

2023

ONE REPORT

56-1 BUSINESS MARKETING STRATEGIES



REPORT 2023

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Conclusion of Important Financial Information

List	2021	2022	2023	Unit
asset				
Cash and cash equivalents	37.57	18.65	29.08	Million baht
Real estate development costs	135.43	132.01	194.80	Million baht
Land awaiting development	435.14	430.26	431.59	Million baht
Total assets	733.01	737.65	824	Million baht
Liabilities and equity				
Current liabilities	265.66	168.09	148.90	Million baht
Non-current liabilities	17.26	143.29	215.18	Million baht
Total Liabilities	282.92	311.38	364.09	Million baht
Issued and Paid Capital	420.00	420.00	453.33	Million baht
Total shareholders' equity	450.08	426.27	459.91	Million baht
Performance				
Sales revenue	60.75	32.11	145.07	Million baht
Sales Service	-	-	3.77	Million baht
Total income	62.00	33.33	148.84	Million baht
Gross profit	20.50	10.16	12.94	Million baht
Net profit	-6.83	-23.81	-20.36	Million baht
Compared to the rate per share				
Book value	0.54	0.51	0.51	Baht
Face value *	0.5	0.5	0.50	Baht
Financial liquidity ratio				
Liquidity ratio	0.67	0.95	1.57	times
Quick liquidity ratio	0.14	0.11	0.20	times
Profitability ratio				
Gross margin	33.74	31.65	8.70	%
Operating profit margin	-7.52	-37.90	-4.24	%
Net profit margin	-11.01	-71.41	-12.99	%
Return on Equity	-1.46	-5.43	-4.60	%
Operating efficiency ratio				
Return on assets	-0.87	-3.24	-2.61	%
Return on fixed assets	-0.88	-3.76	-2.83	%
Asset turnover	0.08	-0.05	0.20	times
Financial policy ratios				
Debt to Equity Ratio	0.63	0.73	0.79	times
Interest coverage ratio	-1.54	-0.58	-1.66	times
Debt service coverage ratio	-0.12	-1.79	0.76	times

Messages from Chairman of the Board



Asst. Prof. Dr. Teeraphan Ungpakorn

Chairman of the Board Committee

Dear shareholders

This crisis has affected the Company from reduced rate of houses selling. The Board of Directors and the management discussed together to consider and approve the reviews of business plan and operational guidelines for the years 2022-2026, with a strategy set for the next 5 years to cope with such situations and changes. We aim to focus on real demand marketing to create competitiveness and value for the organization and its stakeholders.

In 2023, the Company plans to invest in 2 new projects, namely U-Park Project, which is a housing project of 67 units located on an area of 11-3-1 rai near Maha Sarakham University. The total project value is 152.55 million baht. It is prepared for sale in Q4/22. Also, there is the U-Park Market project, which is a mixed-use building, has an area of 13-3-52 square wa, with a total project value of 152.55 million baht. It is prepared to open for sale in the second quarter of 2023. In addition, at the end of 2022, the Company has plans to expand investment to other provinces in the Northeast with potential for growth such as Khon Kaen, Ubon Ratchathani, Nakhon Ratchasima and Udon Thani.

Finally, on behalf of the Chairman of the Board of Directors, I would like to thank the shareholders, the board of directors, executives, employees and all involved parties for their dedication and support to the Company's operations as always. Please be assured that the Company will strive to operate in the way that the Company can grow sustainably according to the Company's vision.

