



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

CHARN ISSARA DEVELOPMENT PUBLIC COMPANY LIMITED

Fiscal Year End 31 December 2023



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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 : CHARN ISSARA DEVELOPMENT PUBLIC COMPANY LIMITED

Symbol : CI

Address : Charn Issara Tower II, 10th floor, 2922/200 New Petchburi Road,
Bangkapi, Huay Kwang

Province : Bangkok

Postcode : 10320

Business : The company operates in 4 types of business:

1. Develop home and land development business, residential condominiums for sale
2. Rent or sell office buildings and shopping centers
3. Hotel business
4. Manage office buildings, condominiums, housing estates and real estate project management

Registration Number : 0107545000101

Telephone : 0-2308-2020

Fax (if applicable) : 0-2308-2990

Website : www.charnissara.com

Email : narakorn@charnissara.com

Total Shares Sold (shares)

Common Stock : 1,066,595,865

Preferred Stock : 0

Business Operations (1.2)

Revenue Structure (1.2.1)

By Product Line or Business Grouping

	2021	2022	2023
Total revenue from operations (Thousand baht)	2,299,095.00	2,175,502.00	2,250,756.00
Revenue from real estate sales (Thousand baht)	1,451,590.00	1,150,404.00	794,193.00
Other (Thousand baht)	847,505.00	1,025,098.00	1,456,563.00

	2021	2022	2023
Total revenue from operations (%)	100.00	100.00	100.00
Revenue from real estate sales (%)	63.14	52.88	35.29
Other (%)	36.86	47.12	64.71

By Geographical Area or Market

	2021	2022	2023
Total revenue from operations (Thousand baht)	2,299,095.00	2,175,502.00	2,250,756.00
Domestic (Thousand baht)	2,299,095.00	2,175,502.00	2,250,756.00
International (Thousand baht)	0.00	0.00	0.00

	2021	2022	2023
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

	2021	2022	2023
Total other income (Thousand baht)	0.00	0.00	0.00
Other income from operations (Thousand baht)	0.00	0.00	0.00
Other income not from operations (Thousand baht)	0.00	0.00	0.00

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)	2021	2022	2023
R&D expenses in the past 3 years	N/A	N/A	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)

(Strategic Risk)

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Volatility in the industry in which the company operates
- Behavior or needs of customers / consumers
- Government policy

Operational Risk

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Information security and cyber-attack
- Delays in the development of future projects
- Property lease agreement execution
- Impact on the environment
- Corruption
- Pandemic risk

Financial Risk

Risk Management Measures: Yes

Related Risk Topics

Financial Risk

- Insufficient sources of funding
- Change in financial and investment policies of financial institutions that affect business operations
- Fluctuation in exchange rates, interest rates, or the inflation rate
- Liquidity risk
- Income volatility

Compliance Risk

Risk Management Measures: Yes

Related Risk Topics

Compliance Risk

- Change in laws and regulations
- Laws and regulations is not favorable for doing business
- Violations of laws and regulations
- Corporate Governance
- Legal risk

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://investor-th.charnissara.com/sdr.html>

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://investor-th.charnissara.com/sdr.html>

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

Results with Respect to the Environmental Aspect (3.3.2)

Energy management

• Fuel consumption

	2021	2022	2023
Diesel (Litres)	N/A	798.00	2,154.00
Gasoline (Litres)	N/A	893.00	0.00

• Electricity consumption

	2021	2022	2023
Total electricity consumption within the organization (Kilowatt-Hours)	0.00	135,261.67	146,427.86

Water management

• Water consumption

	2021	2022	2023
Total water withdrawal (Cubic meters)	0.00	0.00	122.00

Waste management

• Waste from operations

	2021	2022	2023
Total waste generated (Kilograms)	0.00	0.00	0.00

Greenhouse gas management

• Greenhouse gas emissions

	2021	2022	2023
Total GHG emissions target (Metric tonnes of carbon dioxide equivalent)	N/A	N/A	N/A
Scope 1 (Tons of carbon dioxide equivalents)	N/A	N/A	N/A
Scope 2 (Tons of carbon dioxide equivalents)	N/A	79.15	91.75
Scope 3 (Tons of carbon dioxide equivalents)	N/A	N/A	N/A
Total GHG emissions (Metric tonnes of carbon dioxide equivalent)	0.00	79.15	91.75

• 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://investor-th.charnissara.com/sdr.html>

Company human right guideline : Employee Rights, 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

