



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

CHEWATHAI 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 : 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

Email : ir@chewathai.com

Total Shares Sold (shares)

Common Stock : 1,275,027,883

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)	2,124,482.82	2,130,152.72	1,878,960.51
Revenue from sale of real estate (Thousand baht)	2,091,890.60	2,101,081.38	1,854,112.85
Other (Thousand baht)	32,592.22	29,071.34	24,847.66

	2021	2022	2023
Total revenue from operations (%)	100.00	100.00	100.00
Revenue from sale of real estate (%)	98.47	98.64	98.68
Other (%)	1.53	1.36	1.32

By Geographical Area or Market

	2021	2022	2023
Total revenue from operations (Thousand baht)	2,124,482.82	2,130,152.72	1,878,960.51
Domestic (Thousand baht)	2,124,482.82	2,130,152.72	1,878,960.51
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)	32,592.22	29,071.34	24,847.66
Other income from operations (Thousand baht)	32,592.22	29,071.34	24,847.66
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

	2021	2022	2023
Share of profit (Thousand baht)	-10,208.62	-1,562.99	-6,058.27

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	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

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

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

Risks from developing innovations or products to meet the needs and support the current social conditions with the expansion of the middle class and the elderly.

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Other

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

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

Company environmental guideline : Electricity Management, Water Management, Waste Management

Results with Respect to the Environmental Aspect (3.3.2)

Energy management

- Electricity consumption

	2021	2022	2023
Total electricity consumption within the organization (Kilowatt-Hours)	60,000.00	0.00	0.00

Water management

- Water consumption

	2021	2022	2023
Total water withdrawal (Cubic meters)	120.00	0.00	0.00

Waste management

• Waste from operations

	2021	2022	2023
Non-hazardous waste (Kilograms)	0.00	0.00	N/A
Hazardous waste (Kilograms)	0.00	0.00	N/A
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	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	0.00

• 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.chewaclub.com/Documents/Management/3%20%20PC_Policy/PC-CWG-028-65%20Rights%20policy_sign.pdf

Company human right guideline : Employee Rights, Child Labor, 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)	81	121	100
Number of female employees (Persons)	112	94	139
Total number of employees (Persons)	193	215	239

• Employee remuneration

	2021	2022	2023
Employee remuneration (baht)	0.00	74,070,147.00	63,762,983.00

• Employee development and training

	2021	2022	2023
Average employee training hours (Hours / Person / Year)	51.00	18.24	N/A
Employee development and training expenses (baht)	33.40	N/A	N/A

• Health, safety and work environment

	2021	2022	2023
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Total number of lost time injury incidents by employees (Cases)	0	1	0
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• **Employee retention**

	2021	2022	2023
Percentage of employees who voluntarily resigned (%)	32.64	27.44	34.73

• **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.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	7	100.00
Number of male directors	5	71.43
Number of female directors	2	28.57
Number of executive directors	1	14.29
Number of non-executive directors	6	85.71
Number of independent directors	4	57.14

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: 61 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	IT Management, Strategic Management, Banking, Insurance, Leadership, Property Development, Information & Communication Technology, Commerce

2.	<p>Mrs. SOMHATAI PANICHEWA</p> <p>Gender: Female</p> <p>Age: 57 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>Vice Chairman (Non-executive)</p> <p>Director type: Original director</p>	13 Mar 2008	<p>Strategic Management, Corporate Management, Leadership, Property Development</p>
3.	<p>Mr. Boon Choon Kiat</p> <p>Gender: Male</p> <p>Age: 49 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	<p>Strategic Management, Risk Management, Corporate Management, Brand Management, Project Management, Budgeting, Data Analysis, Finance, Negotiation, Sustainability, Corporate Social Responsibility, Governance/ Compliance, Leadership, Accounting, Property Development</p>
4.	<p>Mr. CHAIYUT TECHATASSANASOONTORN</p> <p>Gender: Male</p> <p>Age: 53 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>	18 Feb 2015	<p>Law, Risk Management, Audit, Sustainability, Procurement, Corporate Social Responsibility, Internal Control, Governance/ Compliance, Property Development</p>
5.	<p>Mrs. SUPAPORN BURAPAKUSOLSRI</p> <p>Gender: Female</p> <p>Age: 70 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	<p>Risk Management, Audit, Sustainability, Corporate Social Responsibility, Internal Control, Governance/ Compliance, Accounting, Insurance</p>

6.	POL. GEN. VISANU PRASATTONGOSOTH Gender: Male Age: 61 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	12 Sep 2018	Law, Strategic Management, Negotiation, Leadership, Economics
7.	Mr. PHINIJ HARNPHANICH Gender: Male Age: 67 years old Highest level of education: Master's degree Major: Political Science. Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	12 Sep 2018	Leadership, Strategic Management, Budgeting, Negotiation