Details of the Board of Directors



Asst. Prof. Dr. Teeraphan Ungphakorn

- Chairman of the Board
- Independent Director
- Company Director

Mr. Chaiyut Lerdrungporn

- Vice Chairman
- Company Director

Mrs. Pranee Lerdrungporn

- Company Director



Dr. Ong-art Chanprasitchai,

- Independent Director
- Company Director

Asst. Prof. Dr. Utis Bhongchirawantana

- Vice Chairman
- Company Director

Mr. Apishar Nithianantporn

- Independent Director
- Company Director



Mr. Pongpot Lerdrungporn

- Chief Executive Officer

Dr. Pongnarin Lerdrungporn

- Company Director

- Managing Director of System Support Division

Mr. Att Lerdrungporn

- Company Director

- Managing Director of Business Development, Marketing and Sales



Mr. Channarong Kaewwisit

- Company Director



Mr. Chaichan Kaewwisit

- Company Director

Part 1 Business Operation and Performance

1. Structure and Operation of Company Group

1.1. Policy and Overview of Business Operation

DHouse Pattana Public Company Limited ("the Company" or "DHOUSE") emerged from a merger between DHouse Homecenter Company Limited ("DHC") and DHouse Pattana Company Limited ("DH"). It was registered on 27th April 2010 with initial capital of 3,000,000 THB by Lertroongporn family group and Kaewwisit family (both families are relatives) directed by Mr. Pongpot Lerdrungporn, Dr. Pongnarin Lerdrungporn, and Mr. Att Lerdrungporn (whose name was previously Mr. Pongthat Lerdrungporn). They aim to operate a property development business focusing on residential buildings for sale. Afterwards, the family cooperatively established DH to develop the land property and to make residential buildings for sale, and DH was therefore registered on 26th July 2011, with the capital investment of 200,000,000 THB. Both companies were managed by the same board committee. Subsequently, the shareholders decided to merge the two companies to expand their capacity in their property development projects, to prevent conflicts of interest that might happen, and to prepare for their business registration in Thailand's Stock Exchange. The merging of those two companies was valid from 18th April 2018 and the business administration has been conducted under the name of DHouse Pattana Company Limited ("DHOUSE"), with paid-up capital investment of 360,000,000 THB, which was divided into 3,600,000 common shares with par value of 100 THB each. In 2019, according to the 2nd Extraordinary General Meeting (EGM) of 2019 on 17th July 2019, there was a resolution to decrease the capital investment from 360,000,000 THB to 311,400,000 THB to clear the accumulated losses by decreasing the par value from 100 THB to 86.50 THB. Consequently, the Company has paid-up capital investment of 311,400,000 THB, divided into 3,600,000 shares, with par value of 86.50 THB each. On 12th March 2020, in the 2020's annual meeting of shareholders, there was an approval to transform the Company from a company limited to a public company limited, with a decision to change share par value from 86.50 THB of total 3,600,000 shares to be 0.50 THB each par. This has affected the increase of shares to be 622,800,000 in total. There was also a decision to add the capital investment of 108,600,000 THB from 311,400,000 to be 420,000,000 THB by expanding new 217,200,000 common shares, with par value of 0.50 THB each that is prepared for Initial Public Offering. There was an approval to list the Company's common shares in MAI Stock Exchange. In June, the Company launched the 5th project which was "Pruek Pirom Salaklang" containing detached houses, semi-detached houses and commercial buildings, with 65 units in total. The approximate project value is 199.35 million baht and it is the first project of the Company that applied precast technology for house building.

On 26th October 2020, the Company entered the first IPO with 217.2 million shares, that cost 0.60 THB per par and this was the fund raise of 130.32 million Baht with the property values of 504 million baht at IPO. The share amount registered with The Stock Exchange of Thailand and the paid-up shares was 840 million shares with par value of 0.50 THB each, equally 420 million baht of the paid-up capital investment.

The Company has been developing various types of residential property including detached houses, semi-detached houses, townhomes, home offices, and commercial building. Currently, the main project area is in MahaSarakhm Province and their plan is to expand to other provinces in northeastern region of Thailand. The project development criteria of the Company are based on location, site, marketing trends, consumers' requirement, target customers, and suitability of price ranges. The Company also focuses on worthy products that impress and please their customers with providing simple property project that answer the customers' requirements with reasonable price and high-quality construction method with after-sale services. Over ten years since present, the Company has been operating this kind of business and this has proved our expertise and experience in property development, especially in MahaSarakhm Province. On 31st December 2020, the Company has sold out and closed the deal with 1 project, has 4 ongoing projects, and has 2 prospective projects.

