 MOO 3,  
POPULAR 3 ROAD, TAMBOL BANNMAI, AMPHUR PAK KRET

Province : Nonthaburi

Postcode : 11120

Business : The principal business operations of the Company and its subsidiaries are the development of real estate for sale. Other business activities include retail business, building maintenance, management services, property rental as well as exhibition and convention facilities and services.

Registration Number : 0107536001222

Telephone : 0-2504-4940-49

Fax (if applicable) : 0-2504-4986

Website : [www.bangkokland.co.th](http://www.bangkokland.co.th)

Email : [Punnarath@bangkokland.co.th](mailto:Punnarath@bangkokland.co.th)

#### Total Shares Sold (shares)

Common Stock : 17,352,625,154

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)	4,530,739.72	4,734,097.13	5,996,074.45
Real Estate (Thousand baht)	511,423.27	621,985.83	1,329,760.44
Exhibition, Convention and Hotel (Thousand baht)	3,470,041.98	3,493,171.70	4,017,908.60
Retail (Thousand baht)	396,006.67	438,263.68	457,115.18
Building Management and Others (Thousand baht)	153,267.80	180,675.92	191,290.23

	2023	2024	2025
Total revenue from operations (%)	100.00	100.00	100.00
Real Estate (%)	11.29	13.14	22.18
Exhibition, Convention and Hotel (%)	76.59	73.79	67.01
Retail (%)	8.74	9.26	7.62
Building Management and Others (%)	3.38	3.82	3.19

By Geographical Area or Market

	2023	2024	2025
Total revenue from operations (Thousand baht)	4,530,739.72	4,734,097.13	5,996,074.45
Domestic (Thousand baht)	4,530,739.72	4,734,097.13	5,996,074.45
International (Thousand baht)	0.00	0.00	0.00
Thailand (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
Thailand (%)	0.00	0.00	0.00

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

	2023	2024	2025
Total other income (Thousand baht)	1,335,739.80	1,638,053.58	1,656,319.53
Other income from operations (Thousand baht)	172,540.54	216,440.16	291,992.32
Other income not from operations (Thousand baht)	1,163,199.26	1,421,613.42	1,364,327.21

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

	2023	2024	2025
Share of profit (Thousand baht)	0.00	11,289.76	8,801.46

## 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	N/A

# 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)**

### Demand risk

**Risk Management Measures:** Yes

### Related Risk Topics

#### Strategic Risk

- Behavior or needs of customers / consumers
- ESG risk

#### Operational Risk

- Human error in business operations
- Information security and cyber-attack

#### Financial Risk

- Insufficient sources of funding
- Fluctuation in exchange rates, interest rates, or the inflation rate



# Sustainable Development

## Sustainable Development

### Sustainability Management Policy and Targets (3.1)

#### Sustainability Management Policy and Targets

Corporate Sustainability Policy : Yes

URL of corporate sustainability policy : <https://www.bangkokland.co.th/#>  
(if applicable)

### Environmental Aspect (3.3)

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

Environmental Policy and Practice : Yes

URL of environmental policy and practice : <http://www.impact.co.th/index.php/who/csr/en>  
(if applicable)

Company environmental guideline : Greenhouse Gas and Climate Change Management

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

#### Energy management

##### • Fuel consumption

	2023	2024	2025
Diesel (Litres)	82,366.15	71,367.54	77,059.19
Gasoline (Litres)	7,113.71	21,611.34	24,598.42
Natural gas (Standard cubic feet)	83.54	71.79	3,691.76
LPG (Kilograms)	3,678,942.72	4,059,816.07	109,425.00

##### • Electricity consumption

	2023	2024	2025
Total electricity consumption within the organization (Kilowatt-Hours)	121,235,363.42	182,879,131.38	69,333,721.89

## Water management

### • Water consumption

	2023	2024	2025
Total water withdrawal (Cubic meters)	2,959,129.89	5,843,738.35	866,575.55

## Waste management

### • Waste from operations

	2023	2024	2025
Non-hazardous waste (Kilograms)	502,100.00	0.00	0.00
<b>Total waste generated (Kilograms)</b>	<b>502,100.00</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	1,718.82
Scope 2 (Tons of carbon dioxide equivalents)	N/A	N/A	14,989.68
Scope 3 (Tons of carbon dioxide equivalents)	N/A	N/A	234.55
<b>Total GHG emissions (Metric tonnes of carbon dioxide equivalent)</b>	<b>0.00</b>	<b>0.00</b>	<b>16,943.05</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

URL of human rights policy : [https://www.bangkokland.co.th/web/pdf/code-of-conduct/Code\\_of\\_Conduct\\_TH.pdf](https://www.bangkokland.co.th/web/pdf/code-of-conduct/Code_of_Conduct_TH.pdf)