	2021	2022	2023
Number of male employees (Persons)	31	32	31
Number of female employees (Persons)	47	52	48
Total number of employees (Persons)	78	84	79

• Employee remuneration

	2021	2022	2023
Employee remuneration (baht)	41,008,353.91	54,545,057.81	61,904,769.30

• Employee development and training

	2021	2022	2023
Average employee training hours (Hours / Person / Year)	N/A	N/A	1.00
Employee development and training expenses (baht)	N/A	N/A	153,920.61

• Health, safety and work environment

	2021	2022	2023
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Total number of lost time injury incidents by employees (Cases)	0	0	N/A
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• **Employee retention**

	2021	2022	2023
Percentage of employees who voluntarily resigned (%)	14.10	22.62	22.78

• **Significant labor dispute**

	2021	2022	2023
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://investor-th.charnissara.com/cg_principle.html

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	4	44.44
Number of non-executive directors	5	55.56
Number of independent directors	4	44.44

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. Mrs. SRIVARA ISSARA Gender: Female Age: 69 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	28 Feb 2007	Economics, Banking, Property Fund & REITs, Property Development, Corporate Social Responsibility, Human Resource Management, Sustainability

2.	<p>Mr. SONGKRAN ISSARA</p> <p>Gender: Male</p> <p>Age: 69 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 (Executive)</p> <p>Director type: Original director</p>	27 Jun 2002	<p>Economics, Property Fund & REITs, Property Development, Business Administration, Human Resource Management, Fund Management, IT Management, Data Management, Brand Management, Project Management, Corporate Management, Change Management, Strategic Management, Risk Management</p>
3.	<p>Mr. PHISUD DEJAKAISAYA</p> <p>Gender: Male</p> <p>Age: 68 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Law</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: No</p>	<p>Director (Non-executive, Independent director)</p> <p>Director type: Original director</p>	10 Sep 2002	<p>Law</p>
4.	<p>Mr. WITIT RACHATATANUN</p> <p>Gender: Male</p> <p>Age: 69 years old</p> <p>Highest level of education: Doctoral degree</p> <p>Major: Education</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>	10 Sep 2002	<p>Corporate Social Responsibility, Human Resource Management, Sustainability, Internal Control, Governance/ Compliance</p>
5.	<p>Mr. PINIT PUAPAN</p> <p>Gender: Male</p> <p>Age: 56 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>	10 Sep 2002	<p>Economics, Banking, Finance & Securities, Finance, Risk Management</p>

6.	<p>Mrs. TEERAPORN SRIJAROENWONG</p> <p>Gender: Female</p> <p>Age: 59 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Business Administration</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Executive)</p> <p>Director type: Original director</p>	10 Sep 2002	<p>Economics, Property Fund & REITs, Property Development, Business Administration, Human Resource Management, Fund Management, IT Management, Data Management, Project Management, Corporate Management, Strategic Management, Change Management, Risk Management, Brand Management, Marketing</p>
7.	<p>Mr. VORASIT ISSARA</p> <p>Gender: Male</p> <p>Age: 42 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: International Hotels</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive)</p> <p>Director type: Original director</p>	29 Apr 2015	<p>Property Fund & REITs, Property Development, Brand Management, Digital Marketing</p>
8.	<p>Mr. PRAVESVUDHI RAIVA</p> <p>Gender: Male</p> <p>Age: 72 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: Political Science</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>	25 Feb 2016	Economics
9.	<p>Mr. DITAWAT ISSARA</p> <p>Gender: Male</p> <p>Age: 41 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: Product Design</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Executive)</p> <p>Director type: Newly appointed director to replace ex-director</p>	14 Feb 2023	<p>Property Development, Digital Marketing</p>

List of directors who resigned/vacated their position during the year

General information	Position	Tenure	Replacement Director
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1.	Mrs. LINDA PRASERTSOM	Director	Date position was	Mr. DITAWAT ISSARA
	Gender: Female	(Non-executive)	assumed:	Date position was assumed:
	Age: 69 years old		10 Sep 2002	14 Feb 2023
	Highest level of education:		Date directorship	
	Master's degree		ended:	
	Major: Political Science		13 Feb 2023	
	Thai nationality: Yes			
	Residing in Thailand: Yes			