The Company has been developing many types of residential real estates including detached houses, semi-detached houses, townhomes, home offices, and commercial building. Currently, the main project area is in MahaSarakhm Province and is planned to expand to other provinces in northeastern region of Thailand. The project development criteria of the Company are based on location, site, real estate marketing trends, consumers' needs, target customers, and suitability of price ranges. It aims to create worthwhile experience and impression for customers, with simple

but responsive development principles, suitable prices, and attention to building quality, while not excluding quality after-sales services. More than ten years from the past to present, the Company has been conducting business in this field, resulting in expertise in real estate development, especially in MahaSarakham Province. On 31st December 2020, the Company has sold out and closed the deal with 1 project, has 4 ongoing projects, and has 2 prospective projects.

VISION : To be number one of property developer in the northeastern region

Mission: Operational Excellence: to deliver quality and exceptional standards

Customer Growth: to grow customers and increase business value from business network

1.1.2 Major Changes and Development

Year	2010
April	DHouse Homecenter Company Limited (“DHC”) was established with capital investment of 3,000,000 THB, divided into 30,000 common shares with par value of 100 THB. The head office was located at house no. 5/1, Rim Khlong Som Thawil Rd., Talard Sub-district, Mueang Maha Sarakham District, Maha Sarakham Province with an objective is to run a property development business of residential buildings for sale.
September	The first project: “Suparom Grand Ville” was developed under DHC, comprising of 69 units of 1-storey and 2-storey detached houses. The approximate project value is 166.45 million baht (the project was completely dealt in 2015.)
Year	2011
July	DHouse Pattana Company Limited (“DH”) was established with capital investment of 200,000,000 THB, divided into 2,000,000 common shares with par value of 100 THB each. The head office was located at house no. 99, Sarakham-Wapeepathum Rd., Talard Sub-district, Mueang Maha Sarakham District, Maha Sarakham Province with an objective to run a property development business of residential buildings for sale.
October	The 2 nd project: “The Grand Residence” was launched by DHC. It is a project with 122 units of 1-storey and 2-storey detached houses. The approximate project value is 282.00 million baht
Year	2012
July	DHC added capital investment from 3,000,000 THB to be 5,000,000 THB by issuing more 20,000 new common shares. The par value is 100 THB each, and they are offered to be sold to the same shareholders for being used as revolving capital fund for the business.
Year	2014
March	The 3 rd project: “The Grand Canal” was launched by DH. The project was composed of 163 units of townhomes and home offices. The project value is approximately 381.69 million Baht.
Year	2016
January	DHC increased its capital investment from 5,000,000 THB to be 160,000,000 THB by issuing more 1,550,000 new common shares. The par value is 100 THB each, and they are offered to be sold to the same shareholders to be used as revolving capital investment for purchasing new land property for the project development.
Year	2017
February	The 4 th project “Grand Biz” was launched by DHC. The project was composed of 50 units of commercial buildings. The approximate project value is 200.28 million Baht.
Year	2018
April	According to DHC’s 2 nd Extraordinary General Meeting (EGM) of 2017 on 2 nd January 2017 and DH’s 2 nd EGM of 2017 on 2 nd January 2017, there was a resolution to merge the 2 companies with the objectives to expand capacity in property development projects, to prevent conflicts of interest that might happen, and to be ready for company registration in Stock Exchange of Thailand. The merging of businesses was valid from 18 th April 2018 and after the merge, the business administration has been directed by DHouse Pattana Company Limited (“the Company” or “DHOUSE”), with paid-up capital investment of 360,000,000 THB, which was divided into 3,600,000 common shares.
Year	2019
July	According to the 2 nd Extraordinary General Meeting (EGM) of 2019 on 17 th July 2019, there was a resolution to decrease the capital investment from 360,000,000 THB to 311,400,000 THB to clear the accumulated losses by decreasing the stock’s par value from 100 THB to 86.50 THB. Consequently, the Company has paid-up capital of 311,400,000 THB, divided into 3,600,000 shares, with par value of 86.50 THB each.

