



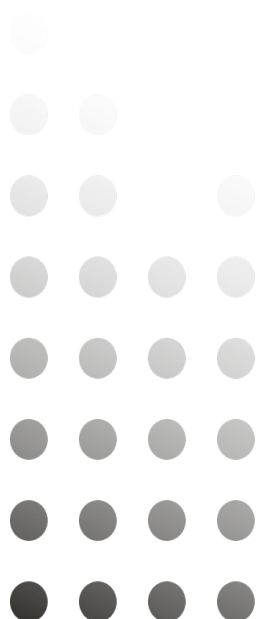
# **Annual Registration Statement / Annual Report**

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

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

**CHEWATHAI PUBLIC COMPANY LIMITED**

Fiscal Year End 31 December 2024



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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 : CHEWATHAI PUBLIC COMPANY LIMITED

Symbol : CHEWA

Address : 1168/80 Lumpini Tower 27th Floor., Unit D, Rama IV Road, Kwaeng  
Tungmahamek, Khet Sathorn

Province : Bangkok

Postcode : 10120

Business : The Company and its subsidiaries engage in core businesses,  
which are residential development projects.

Registration Number : 0107558000181

Telephone : 0-2679-8870-3

Fax (if applicable) : 0-2679-8874

Website : [www.chewathai.com](http://www.chewathai.com)

Email : [ir@chewathai.com](mailto:ir@chewathai.com)

#### Total Shares Sold (shares)

Common Stock : 1,275,028,883

Preferred Stock : 0

Business Operations (1.2)

Revenue Structure (1.2.1)

By Product Line or Business Grouping

	2022	2023	2024
Total revenue from operations (Thousand baht)	2,130,152.72	1,878,960.51	1,903,307.00
Revenue from sale of real estate (Thousand baht)	2,101,081.38	1,854,112.85	1,815,150.00
Other (Thousand baht)	29,071.34	24,847.66	88,157.00

	2022	2023	2024
Total revenue from operations (%)	100.00	100.00	100.00
Revenue from sale of real estate (%)	98.64	98.68	95.37
Other (%)	1.36	1.32	4.63

By Geographical Area or Market

	2022	2023	2024
Total revenue from operations (Thousand baht)	2,130,152.72	1,878,960.51	1,903,307.00
Domestic (Thousand baht)	2,130,152.72	1,878,960.51	1,903,307.00
International (Thousand baht)	0.00	0.00	0.00

	2022	2023	2024
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**

	2022	2023	2024
Total other income (Thousand baht)	29,071.34	24,847.66	67,313.00
Other income from operations (Thousand baht)	29,071.34	24,847.66	67,313.00
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**

	2022	2023	2024
Share of profit (Thousand baht)	-1,562.99	-6,058.27	-45,614.96

**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)	2022	2023	2024
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)

The risk of rising interest rates and the Bank of Thailand implementing LTV measures to set credit limit conditions.

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Government policy

Risk on environmental impact

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Impact on the environment

Risk from cyber threat

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Changes in technologies

The risk of increased non-performing loans (NPLs) arises when customers fail to make payments on their loan installments with the bank

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Behavior or needs of customers / consumers



- Damage to company image and reputation

#### Financial Risk

- Default on payment or exchange of goods

**The risk from technological advancements that impact traditional business operations.**

**Risk Management Measures:** Yes

#### **Related Risk Topics**

##### Strategic Risk

- Changes in technologies

**The risk from the development of innovations or products to meet the needs and address the current societal conditions, which include the growth of the middle class and the aging population.**

