



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

BANGKOK LAND PUBLIC COMPANY LIMITED

Fiscal Year End 31 March 2026



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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

Email : 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

	2024	2025	2026
Total revenue from operations (Thousand baht)	4,734,097.13	5,996,074.45	5,458,153.21
Real Estate (Thousand baht)	621,985.83	1,329,760.44	782,337.69
Exhibition, Convention and Hotel (Thousand baht)	3,493,171.70	4,017,908.60	4,005,989.52
Retail (Thousand baht)	438,263.68	457,115.18	484,792.17
Building Management and Others (Thousand baht)	180,675.92	191,290.23	185,033.83

	2024	2025	2026
Total revenue from operations (%)	100.00	100.00	100.00
Real Estate (%)	13.14	22.18	14.33
Exhibition, Convention and Hotel (%)	73.79	67.01	73.39
Retail (%)	9.26	7.62	8.88
Building Management and Others (%)	3.82	3.19	3.39

By Geographical Area or Market

	2024	2025	2026
Total revenue from operations (Thousand baht)	4,734,097.13	5,996,074.45	5,458,153.21
Domestic (Thousand baht)	4,734,097.13	5,996,074.45	5,458,153.21
International (Thousand baht)	0.00	0.00	0.00
Thailand (Thousand baht)	0.00	0.00	0.00

	2024	2025	2026
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

	2024	2025	2026
Total other income (Thousand baht)	1,638,053.58	1,656,319.53	1,523,172.22
Other income from operations (Thousand baht)	216,440.16	291,992.32	286,610.18
Other income not from operations (Thousand baht)	1,421,613.42	1,364,327.21	1,236,562.04

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

	2024	2025	2026
Share of profit (Thousand baht)	11,289.76	8,801.46	7,875.84

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)	2024	2025	2026
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)

Operational risk

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Behavior or needs of customers / consumers
- Government policy
- Economic risk
- ESG risk

Operational Risk

- Reliance on employees in key positions
- Systems or internal control system
- Human error in business operations
- Information security and cyber-attack
- Loss or damage from non-compliance of partners or counterparties
- Safety, occupational health, and working environment
- Impact on the environment
- Impact on human rights
- System disruption risk
- Pandemic risk

Compliance Risk

- Change in laws and regulations
- Corporate Governance
- Legal risk

Financial Risk

- Change in financial and investment policies of financial institutions that affect business operations
- 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://bangkokland.co.th/images/investor/governance/files/PL-001_TH_BLAND_nyobay%20kar%20phathna%20xyang%20yangyun.pdf
(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 : <https://www.impact.co.th/th/who-we-are/sustainability-standard>
(if applicable)

Company environmental guideline : Electricity Management, Fuel Management, Renewable/Clean Energy Management, Water Management, Waste Management, Greenhouse Gas and Climate Change Management

Results with Respect to the Environmental Aspect (3.3.2)

Energy management

• Fuel consumption

	2024	2025	2026
Diesel (Litres)	71,367.54	77,059.19	40,828.97
Gasoline (Litres)	21,611.34	24,598.42	24,415.23
Natural gas (Standard cubic feet)	71.79	3,691.76	11,344.25
LPG (Kilograms)	4,059,816.07	109,425.00	210,911.71

• Electricity consumption

	2024	2025	2026
Total electricity consumption within the organization (Kilowatt-Hours)	182,879,131.38	69,333,721.89	60,680,177.81

Water management

• Water consumption

	2024	2025	2026
Total water withdrawal (Cubic meters)	5,843,738.35	866,575.55	821,307.14

Waste management

• Waste from operations

	2024	2025	2026
Non-hazardous waste (Kilograms)	0.00	0.00	0.00
Total waste generated (Kilograms)	0.00	0.00	0.00

Greenhouse gas management

• Greenhouse gas emissions

	2024	2025	2026
Scope 1 (Tons of carbon dioxide equivalents)	N/A	1,718.82	1,471.58
Scope 2 (Tons of carbon dioxide equivalents)	N/A	14,989.68	12,712.97
Scope 3 (Tons of carbon dioxide equivalents)	N/A	234.55	201.75
Total GHG emissions (Metric tonnes of carbon dioxide equivalent)	0.00	16,943.05	14,386.30

• 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://bangkokland.co.th/th/investor-th/corporate-governance>