Company human right guideline : Employee Rights, Migrant Workers, Child Labor, Consumer Rights, 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)	794	834	860
Number of female employees (Persons)	898	907	935
<b>Total number of employees (Persons)</b>	<b>1,692</b>	<b>1,741</b>	<b>1,795</b>

##### • Employee remuneration

	2023	2024	2025
Employee remuneration (baht)	590,566,396.08	695,185,003.83	872,866,606.08

##### • Employee development and training

	2023	2024	2025
Average employee training hours (Hours / Person / Year)	1.19	10.59	9.78
Employee development and training expenses (baht)	369,500.00	557,370.21	1,419,391.90

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

	2023	2024	2025
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Total number of lost time injury incidents by employees (Cases)	0	0	3
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• **Employee retention**

	2023	2024	2025
Percentage of employees who voluntarily resigned (%)	N/A	N/A	12.70

• **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	: <a href="https://www.bangkokland.co.th/web/pdf/corporate-governance-policy/Updated_CG_TH.pdf">https://www.bangkokland.co.th/web/pdf/corporate-governance-policy/Updated_CG_TH.pdf</a>

#### 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, Board Performance Evaluation, Corporate Governance of Subsidiaries and Associated Companies
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## Code of Conduct (6.2)

### Establishing a Code of Conduct

#### Establishing a Code of Conduct

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

Company policy and guideline	: Preventing of Conflicts of Interest, Preventing the Misuse of Inside Information, Whistleblowing
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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	8	100.00
Number of male directors	8	100.00
Number of female directors	0	0.00
Number of executive directors	2	25.00
Number of non-executive directors	6	75.00
Number of independent directors	5	62.50

#### 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. SUI HUNG KANJANAPAS Gender: Male Age: 52 years old Highest level of education: Bachelor's degree Major: Science Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Executive)  Director type: Original director	15 Feb 2021	Property Development, Strategic Management, Corporate Management, Information & Communication Technology, Leadership

2.	Mr. SHUI PANG KANJANAPAS Gender: Male Age: 50 years old Highest level of education: Bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Vice Chairman (Executive)  Director type: Original director	21 Mar 2019	Strategic Management, Property Development, Automotive, Economics, Marketing
3.	Mr. BURIN WONGSANGUAN Gender: Male Age: 89 years old Highest level of education: Bachelor's degree Major: Architect Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive)  Director type: Original director	1 Jan 1993	Media & Publishing, Architecture, Engineering, Construction Materials, Property Development
4.	Mr. SUPAVAT SAICHEUA Gender: Male Age: 67 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director)  Director type: Original director	29 Jul 2010	Risk Management, Corporate Management, Economics, Data Management, Finance
5.	Mr. SIRIWAT LIKITNURUK Gender: Male Age: 72 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director)  Director type: Original director	19 Oct 2010	Audit, Data Analysis, Leadership, Economics, Finance & Securities

6.	Mr. PANYA BOONYAPIWAT Gender: Male Age: 62 years old Highest level of education: Doctoral degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director)  Director type: Original director	19 Oct 2010	Strategic Management, Data Analysis, Leadership, Information & Communication Technology, Law
7.	Mr. PRASAN HOKCHOON Gender: Male Age: 70 years old Highest level of education: Bachelor's degree Major: Accounting Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director)  Director type: Original director	27 Jan 2016	Strategic Management, Accounting, Governance/ Compliance, Internal Control, Data Analysis
8.	Mr. JAKAPAN PANOMOUPPATHAM Gender: Male Age: 52 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	25 Jul 2019	Strategic Management, Risk Management, Corporate Management, Data Analysis, Information & Communication Technology

#### Other Information pertaining to committees

The Chairman is an independent director	: No
The Chairman and the manager are the same person	: Yes
The Chairman and the manager are members of the same family	: Yes
The company appoints at least one independent director to determine the agenda of the Board of Directors' meetings	: Yes

## 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. PRASAN HOKCHOON Gender: Male Age: 70 years old Highest level of education: Bachelor's degree Major: Accounting Thai nationality: Yes Residing in Thailand: Yes	Chairman of the audit committee (Non-executive, Independent director)  Director type: Original director	27 Jan 2016	Strategic Management, Accounting, Governance/ Compliance, Internal Control, Data Analysis
2. Mr. SUPAVAT SAICHEUA [1] Gender: Male Age: 67 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director)  Director type: Original director	9 Aug 2010	Risk Management, Corporate Management, Economics, Data Management, Finance
3. Mr. SIRIWAT LIKITNURUK [1] Gender: Male Age: 72 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director)  Director type: Original director	19 Oct 2010	Audit, Data Analysis, Leadership, Economics, Finance & Securities