**Risk Management Measures:** Yes

#### **Related Risk Topics**

##### Strategic Risk

- Behavior or needs of customers / consumers

##### Operational Risk

- Impact from population structure

# 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.chewaclub.com/Documents/Management/3%20%20PC\\_Policy/PC-CWG-033\\_%E0%B8%99%E0%B9%82%E0%B8%A2%E0%B8%9A%E0%B8%B2%E0%B8%A2%E0%B8%94%E0%B9%89%E0%B8%B2%E0%B8%99%E0%B8%84%E0%B8%A7%E0%B8%B2%E0%B8%A1%E0%B8%A2%E0%B8%B1%E0%B9%88%E0%B8%87%E0%B8%A2%E0%B8%B7%E0%B8%99.pdf](https://www.chewaclub.com/Documents/Management/3%20%20PC_Policy/PC-CWG-033_%E0%B8%99%E0%B9%82%E0%B8%A2%E0%B8%9A%E0%B8%B2%E0%B8%A2%E0%B8%94%E0%B9%89%E0%B8%B2%E0%B8%99%E0%B8%84%E0%B8%A7%E0%B8%B2%E0%B8%A1%E0%B8%A2%E0%B8%B1%E0%B9%88%E0%B8%87%E0%B8%A2%E0%B8%B7%E0%B8%99.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.chewaclub.com/Documents/Management/3%20%20PC\\_Policy/PC-CWG-026\\_%E0%B8%99%E0%B9%82%E0%B8%A2%E0%B8%9A%E0%B8%B2%E0%B8%A2%E0%B8%AA%E0%B8%B4%E0%B9%88%E0%B8%87%E0%B9%81%E0%B8%A7%E0%B8%94%E0%B8%A5%E0%B9%89%E0%B8%AD%E0%B8%A1.pdf](https://www.chewaclub.com/Documents/Management/3%20%20PC_Policy/PC-CWG-026_%E0%B8%99%E0%B9%82%E0%B8%A2%E0%B8%9A%E0%B8%B2%E0%B8%A2%E0%B8%AA%E0%B8%B4%E0%B9%88%E0%B8%87%E0%B9%81%E0%B8%A7%E0%B8%94%E0%B8%A5%E0%B9%89%E0%B8%AD%E0%B8%A1.pdf)  
(if applicable)

Company environmental guideline : Electricity Management, Water Management, Waste Management, Biodiversity Management, Greenhouse Gas and Climate Change Management

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

#### Energy management

- Electricity consumption

	2022	2023	2024
Total electricity consumption within the organization (Kilowatt-Hours)	0.00	66,370.00	60,024.00

#### Water management

- Water consumption

	2022	2023	2024
Total water withdrawal (Cubic meters)	0.00	150.00	179.00

Waste management

• Waste from operations

	2022	2023	2024
Non-hazardous waste (Kilograms)	0.00	117.00	68.00
Hazardous waste (Kilograms)	0.00	N/A	N/A
<b>Total waste generated (Kilograms)</b>	<b>0.00</b>	<b>117.00</b>	<b>68.00</b>

Greenhouse gas management

• Greenhouse gas emissions

	2022	2023	2024
Scope 1 (Tons of carbon dioxide equivalents)	0.00	0.00	0.00
Scope 2 (Tons of carbon dioxide equivalents)	0.00	0.00	0.00
Scope 3 (Tons of carbon dioxide equivalents)	0.00	0.00	0.00
<b>Total GHG emissions (Metric tonnes of carbon dioxide equivalent)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</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, 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

	2022	2023	2024
Number of male employees (Persons)	121	100	87
Number of female employees (Persons)	94	139	101
<b>Total number of employees (Persons)</b>	<b>215</b>	<b>239</b>	<b>188</b>

##### • Employee remuneration

	2022	2023	2024
Employee remuneration (baht)	74,070,147.00	63,762,983.00	59,752,745.00

##### • Employee development and training

	2022	2023	2024
Average employee training hours (Hours / Person / Year)	18.24	N/A	22.54

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

	2022	2023	2024
Total number of lost time injury incidents by employees (Cases)	1	0	0

• **Employee retention**

	2022	2023	2024
Percentage of employees who voluntarily resigned (%)	27.44	34.73	N/A

• **Significant labor dispute**

	2022	2023	2024
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.chewathai.com/th/corporate-governance/cg-policy>

#### 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	6	100.00
Number of male directors	4	66.67
Number of female directors	2	33.33
Number of executive directors	1	16.67
Number of non-executive directors	5	83.33
Number of independent directors	3	50.00

#### 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. CHARTCHAI PANICHEWA Gender: Male Age: 62 years old Highest level of education: Master's degree Major: International Business Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Non-executive)  Director type: Original director	13 Mar 2008	Strategic Management, Insurance, Leadership, Property Development, Transportation & Logistics