Other Information pertaining to committees

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. PHISUD DEJAKAISAYA Gender: Male Age: 68 years old Highest level of education: Master's degree Major: Law Thai nationality: Yes Residing in Thailand: No	Chairman of the audit committee (Non-executive, Independent director) Director type: Original director	10 Sep 2002	Law
2. Mr. WITIT RACHATATANUN Gender: Male Age: 69 years old Highest level of education: Doctoral degree Major: Education Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	10 Sep 2002	Corporate Social Responsibility, Human Resource Management, Sustainability, Internal Control, Governance/ Compliance
3. Mr. PINIT PUAPAN [1] Gender: Male Age: 56 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	10 Sep 2002	Economics, Banking, Finance & Securities, Finance, Risk Management

[1] A director with the accounting expertise needed to review financial statements

Other sub-committees

Sub-committees information

Name of sub-committees	List of directors	Position
Nomination and Remuneration Committee	Mr. PRAVESVUDHI RAIWA	Chairman
	Mr. PHISUD DEJAKAISAYA	Member
	Mr. WITIT RACHATATANUN	Member
Risk Management Committee	Mr. SONGKRAN ISSARA	Chairman
	Mrs. TEERAPORN SRIJAROENWONG	Member
	Mr. PINIT PUAPAN	Member
	Mrs. Kanitha Subpaasa	Member

Roles of Sub-committees

Sub-committees responsible for risk management	: Risk Management Committee
Sub-committees responsible for nomination	: Nomination and Remuneration Committee
Sub-committees responsible for remuneration	: Nomination and Remuneration 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. SONGKRAN ISSARA Gender: Male Age: 69 years old Highest level of education: Master's degree Major: Economics	CHIEF EXECUTIVE OFFICER	27 Jun 2002	Economics, Property Fund & REITs, Property Development, Business Administration, Human Resource Management, Fund Management, IT Management, Data Management, Brand Management, Project Management, Corporate Management, Change Management, Strategic Management, Risk Management
2. Mrs. TEERAPORN SRIJAROENWONG Gender: Female Age: 59 years old Highest level of education: Master's degree Major: Business Administration	MANAGING DIRECTOR	28 Feb 2023	Economics, Property Fund & REITs, Property Development, Business Administration, Human Resource Management, Fund Management, IT Management, Data Management, Project Management, Corporate Management, Strategic Management, Change Management, Risk Management, Brand Management, Marketing
3. Mr. DITAWAT ISSARA Gender: Male Age: 41 years old Highest level of education: Bachelor's degree Major: Product Design	Assistant Managing Director of Creative and Information Technology	1 Sep 2019	Property Development, Digital Marketing
4. Mr. Nimit Hongsephanich Gender: Male Age: 48 years old Highest level of education: Master's degree Major: Management	Assistant Managing Director of Operations Support	1 Aug 2019	Human Resource Management

5.	Mr. Krit Hongjanya Gender: Male Age: 51 years old Highest level of education: Doctoral degree Major: Communication Arts	Assistant Managing Director of Sales and Marketing	3 Aug 2020	Marketing, Digital Marketing, Brand Management, Business Administration
6.	Ms. Pranee Worrachokpeerat [1] Gender: Female Age: 45 years old Highest level of education: Master's degree Major: Business Administration	Assistant Managing Director of Accounting and Finance	1 Mar 2020	Finance, Business Administration

[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 policy for executives

Remuneration policy for executives : Yes

Remuneration

	2021	2022	2023
Total executive remuneration (baht)	45,364,549.33	59,308,002.80	55,600,738.56

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)	: 31
Number of female employees (persons)	: 48
Total number of employees (persons)	: 79

Employee Remuneration

Total employee remuneration	: 61,904,769.30
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Provident fund

Total number of employees (persons)	: 79
Number of employees contributing to the PVD (persons)	: 65
Percentage of employees who are members (%)	: 82.28

Other Significant Information (7.6)

Other significant information

Assigned persons

- Person assigned to take direct responsibility for accounting oversight

General information	Email	Telephone
1. Ms. Orawan Eurumnuayrat	orawan.e@charnissara.com	023082020

- Company secretary

General information	Email	Telephone
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1.	Acting Sub LT. Narakorn Boonbumrung	narakorn@charnissara.com	023082020
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• Head of internal audit

General information	Email	Telephone
1. Mr. Ronnachai Sukrot	ronnachai@charnissara.com	023082020

• Head of compliance unit

General information	Email	Telephone
1. Acting Sub Lt. Narakorn Boonbumrung	narakorn@charnissara.com	023082020

• Head of investor relations

General information	Email	Telephone
1. Ms. Pranee Worrachokpeerat	pranee@charnissara.com	023082020