Year	2020
March	<p>According to Annual EGM of 2020 on 12th March 2020, there were following important decisions:</p> <ul style="list-style-type: none"> - Approval to transform the Company from a company limited to be a public company limited - Approval of stock's par value change from 86.50 THB with 3,600,000 shares to par value of 0.50 THB affecting the share numbers to be added up to 622,800,000. - Expanding of the Company's capital investment of 108,600,000 THB from 311,400,000 THB to be 420,000,000 THB. Accordingly, the numbers of 217,000,000 new commons shares were issued with par value of 0.50 THB each to be prepared for an Initial Public Offering (IPO). <p>Approval for taking the Company's common shares to be listed in MAI Stock Exchange.</p>
June	<p>The 5th project: "Pruek Pirom Salaklang" was launched by the Company. The project was composed of 65 units of detached houses, semi-detached houses, and commercial buildings with the project value of approximate 199.35 million Baht. It is the first project of the Company to use precast technology in building houses.</p>
October	<p>On 26th October 2020, the Company entered an IPO with 217.2 million shares, with the par value of 0.60 THB each and the fund of 130.32 million Baht was raised with IPO value 504 million Baht. The numbers of shares registered with the Stock Exchange of Thailand and the paid-up shares were 840 million with par value of 0.50 THB each, equally 450 million baht of paid-up capital investment.</p>
Year	2021
January	<p>The Board of Directors meeting held on January 15, 2021 resolved to approve the following important matters:</p> <ul style="list-style-type: none"> - Approved for the Company to establish a subsidiary, DGroup Holdings Company Limited, with a registered capital of 10 million baht, divided into 1 million ordinary shares with a par value of 10 baht per share, of which the company holds 100% of the registered capital. The subsidiary company called for shares payment at the par value of 3 baht per share, totaling 3 million baht. - On January 28, 2021, the Company registered the establishment of such subsidiary with the Department of Business Development, Ministry of Commerce. <p>Approved for DGroup Holdings Co., Ltd. (a subsidiary company) to purchase investment in ordinary shares of D Energy & Retail Company Limited, which operates gas stations and shops within the stations, amounting to 9,998 shares with the par value of 100 baht per share, contract value amounting 1 million baht. The shareholding proportion is 100% of the registered capital.</p>
March	<p>On March 16, 2021, the subsidiary purchased investment in ordinary shares of D Energy & Retail Company Limited</p>
April	<p>The Annual General Meeting of Shareholders held on April 26, 2021 resolved to approve the following:</p> <ul style="list-style-type: none"> - Dividend payment at the rate of 0.03 baht per share, totaling 25.20 million baht. - Issuing and offering debentures with the limit of not more than 500 million baht or equivalent amount in other currencies. The issuance of debt instruments is intended to be used in business operations.
May	<p>On May 5, 2021, the Company paid dividends to shareholders at the rate of 0.03 baht per share, totaling 25.20 million baht.</p>
June	<p>On June 15, 2021, the Company entered into an agreement to purchase and sell land awaiting development expropriated with the Department of Rural Roads with contract value amounting to 8 million baht. The Company received compensation in the amount of 6 million baht. The Company will receive the remaining compensation when the land ownership has been transferred and the building has been demolished from the expropriated land. At present, the Company is in the process of surveying, separating the land and demolishing the buildings on the expropriated land.</p>

- According to the Annual General Meeting on May 27, 2023, the company offered additional shares to sell the Private placement not exceeding 84,000,000 shares with a par value of 0.50 baht per share. And increased registered capital by 42,000,000 baht from the original registered capital of 420,000,000 baht to a new registered capital of 462,000,000 baht by issuing additional common shares of not more than 84,000,000 shares with a par value of 0.50 baht per share. And approved the amendment to the Memorandum of Association, Section 4. to be consistent with the increase in registered capital along with an Allocation of a General mandate not exceeding 84,000,000 shares to offer to the Private Placement.

- The company offered bonds No. 1/2023. Type of debenture instrument, specifying the name of the shareholder. Secured debentures offering value, the total amount does not exceed 130 million. The issued date is one October 2023, Bond duration is 2 years and 6 months, and Face Value does not exceed 100,000 baht per person as the interest rate at 7.35% per year. And offered to sell to the Private Placement and the High Net Worth Investor. The objective is to use it as funding for new project, and for use as working capital of the company.