[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. SUI HUNG KANJANAPAS Gender: Male Age: 52 years old Highest level of education: Bachelor's degree Major: Science Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	25 Feb 2010
2. Mr. SHUI PANG KANJANAPAS Gender: Male Age: 50 years old Highest level of education: Bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the executive committee	25 Feb 2010

## Other sub-committees

### Sub-committees information

Name of sub-committees	List of directors	Position
Risk Management Committee	Mr. JAKAPAN PANOMOUPPATHAM	Chairman
	Mr. SHUI PANG KANJANAPAS	Member
	Mr. SUPAVAT SAICHEUA	Member
Nomination and Remunerations Committee	Mr. SUI HUNG KANJANAPAS	Chairman
	Mr. SHUI PANG KANJANAPAS	Member
	Mr. JAKAPAN PANOMOUPPATHAM	Member

### Roles of Sub-committees

Sub-committees responsible for risk management : Risk Management Committee

Sub-committees responsible for nomination : Nomination and Remunerations Committee

Sub-committees responsible for remuneration : Nomination and Remunerations Committee

Sub-committees responsible for corporate governance : None

Sub-committees responsible for corporate sustainability development : None

## 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
1. Mr. Chamras Hongpaisan [1][2] Gender: Male Age: 61 years old Highest level of education: Bachelor's degree Major: Accounting	Accounting Manager	27 Mar 1995	Property Development, Accounting, Finance
2. Mr. SHUI PANG KANJANAPAS Gender: Male Age: 50 years old Highest level of education: Bachelor's degree Major: Business Administration	CHIEF EXECUTIVE OFFICER	15 Feb 2021	Strategic Management, Property Development, Automotive, Economics, Marketing
3. Mr. SUI HUNG KANJANAPAS Gender: Male Age: 52 years old Highest level of education: Bachelor's degree Major: Science	Chairman	15 Feb 2021	Property Development, Strategic Management, Corporate Management, Information & Communication Technology, Leadership

4.	Mrs. Punnarath Itthirathchaovakul Gender: Female Age: 61 years old Highest level of education: Bachelor's degree Major: Economics	Company Secretary	1 Apr 2023	Economics, Finance & Securities, Property Fund & REITs, Property Development
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[1] Highest responsibility in accounting and finance

[2] Directly responsible for financial account supervision

## Remuneration policy for executives (7.4.2 – 7.4.3)

### 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) : 860

Number of female employees (persons) : 935

**Total number of employees (persons) : 1,795**

#### Employee Remuneration

Total employee remuneration : 872,866,606.08

#### Provident fund

Total number of employees (persons) : 1,795

Number of employees contributing to the PVD (persons) : 689

Percentage of employees who are members (%) : 38.38

# 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)

#### Development of directors over the past year

List of directors	Position	Participated in director development program
Mr. SUI HUNG KANJANAPAS	Chairman of the board	Participating
Mr. SHUI PANG KANJANAPAS	Vice Chairman	Non-participating
Mr. BURIN WONGSANGUAN	Director	Non-participating
Mr. SUPAVAT SAICHEUA	Director	Non-participating
Mr. SIRIWAT LIKITNURUK	Director	Non-participating
Mr. PANYA BOONYAPIWAT	Director	Non-participating
Mr. PRASAN HOKCHOON	Director	Participating
Mr. JAKAPAN PANOMOUPPATHAM	Director	Participating

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

#### Meeting attendance of the board of directors

Number of board meetings (times)	: 4
Date of AGM meeting	: 18 Jul 2024
EGM meeting	: No

List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
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1.	Mr. SUI HUNG KANJANAPAS (Chairman of the board)	-	4/4	Participating	Did not hold the meeting
2.	Mr. SHUI PANG KANJANAPAS (Vice Chairman)	-	4/4	Participating	Did not hold the meeting
3.	Mr. BURIN WONGSANGUAN (Director)	-	4/4	Participating	Did not hold the meeting
4.	Mr. SUPAVAT SAICHEUA (Director)	-	4/4	Participating	Did not hold the meeting
5.	Mr. SIRIWAT LIKITNURUK (Director)	-	4/4	Participating	Did not hold the meeting
6.	Mr. PANYA BOONYAPIWAT (Director)	-	4/4	Participating	Did not hold the meeting
7.	Mr. PRASAN HOKCHOON (Director)	-	4/4	Participating	Did not hold the meeting
8.	Mr. JAKAPAN PANOMOUPPATHAM (Director)	-	4/4	Participating	Did not hold the meeting

## 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) : 4

	List of directors	Termination date	Number of the audit committee meeting
1.	Mr. PRASAN HOKCHOON (Chairman of the audit committee)	-	4/4
2.	Mr. SUPAVAT SAICHEUA (Audit committee)	-	4/4
3.	Mr. SIRIWAT LIKITNURUK (Audit committee)	-	4/4