2.	<p>Mrs. SOMHATAI PANICHEWA</p> <p>Gender: Female</p> <p>Age: 58 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Management</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive)</p> <p>Director type: Original director</p>	13 Mar 2008	Strategic Management, Corporate Management, Leadership, Property Development
3.	<p>Mr. CHOON KIAT BOON</p> <p>Gender: Male</p> <p>Age: 50 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: Accounting</p> <p>Thai nationality: No</p> <p>Residing in Thailand: Yes</p>	<p>Director (Executive)</p> <p>Director type: Original director</p>	13 Mar 2008	Business Administration, Property Development, Accounting, Finance, Strategic Management
4.	<p>Mr. CHAIYUT TECHATASSANASOONTORN</p> <p>Gender: Male</p> <p>Age: 54 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Management</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>	30 Jan 2015	Law, Risk Management, Governance/ Compliance, Property Development
5.	<p>Mrs. SUPAPORN BURAPAKUSOLSRI</p> <p>Gender: Female</p> <p>Age: 71 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Accounting</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>	30 Jan 2015	Risk Management, Audit, Governance/ Compliance, Accounting, Insurance

6.	Mr. PHINIJ HARNPHANICH	Director	12 Sep 2018	Leadership, Strategic Management, Budgeting, Negotiation
	Gender: Male	(Non-executive, Independent director)		
	Age: 68 years old			
	Highest level of education:			
	Master's degree	Director type: Original		
	Major: Political Science.	director		
	Thai nationality: Yes			
	Residing in Thailand: Yes			

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

General information	Position	Tenure	Replacement Director
1. POL. GEN. VISANU PRASATTONGOSOTH	Director (Non-executive, Independent director)	Date position was assumed: 12 Sep 2018	No replacement director
Gender: Male		Date directorship ended: 13 Aug 2024	
Age: 62 years old			
Highest level of education:			
Master's degree			
Major: Business Administration			
Thai nationality: Yes			
Residing in Thailand: Yes			

#### 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. Mrs. SUPAPORN BURAPAKUSOLSRI [1] Gender: Female Age: 71 years old Highest level of education: Master's degree Major: Accounting Thai nationality: Yes Residing in Thailand: Yes	Chairman of the audit committee (Non-executive, Independent director)  Director type: Original director	30 Jan 2015	Risk Management, Audit, Governance/ Compliance, Accounting, Insurance
2. Mr. CHAIYUT TECHATASSANASOONTORN Gender: Male Age: 54 years old Highest level of education: Master's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director)  Director type: Original director	30 Jan 2015	Law, Risk Management, Governance/ Compliance, Property Development
3. Mr. PHINIJ HARNPHANICH Gender: Male Age: 68 years old Highest level of education: Master's degree Major: Political Science. Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director)  Director type: Original director	12 Sep 2018	Leadership, Strategic Management, Budgeting, Negotiation

[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. CHARTCHAI PANICHEWA Gender: Male Age: 62 years old Highest level of education: Master's degree Major: International Business Thai nationality: Yes Residing in Thailand: Yes	Chairman of the executive committee	13 Mar 2008
2. Mrs. SOMHATAI PANICHEWA Gender: Female Age: 58 years old Highest level of education: Master's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	13 Mar 2008
3. Mr. Boon Choon Kiat Gender: Male Age: 50 years old Highest level of education: Bachelor's degree Major: Accounting Thai nationality: No Residing in Thailand: Yes	Member of the executive committee	13 Mar 2008

## Other sub-committees

### Sub-committees information

Name of sub-committees	List of directors	Position
The Nomination and Remuneration Committee	Mrs. SUPAPORN BURAPAKUSOLSRI	Member
	Mr. CHAIYUT TECHATASSANASOONTORN	Chairman
	Mr. PHINIJ HARNPHANICH	Member

The Risk Management Committee	Mrs. SUPAPORN BURAPAKUSOLSRI	Member
	Mr. CHAIYUT TECHATASSANASOONTORN	Member
	Mr. Boon Choon Kiat	Member
	Mr. PHINIJ HARNPHANICH	Chairman
The Corporate Governance and Sustainability Committee	Mr. CHAIYUT TECHATASSANASOONTORN	Chairman
	Mrs. SUPAPORN BURAPAKUSOLSRI	Member
	Mr. Boon Choon Kiat	Member

#### **Roles of Sub-committees**

Sub-committees responsible for risk management	: The Risk Management Committee
Sub-committees responsible for nomination	: The Nomination and Remuneration Committee
Sub-committees responsible for remuneration	: The Nomination and Remuneration Committee
Sub-committees responsible for corporate governance	: None
Sub-committees responsible for corporate sustainability development	: The Corporate Governance and Sustainability Committee