- On October 17, 2023, the company proposed to buy common shares in AGKK from 18 Shareholders of the AGKK the total was 54,000 shares at 1,000 baht per share. Representing 100.00 percent of the total number of shares. at a trading price of 1,000 baht per share (equal to the par price) The total transaction value is 54,000,000 baht ("AGKK common share purchase transaction"), which after entering into the transaction will cause the Company to hold 100.00 percent of shares in AGKK, resulting in AGKK becoming a subsidiary of the Company.

*According to an Annual General Meeting No. 1/2023 on November 24, 2023.

- Reduce the registered capital by 42,000,000 baht from the registered capital of 462,000,000 baht, equal the new registered capital of 420,000,000 bath by eliminating 84,000,000 unsold common shares with a par value of 0.50 baht per share, which are shares that have been issued and allocated to support the issuance and offering of General mandates to sell to the Private Placement as approved by the 2023 Annual General Meeting of Shareholders on April 27, 2023, and approved the amendment of the Company's Memorandum of Association, Section 4, to be consistent with the reduction of registered capital.

- Increase the registered capital with the objective of using the fund by 33,378,662.50 bath from the origin registered capital of 420,000,000 bath, equal newly at 453,378,662.50 bath by issuing more additional shares at 66,757,325 shares with a par value of 0.50 baht per share to pay compensation for the transaction of purchasing common shares of Khon Kaen Asset Company Limited to the share sellers in Khon Kaen Asset Company Limited with newly issued common shares of the company instead of paying with cash and approved the amendment of the Company's Memorandum of Association, Section 4, to be consistent with the reduction of registered capital.

- Allocation of additional common shares whether at one time or several times, an amount not exceeding 66,757,325 shares with a par value of 0.50 baht per share to the Private Placement as compensation for purchasing common shares of Khon Kaen Asset Company Limited "AGKK" to the share seller in AGKK, totaling 54,000 shares, with a par value of 1,000 baht per share, which has already paid for the shares in full. At a purchase price of 1,000 baht per share (equal to the par price), which represents a proportion of 100.00 percent, representing a total value of not exceeding 54,000,000 baht, instead of paying in cash. (In other words, the seller of shares in AGKK will subscribe to the company's common shares. They will pay for the newly issued shares with AGKK shares they hold ("Share Swap")

1.1.3 (1) On 31th December 2020 (There is an IPO sale and disclosure of the money utilization plan according to the information disclosed to the SET)

1.1.4 Liabilities the Company is responsible for in information form:

-none-

1.1.5 General Information about the Company

Name of the Company	DHouse Pattana Public Company Limited
Symbol	DHOUSE
Business type	Property Development
Registration number	0107563000045
Capital	420,000,000 THB (four hundred twenty million baht)
Issued and paid-up share capital	420,000,000 THB (four hundred twenty million baht)
Quantity of common stocks	840,000,000 stocks
Par value per stock	0.50 THB (Fifty satang)
Information of branch company	D Group Holding Company Limited D Energy and retail Company Limited
Head office address	House no. 99, Sarakham-Wapeepathum Rd., Talard subdistrict, Mueang MahaSarakham district, MahaSarakham province
Tel.	043-722-000
Fax.	043-722-272
Website	Dhousepattana.com
E-Mail	info@dhousepattana.com

"Investors can access to more information of companies issuing equities from companies'

annual information form (form 56-1) on www.sec.or.th or on the Company's website:

"www.dhousepattana.com"

1.2 Nature of Business

1.2.1 Income structure

DHouse Pattana Public Company Limited engages in residential property development for sale. It is divided into various types of property, including detached houses, semi-detached houses, townhomes, home offices and commercial buildings. In the northeastern region, in which, at present, there are projects only in MahaSarakham Province. The Company focuses on developing quality real estate projects, by considering the survey and study of the project location to determine suitable product models and ensure that the products are full of quality, meet the needs of the target customers and get a sense of value. In the past, the Company developed all flat projects for the year 2019 - 2021, of which the incomes can be divided into sales and other income:

On August 13, 2021, the Company's Board of Directors resolved to consider and approve D Energy and Retail Company Limited (an indirect subsidiary of the Company) to invest in the gas station business under the brand "PTT" in the DODO format. (Dealer Owned Dealer Operated) under the right to be a distributor of petroleum products of PTT Oil and Retail Business Public Company Limited.