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

	2024	2025	2026
Number of male employees (Persons)	834	860	907
Number of female employees (Persons)	907	935	986
Total number of employees (Persons)	1,741	1,795	1,893

• Employee remuneration

	2024	2025	2026
Employee remuneration (baht)	695,185,003.83	872,866,606.08	921,988,182.74

• Employee development and training

	2024	2025	2026
Average employee training hours (Hours / Person / Year)	10.59	9.78	11.87
Employee development and training expenses (baht)	557,370.21	1,419,391.90	2,412,169.99

• Health, safety and work environment

	2024	2025	2026
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Total number of lost time injury incidents by employees (Cases)	0	3	0
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• **Employee retention**

	2024	2025	2026
Percentage of employees who voluntarily resigned (%)	0.00	12.70	12.10

• **Significant labor dispute**

	2024	2025	2026
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://www.bangkokland.co.th/web/pdf/corporate-governance-policy/Updated_CG_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, 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: 53 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.	<p>Mr. SHUI PANG KANJANAPAS</p> <p>Gender: Male</p> <p>Age: 51 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: Business Administration</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Vice Chairman (Executive)</p> <p>Director type: Original director</p>	21 Mar 2019	Strategic Management, Property Development, Automotive, Economics, Marketing
3.	<p>Mr. BURIN WONGSANGUAN</p> <p>Gender: Male</p> <p>Age: 90 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: Architect</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive)</p> <p>Director type: Original director</p>	1 Jan 1993	Media & Publishing, Architecture, Engineering, Construction Materials, Property Development
4.	<p>Mr. SUPAVAT SAICHEUA</p> <p>Gender: Male</p> <p>Age: 68 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Economics</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive, Independent director)</p> <p>Director type: Original director</p>	29 Jul 2010	Risk Management, Corporate Management, Economics, Data Management, Finance
5.	<p>Mr. SIRIWAT LIKITNURUK</p> <p>Gender: Male</p> <p>Age: 73 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Economics</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive, Independent director)</p> <p>Director type: Original director</p>	19 Oct 2010	Audit, Data Analysis, Leadership, Economics, Finance & Securities

6.	Mr. PANYA BOONYAPIWAT Gender: Male Age: 63 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: 71 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: 53 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	: No
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	: 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. PRASAN HOKCHOON Gender: Male Age: 71 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: 68 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: 73 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: 53 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: 51 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: 62 years old Highest level of education: Bachelor's degree Major: Accounting	Manager of accounting	27 Mar 1995	Property Development, Accounting, Finance
2. Mr. SHUI PANG KANJANAPAS Gender: Male Age: 51 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: 53 years old Highest level of education: Bachelor's degree Major: Science	Executive Director	1 Jan 2001	Property Development, Strategic Management, Corporate Management, Information & Communication Technology, Leadership

4.	Mrs. Punnarath Itthirathchaovakul Gender: Female Age: 62 years old Highest level of education: Bachelor's degree Major: Economics	Manager of Investor Relations	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) : 907

Number of female employees (persons) : 986

Total number of employees (persons) : 1,893

Employee Remuneration

Total employee remuneration : 921,988,182.74

Provident fund

Total number of employees (persons) : 1,893

Number of employees contributing to the PVD (persons) : 1,139

Percentage of employees who are members (%) : 60.17

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	Non-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 : 16 Jul 2025

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

Remuneration for company directors

	List of directors	Termination date	Meeting allowance (baht)	Other monetary remuneration (baht)	Other non- monetary
1.	Mr. SUI HUNG KANJANAPAS (Chairman of the board)	-	907,500.00	0.00	No
2.	Mr. SHUI PANG KANJANAPAS (Vice Chairman)	-	907,500.00	0.00	No
3.	Mr. BURIN WONGSANGUAN (Director)	-	907,500.00	0.00	No
4.	Mr. SUPAVAT SAICHEUA (Director)	-	907,500.00	0.00	No
5.	Mr. SIRIWAT LIKITNURUK (Director)	-	907,500.00	0.00	No
6.	Mr. PANYA BOONYAPIWAT (Director)	-	907,500.00	0.00	No
7.	Mr. PRASAN HOKCHOON (Director)	-	907,500.00	0.00	No
8.	Mr. JAKAPAN PANOMOUPPATHAM (Director)	-	907,500.00	0.00	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) : 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