Company's auditor

Company	Names and general information of auditors	Audit fee (baht)	Other non-audit fees (baht)
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1.	DELOITTE TOUCHE TOHMATSU JAIYOS AUDIT COMPANY LIMITED	1. Mr. WONLOP VILAIVARAVIT	4,500,000.00	-
		Email: ssaiklomklieo@deloitte. com		
		Telephone: 02 034 0000		
		2. Mr. Chavala Tienpasertkij		
		Email: ssaiklomklieo@deloitte. com		
		Telephone: 02 034 0000		
		3. Ms. Nisakorn Songmanee		
		Email: ssaiklomklieo@deloitte. com		
		Telephone: 02 034 0000		
		4. Mr. Nantawat Sumraunhant		
		Email: ssaiklomklieo@deloitte. com		
		Telephone: 02 034 0000		

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 newly appointed director to replace the ex-director

General information	Position	Date position was assumed	Experience and expertise
1. Mr. DITAWAT ISSARA Gender: Male Age: 41 years old Highest level of education: Bachelor's degree Major: Product Design Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Newly appointed director to replace ex-director	Date position was assumed: 14 Feb 2023	Property Development, Digital Marketing

Development of directors over the past year

List of directors	Position	Participated in director development program
Mrs. SRIVARA ISSARA	Director	Participating
Mr. SONGKRAN ISSARA	Director	Participating
Mr. PHISUD DEJAKAISAYA	Director	Non-participating
Mr. WITIT RACHATATANUN	Director	Non-participating
Mr. PINIT PUAPAN	Director	Participating
Mrs. TEERAPORN SRIJAROENWONG	Director	Participating
Mr. VORASIT ISSARA	Director	Non-participating
Mr. PRAVESVUDHI RAIVA	Director	Non-participating

Mr. DITAWAT ISSARA	Director	Participating
Mrs. LINDA PRASERTSOM	Director	Participating

Directors' performance assessment

Method used to evaluate directors' performance : Whole-board-of-directors assessment, Individual-director assessment (self-assessment)

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 : 26 Apr 2023

EGM meeting : No

	List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1.	Mrs. SRIVARA ISSARA (Director)	-	10/10	Participating	Did not hold the meeting
2.	Mr. SONGKRAN ISSARA (Director)	-	10/10	Participating	Did not hold the meeting
3.	Mr. PHISUD DEJAKAISAYA (Director)	-	10/10	Participating	Did not hold the meeting
4.	Mr. WITIT RACHATATANUN (Director)	-	10/10	Participating	Did not hold the meeting
5.	Mr. PINIT PUAPAN (Director)	-	10/10	Participating	Did not hold the meeting
6.	Mrs. TEERAPORN SRIJAROENWONG (Director)	-	10/10	Participating	Did not hold the meeting
7.	Mr. VORASIT ISSARA (Director)	-	10/10	Participating	Did not hold the meeting

8.	Mr. PRAVESVUDHI RAIVA (Director)	-	10/10	Participating	Did not hold the meeting
9.	Mr. DITAWAT ISSARA (Director)	-	8/9	Participating	Did not hold the meeting
10.	Mrs. LINDA PRASERTSOM (Director)	13 Feb 2023	N/A	N/A	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.	Mrs. SRIVARA ISSARA (Director)	-	N/A	1,056,000.00	No
2.	Mr. SONGKRAN ISSARA (Director)	-	N/A	462,000.00	N/A
3.	Mr. PHISUD DEJAKAISAYA (Director)	-	270,000.00	462,000.00	N/A
4.	Mr. WITIT RACHATATANUN (Director)	-	170,000.00	462,000.00	N/A
5.	Mr. PINIT PUAPAN (Director)	-	160,000.00	462,000.00	N/A
6.	Mrs. TEERAPORN SRIJAROENWONG (Director)	-	N/A	462,000.00	N/A
7.	Mr. VORASIT ISSARA (Director)	-	N/A	462,000.00	N/A
8.	Mr. PRAVESVUDHI RAIVA (Director)	-	40,000.00	462,000.00	N/A
9.	Mr. DITAWAT ISSARA (Director)	-	N/A	385,000.00	N/A
10.	Mrs. LINDA PRASERTSOM (Director)	13 Feb 2023	N/A	53,900.00	N/A

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. PHISUD DEJAKAISAYA (Chairman of the audit committee)	-	5/5
2.	Mr. WITIT RACHATATANUN (Audit committee)	-	5/5
3.	Mr. PINIT PUAPAN (Audit committee)	-	5/5