Income Structure	Financial Statements					
	฿ 2021		฿ 2022		฿ 2023	
	Million Bath	Ratio	Million Bath	Ratio	Million Bath	Ratio
Sales	60.75	97.99%	32.11	96.31%	24.38	15.55%
Sales Income	-	-	0.01	0.04%	120.70	76.99%
Sales Service	-	-	-	-	3.77	2.40%
Other Income	1.25	2.01%	1.21	3.64%	7.93	5.05%
Total Income	62.00	100.00%	33.33	100%	156.77	100%

The Company has a variety of property projects which can be categorized by project and classified by property type for the year 2021-2023 as follows:




Sale Income by Project	Financial Statements (audited version)					
	2021		2022		2023	
	Million Bath	Ratio	Million Bath	Ratio	Million Bath	Ratio
The Grand Residence	3.58	5.89%	-	-	-	-
The Grand Canal	10.59	17.43%	12.60	20.74%	2.20	1.47%
The Grand Biz	13.90	22.88%	3.82	6.28%	7.50	5.02%
Pruek Pirom	32.68	53.81%	15.67	25.80%	12.60	8.43%
Total income from the projects	-	0.00%	-	0.00%	2.17	1.46%
Income from land sales	60.75	100.00%	32.09	99.96%	24.38	16.38%
Sales	-	0.00%	0.01	0.04%	120.70	81.09%
Total sales income	-	-	-	-	3.77	2.53%

1.2.2 Product information

The Company engages in the business of property development, residential type for sale. It is divided into various types of property, including detached houses, semi-detached houses, town homes, home offices and commercial buildings, with a focus on developing quality real estate projects in potential locations with readiness for utilities and infrastructure such as schools, main city roads and the area of government agencies, etc. to meet the needs of a wide range of professional customers in the area of MahaSarakham Province, as of December 31, 2023, there are 3 projects launched for sale, the details are as follow

Sale Income by Project	Financial Statements (audited version)					
	2021		2022		2023	
	Million Bath	Ratio	Million Bath	Ratio	Million Bath	Ratio
Home	3.58	5.89%	-	-	-	-
Town Home	10.59	17.43%	12.60	39.24%	2.20	1.47%
Home Office	-	-	-	-	-	-
commercial building	13.90	22.88%	3.82	11.89%	7.50	5.02%
Home	32.68	53.81%	15.67	48.82%	12.60	8.43%
Vacant land	-	-	-	-	2.17	1.46%
Total income from the project	60.75	100.00%	32.09	100.00%	24.38	16.38%
Income from product sales	-	-	0.01	0.04%	120.70	81.09%
Service income	-	-	-	-	3.77	2.53%
Total sales revenue	60.75	100.00%	32.11	100.00%	148.84	100


(1) Characteristics of products or services Current projects and sales progress as of 31 December 2023

Project	Project Area (Rai)	Total Value (MB)	Unit Quantity	Launching Date	Start date of ownership transfer	Construction progress of the whole project	Sales (Unit)	Transfer amount (Unit)	Waiting for Transfer (Unit)	House ready for sale *	Under Construction	Sales Value (MB)	Value of transferred (MB)	Remaining Value Waiting for Transfer (MB)	Value of House Ready for Sale (MB)	Value of House Under Construction (MB)
	14-1-69.7	404.86	163	9 March 2014	25 March 2016	50.80%	55.05 %	-	97	66	66	-	4	93	133.43	133.43
	3-2-11.5	197.64	50	16 June 2017	24 August 2018	87.95%	97.63 %	86.08%	6	44	42	2	1	5	164.64	164.64
	10/2/2000	227.55	65	23 June 2020	22 December 2020	58.91%	72.89 %	77.94%	42	23	20	3	61.13	9.89	28.07	128.46
Total Value of Each Type													359.20	17.27	43.24	410.35
Total Value												830.05				

Projects launched for sale on December 31, 2021 can be summarized as follows:

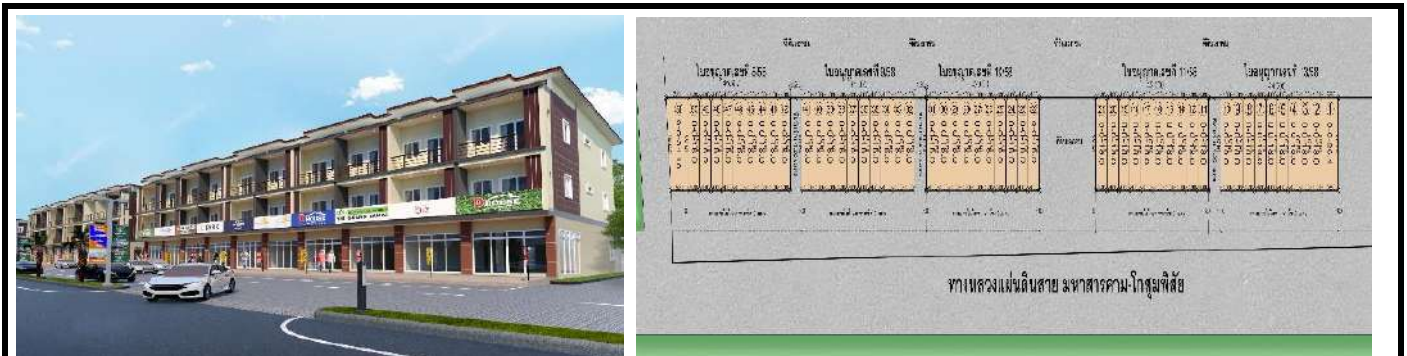
The Grand Canal

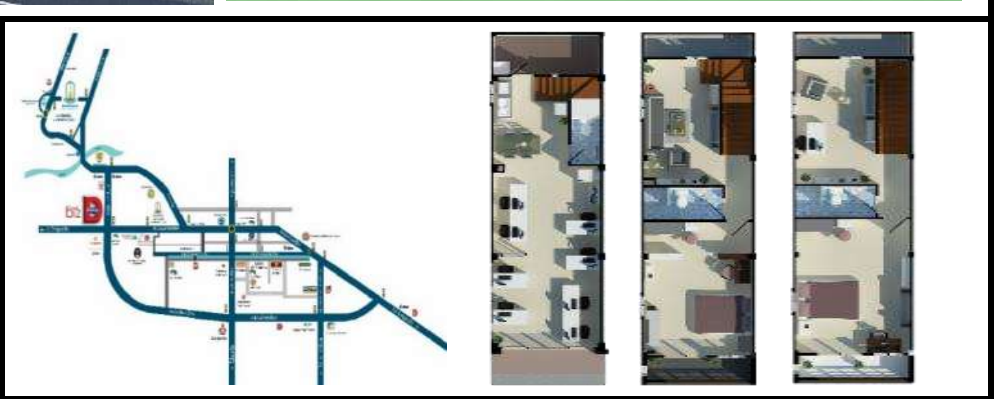


Project site plan and product examples	
Location	From Somthawin Rat Intersection, Talard Subdistrict, Mueang MahaSarakhm District, MahaSarakhm Province
Status	Under construction and in the process of selling
Project area	14-1-69.70 rai
Project type	medium-sized low-rise residential projects, types of home office and townhome
Characteristic	A project combines residential and business properties on a good location in the heart of MahaSarakhm city, along the Somthawin canal, consists of 3-storey home offices: 42 units 2-storey townhomes: 121 units Total: 163 units
Project value	381.69 million baht
Initial sale price	- 3-storey home offices price: 3.39 million baht - 2-storey townhome price: 2.29 million baht
Target customers	Group 1: government employees, state enterprise employees, and private organization employees Group 2: private business owners and investors
Project highlights	1. Selection of high standard materials in construction and home decoration, resulting in good house quality 2. Design that takes into account the best use of space, modernity with a wide range of functions which can be adjusted to suit lifestyles perfectly 3. The entrance to the project is beautiful and has a good security system. 4. The location is located in the heart of MahaSarakhm Province, with convenient transportation, including near amenities such as Mahasarakham Hospital, bus terminal, Serm Thai Complex Shopping Center, etc.