## 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. Boon Choon Kiat [1] Gender: Male Age: 50 years old Highest level of education: Bachelor's degree Major: Accounting	MANAGING DIRECTOR	13 Mar 2008	Strategic Management, Finance, Governance/ Compliance, Leadership, Property Development
2. Mr. Yuthana Boonsitivaraporn Gender: Male Age: 52 years old Highest level of education: Bachelor's degree Major: Engineering	Executive Vice President - Operation	4 Jun 2019	Engineering, Property Development
3. Ms. Jirapat Chatpech Gender: Female Age: 42 years old Highest level of education: Master's degree Major: Finance	Excutive Vice President Sale & Marketing	26 Jan 2017	Marketing, Business Administration, Property Development
4. Mr. Nathanan Ratanaphan Gender: Male Age: 49 years old Highest level of education: Bachelor's degree Major: Mass Communication	Executive Vice President Sale and Marketing	16 Aug 2023	Marketing, Business Administration, Property Development
5. Mr. Anusak Monkhlang Gender: Male Age: 54 years old Highest level of education: Master's degree Major: Finance	Senior Vice President Finance and Accounting	4 Jun 2024	Business Administration, Finance, Property Development



6.	Ms. Suparat Ngamsubtawekoon Gender: Female Age: 38 years old Highest level of education: Master's degree Major: Business Administration	Senior Vice President Legal and Compliance	26 Jan 2022	Business Administration, Accounting, 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)

### Remuneration

	2022	2023	2024
Total executive remuneration (baht)	N/A	N/A	37,214,204.00

## Employees (7.5)

### Information about company employees

#### Employees

Number of male employees (persons) : 87

Number of female employees (persons) : 101

**Total number of employees (persons) : 188**

#### Employee Remuneration

Total employee remuneration : 59,752,745.00

#### Provident fund

Total number of employees (persons) : 188

Number of employees contributing to the PVD (persons) : 116

Percentage of employees who are members (%) : 61.70

# 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. CHARTCHAI PANICHEWA	Chairman of the board	Non-participating
Mrs. SOMHATAI PANICHEWA	Director	Non-participating
Mr. CHOON KIAT BOON	Director	Non-participating
Mr. CHAIYUT TECHATASSANASOONTORN	Director	Non-participating
Mrs. SUPAPORN BURAPAKUSOLSRI	Director	Participating
Mr. PHINIJ HARNPHANICH	Director	Non-participating
POL. GEN. VISANU PRASATTONGOSOTH	Director	Non-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) : 6

Date of AGM meeting : 29 Mar 2024

EGM meeting : No

	List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1.	Mr. CHARTCHAI PANICHEWA (Chairman of the board)	-	6/6	Participating	Did not hold the meeting
2.	Mrs. SOMHATAI PANICHEWA (Director)	-	6/6	Participating	Did not hold the meeting
3.	Mr. CHOON KIAT BOON (Director)	-	6/6	Participating	Did not hold the meeting
4.	Mr. CHAIYUT TECHATASSANASOONTORN (Director)	-	6/6	Participating	Did not hold the meeting
5.	Mrs. SUPAPORN BURAPAKUSOLSRI (Director)	-	6/6	Participating	Did not hold the meeting
6.	Mr. PHINIJ HARNPHANICH (Director)	-	6/6	Participating	Did not hold the meeting
7.	POL. GEN. VISANU PRASATTONGOSOTH (Director)	13 Aug 2024	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. CHARTCHAI PANICHEWA (Chairman of the board)	-	342,000.00	684,000.00	No
2.	Mrs. SOMHATAI PANICHEWA (Director)	-	228,000.00	114,000.00	No
3.	Mr. CHOON KIAT BOON (Director)	-	228,000.00	0.00	No
4.	Mr. CHAIYUT TECHATASSANASOONTORN (Director)	-	114,000.00	114,000.00	No
5.	Mrs. SUPAPORN BURAPAKUSOLSRI (Director)	-	114,000.00	114,000.00	No
6.	Mr. PHINIJ HARNPHANICH (Director)	-	114,000.00	114,000.00	No
7.	POL. GEN. VISANU PRASATTONGOSOTH (Director)	13 Aug 2024	76,000.00	76,000.00	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) : 4

List of directors		Termination date	Number of the audit committee meeting
1.	Mrs. SUPAPORN BURAPAKUSOLSRI (Chairman of the audit committee)	-	4/4
2.	Mr. CHAIYUT TECHATASSANASOONTORN (Audit committee)	-	4/4
3.	Mr. PHINIJ HARNPHANICH (Audit committee)	-	4/4