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	: 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. Mrs. SUPAPORN BURAPAKUSOLSRI [1] Gender: Female Age: 70 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, Sustainability, Corporate Social Responsibility, Internal Control, Governance/ Compliance, Accounting, Insurance
2. Mr. CHAIYUT TECHATASSANASOONTORN Gender: Male Age: 53 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, Audit, Sustainability, Procurement, Corporate Social Responsibility, Internal Control, Governance/ Compliance, Property Development
3. Mr. PHINIJ HARNPHANICH Gender: Male Age: 67 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: 61 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: 57 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: 49 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	POL. GEN. VISANU PRASATTONGOSOTH	Member
	Mrs. SUPAPORN BURAPAKUSOLSRI	Member
	Mr. CHAIYUT TECHATASSANASOONTORN	Member

The Risk Management Committee	Mrs. SUPAPORN BURAPAKUSOLSRI	Member
	Mr. CHAIYUT TECHATASSANASOONTORN	Member
	Mr. Boon Choon Kiat	Member
The Corporate Governance and Sustainability Committee	Mr. CHAIYUT TECHATASSANASOONTORN	Member
	Mrs. SUPAPORN BURAPAKUSOLSRI	Member
	Mr. Boon Choon Kiat	Member
The Executive Committee	Mr. CHARTCHAI PANICHEWA	Chairman
	Mrs. SOMHATAI PANICHEWA	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	: The Corporate Governance and Sustainability Committee
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 Gender: Male Age: 49 years old Highest level of education: Bachelor's degree Major: Accounting	MANAGING DIRECTOR	13 Mar 2008	Strategic Management, Risk Management, Corporate Management, Brand Management, Project Management, Budgeting, Data Analysis, Finance, Negotiation, Sustainability, Corporate Social Responsibility, Governance/ Compliance, Leadership, Accounting, Property Development
2. Mr. Thanisorn Nitisaropat [1] Gender: Male Age: 55 years old Highest level of education: Master's degree Major: Management	Excutive Vice President Finance and Accounting	26 May 2021	Accounting, Marketing
3. Mr. Yuthana Boonsitivaraporn Gender: Male Age: 51 years old Highest level of education: Bachelor's degree Major: Engineering	Executive Vice President - Operation	4 Jun 2019	Engineering
4. Ms. Jirapat Chatpech Gender: Female Age: 41 years old Highest level of education: Master's degree Major: Marketing	Excutive Vice President Sale & Marketing	26 Jan 2017	Marketing

5.	Mr. Nathanan Ratanaphan	Executive Vice	16 Aug 2023	Marketing
	Gender: Male	President Sale and		
	Age: 48 years old	Marketing		
	Highest level of education: Bachelor's degree			
	Major: Mass Communication			

[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)	25,224,317.00	27,707,309.00	36,981,332.00

Other forms of remuneration

Employee Stock Ownership Plan (ESOP) : No

Employee Joint Investment Program (EJIP) : Yes

Employees (7.5)

Information about company employees

Employees

Number of male employees (persons) : 100

Number of female employees (persons) : 139

Total number of employees (persons) : 239

Employee Remuneration

Total employee remuneration : 63,762,983.00

Provident fund

Total number of employees (persons) : 239

Number of employees contributing to the PVD (persons) : 103

Percentage of employees who are members (%) : 43.10

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	Vice Chairman	Participating
Mr. Boon Choon Kiat	Director	Non-participating
Mr. CHAIYUT TECHATASSANASOONTORN	Director	Non-participating
Mrs. SUPAPORN BURAPAKUSOLSRI	Director	Participating
POL. GEN. VISANU PRASATTONGOSOTH	Director	Participating
Mr. PHINIJ HARNPHANICH	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) : 6

Date of AGM meeting : 31 Mar 2023

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 (Vice Chairman)	-	6/6	Participating	Did not hold the meeting
3.	Mr. Boon Choon Kiat (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.	POL. GEN. VISANU PRASATTONGOSOTH (Director)	-	5/6	Participating	Did not hold the meeting
7.	Mr. PHINIJ HARNPHANICH (Director)	-	6/6	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)	-	2,254,472.34	0.00	No
2.	Mrs. SOMHATAI PANICHEWA (Vice Chairman)	-	1,096,777.87	0.00	No
3.	Mr. Boon Choon Kiat (Director)	-	247,000.00	0.00	No
4.	Mr. CHAIYUT TECHATASSANASOONTORN (Director)	-	441,277.87	0.00	No
5.	Mrs. SUPAPORN BURAPAKUSOLSRI (Director)	-	517,277.87	0.00	No
6.	POL. GEN. VISANU PRASATTONGOSOTH (Director)	-	355,777.87	0.00	No
7.	Mr. PHINIJ HARNPHANICH (Director)	-	374,777.87	N/A	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