



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

GRANDE ASSET HOTELS AND PROPERTY 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 : GRANDE ASSET HOTELS AND PROPERTY PUBLIC COMPANY LIMITED

Symbol : GRAND

Address : Unit 3203-4,32nd Floor,Exchange Tower,388 Sukhumvit Road.,
Klongtoey Sub-district, Klongtoey District

Province : Bangkok

Postcode : 10110

Business : The Company is principally engaged in hotel business, rent out
shopping plaza and property development.

Registration Number : 0107546000164

Telephone : 0-2204-9900

Fax (if applicable) : 0-2204-9996-9

Website : <http://www.grandeasset.com>

Email : info@grandeasset.com

Total Shares Sold (shares)

Common Stock : 9,341,120,023

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)	2,621,381.67	2,636,620.86	2,054,575.04
Revenues from hotel operations (Thousand baht)	2,406,399.52	2,529,669.53	1,985,884.20
Revenues from sales of real estate (Thousand baht)	169,204.81	55,102.62	24,799.14
Revenues from rental income (Thousand baht)	45,777.34	51,848.71	43,891.70

	2023	2024	2025
Total revenue from operations (%)	100.00	100.00	100.00
Revenues from hotel operations (%)	91.80	95.94	96.66
Revenues from sales of real estate (%)	6.45	2.09	1.21
Revenues from rental income (%)	1.75	1.97	2.14

By Geographical Area or Market

	2023	2024	2025
Total revenue from operations (Thousand baht)	2,621,381.67	2,636,620.86	2,054,575.04
Domestic (Thousand baht)	2,621,381.67	2,636,620.86	2,054,575.04
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)	143,136.69	112,833.57	120,015.00
Other income from operations (Thousand baht)	143,136.69	112,833.57	120,015.00
Other income not from operations (Thousand baht)	0.00	0.00	0.00

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

	2023	2024	2025
Share of profit (Thousand baht)	62,822.30	32,659.18	-53,713.17

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	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)

The Risk of Real Estate Business

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Volatility in the industry in which the company operates
- Government policy
- Reliance on large partners / distributors or few partners / distributors

Operational Risk

- Shortage or fluctuation in pricing of raw materials or productive resources

Financial Risk

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

The Risk of Hotel Business

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Volatility in the industry in which the company operates
- Government policy

Operational Risk

- Property lease agreement execution

Compliance Risk

- Legal risk

Financial Risk

- Fluctuation in exchange rates, interest rates, or the inflation rate
- Income volatility

Risk of investing in a new business where the Company may not yet have expertise

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- New business 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://www.grandeasset.com/th/sustainability/corporate-social-responsibility>
(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.grandeasset.com/th/sustainability/corporate-social-responsibility>
(if applicable)

Results with Respect to the Environmental Aspect (3.3.2)

Energy management

• Electricity consumption

	2023	2024	2025
Total electricity consumption within the organization (Kilowatt-Hours)	0.00	0.00	0.00

Water management

• Water consumption

	2023	2024	2025
Total water withdrawal (Cubic meters)	0.00	0.00	N/A

Waste management

• Waste from operations

	2023	2024	2025
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Total waste generated (Kilograms)	0.00	N/A	N/A
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Greenhouse gas management

• Greenhouse gas emissions

	2023	2024	2025
Scope 1 (Tons of carbon dioxide equivalents)	N/A	N/A	N/A
Scope 2 (Tons of carbon dioxide equivalents)	N/A	N/A	N/A
Scope 3 (Tons of carbon dioxide equivalents)	N/A	N/A	N/A
Total GHG emissions (Metric tonnes of carbon dioxide equivalent)	0.00	0.00	N/A

• 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 : No

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)	N/A	N/A	490
Number of female employees (Persons)	N/A	N/A	338
Total number of employees (Persons)	1,026	1,034	828

• Employee remuneration

	2023	2024	2025
Employee remuneration (baht)	540,428,314.65	538,018,763.06	442,679,445.57

• 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

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, 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 the Misuse of Inside Information, 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	9	100.00
Number of female directors	0	0.00
Number of executive directors	1	11.11
Number of non-executive directors	8	88.89
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. Mr. Wichai Thongtang Gender: Male Age: 79 years old Highest level of education: Master's degree Major: Political Science Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Non-executive, Independent director) Director type: Original director	4 Aug 2016	

2.	<p>Dr. Bhichit Rattakul</p> <p>Gender: Male</p> <p>Age: 79 years old</p> <p>Highest level of education: Doctoral degree</p> <p>Major: Science</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Vice Chairman</p> <p>(Non-executive)</p> <p>Director type: Original director</p>	4 Aug 2016
3.	<p>Mr. Sanith Adhyanasakul</p> <p>Gender: Male</p> <p>Age: 71 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: Law</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director</p> <p>(Non-executive)</p> <p>Director type: Original director</p>	23 Jun 2015
4.	<p>Mr. Vitavas Vibhagool</p> <p>Gender: Male</p> <p>Age: 71 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</p> <p>(Executive)</p> <p>Director type: Original director</p>	4 Aug 2016
5.	<p>Mr. Suradej Narula</p> <p>Gender: Male</p> <p>Age: 80 years old</p> <p>Highest level of education: Below a bachelor's degree</p> <p>Major: Business Administration</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director</p> <p>(Non-executive)</p> <p>Director type: Original director</p>	22 May 2002

6.	Mr. Amarin Narula Gender: Male Age: 49 years old Highest level of education: Bachelor's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive)	22 May 2002
7.	Mr. Chaiwat Uthaiwan Gender: Male Age: 72 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	22 Mar 2018
8.	Mr. Pornchai Kittipanyangam Gender: Male Age: 78 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	28 Jun 2012
9.	Dr. Boonrux Yodpheth Gender: Male Age: 66 years old Highest level of education: Master's degree Major: Education Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	8 Aug 2024

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

General information	Position	Tenure	Replacement Director
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1.	Ms. Wilawun Leongnarktongdee	Director	Date position was	No replacement director
	Gender: Female	(Executive)	assumed:	
	Age: 67 years old		23 Jun 2015	
	Highest level of education:		Date directorship	
	Master's degree		ended:	
	Major: Business Administration		30 Apr 2025	
	Thai nationality: Yes			
	Residing in Thailand: Yes			

Other Information pertaining to committees

The Chairman is an independent director : Yes

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 : 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. Pornchai Kittipanyangam [1] Gender: Male Age: 78 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	20 Apr 2015	
2. Dr. Boonrux Yodpheth [1] Gender: Male Age: 66 years old Highest level of education: Master's degree Major: Education Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	8 Aug 2024	
3. Mr. Chaiwat Uthaiwan [1] Gender: Male Age: 72 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	20 Apr 2022	

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

Employees (7.5)

Information about company employees

Employees

Number of male employees (persons)	: 490
Number of female employees (persons)	: 338
Total number of employees (persons)	: 828

Employee Remuneration

Total employee remuneration	: 442,679,445.57
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Provident fund

Total number of employees (persons)	: 828
Number of employees contributing to the PVD (persons)	: 384
Percentage of employees who are members (%)	: 46.38

Performance Report on Corporate Governance