Note: The project is allocated by law, as well as proceeds according to the laws, rules, and regulations of relevant governmental agencies correctly.

The Grand Biz



Project site plan and product examples	
Location	MahaSarakhm-Kosum Phisai Rd. (TorLor 208), Tha Song Khon Subdistrict, Mueang MahaSarakhm District, MahaSarakhm Province
Status	Under construction and in the process of selling
Project area	3-1-11.50 rai
Project type	Medium-sized commercial building project
Characteristic	Project for trade business on a good location along Mahasarakham-Kosumpisai Road, consists of 3-storey commercial buildings, 50 units
Project value	200.28 million Bath
Initial sale price	3.69 million Bath
Target customers	Group 1 Private business owners Group 2 Investors
Project highlights	<ol style="list-style-type: none"> 1. Selection of high standard materials in construction and home decoration, resulting in good house quality 2. A modern design with a wide range of functions which can be adjusted to suit lifestyles perfectly 3. Key location, which is a connection point from the city of MahaSarakhm on the main road to Khon Kaen Province. The project is close to important amenities such as Serm Thai Complex, Institute of Physical Education, Mahasarakham Campus, and Rajabhat MahaSarakhm University, etc.

Note: The project is allocated by law, as well as proceeds according to the laws, rules, and regulations of relevant governmental agencies correctly.

Pruek Pirom (Salaklang)



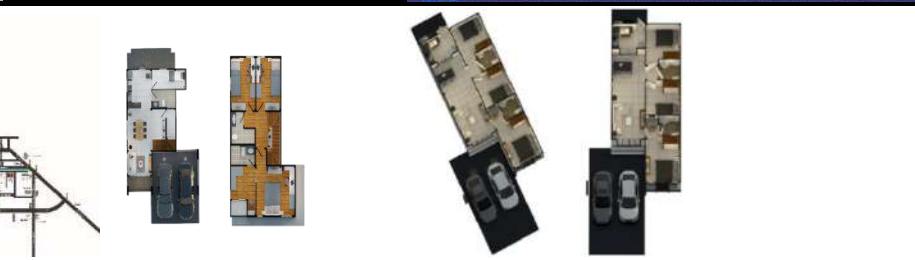
	
Project site plan and product examples	 
Location	On MahaSarakhm Bypass Road (TorLor 291) , Wang Naeng Subdistrict, Mueang Maha Sarakhm D MahaSarakhm Province
Status	Under construction and the project was launched in June 2020.
Project area	10 – 2 – 00.02 rai
Project type	Medium-sized project, type of commercial building, semi-detached house, and detached house
Characteristic	Combination of residential and business property project, on the bypass road, near governmental center, consisting of 2-storey detached houses, 10 units 2-storey semi-detached houses, 38 units 3-storey commercial buildings, 17 units Total: 65 units
Project value	199.35 Million Baht
Initial sale price	- 2-storey detached house 3.39 million baht - 2-storey semi-detached house 2.79 million baht
Target customers	Group 1 : government employees, state enterprise employees, and private organization employees Group 2: private business owners and investors
Project highlights	<ol style="list-style-type: none"> 1. Selection of high standard materials in construction and home decoration, resulting in good house quality 2. The entrance to the project is beautiful and has a good security system. 3. Affiliated businesses of the Company are well known in the area, thus creating the trust of customers who decide to purchase houses. 4. Location near MahaSarakhm City Hall, with only 500 meters distance, and close to other important places including Mahasarakham Hospital, bus terminal, Serm Thai Complex Shopping Center, etc.

Note: The project is allocated by law, as well as proceeds according to the laws, rules, and regulations of relevant governmental agencies correctly.

Business Plan for The Year 2023

The company has made short-term, medium- and long-term plans for business expansion over the next 1-5 years, with the Company's existing land development projects at present and lands listed as prospective lands for development. There will be a variety of projects, including residential projects such as detached houses, semi-detached houses, townhomes, home offices and commercial buildings. The Company plans to implement projects during 2021 as follows:

1. U-Park

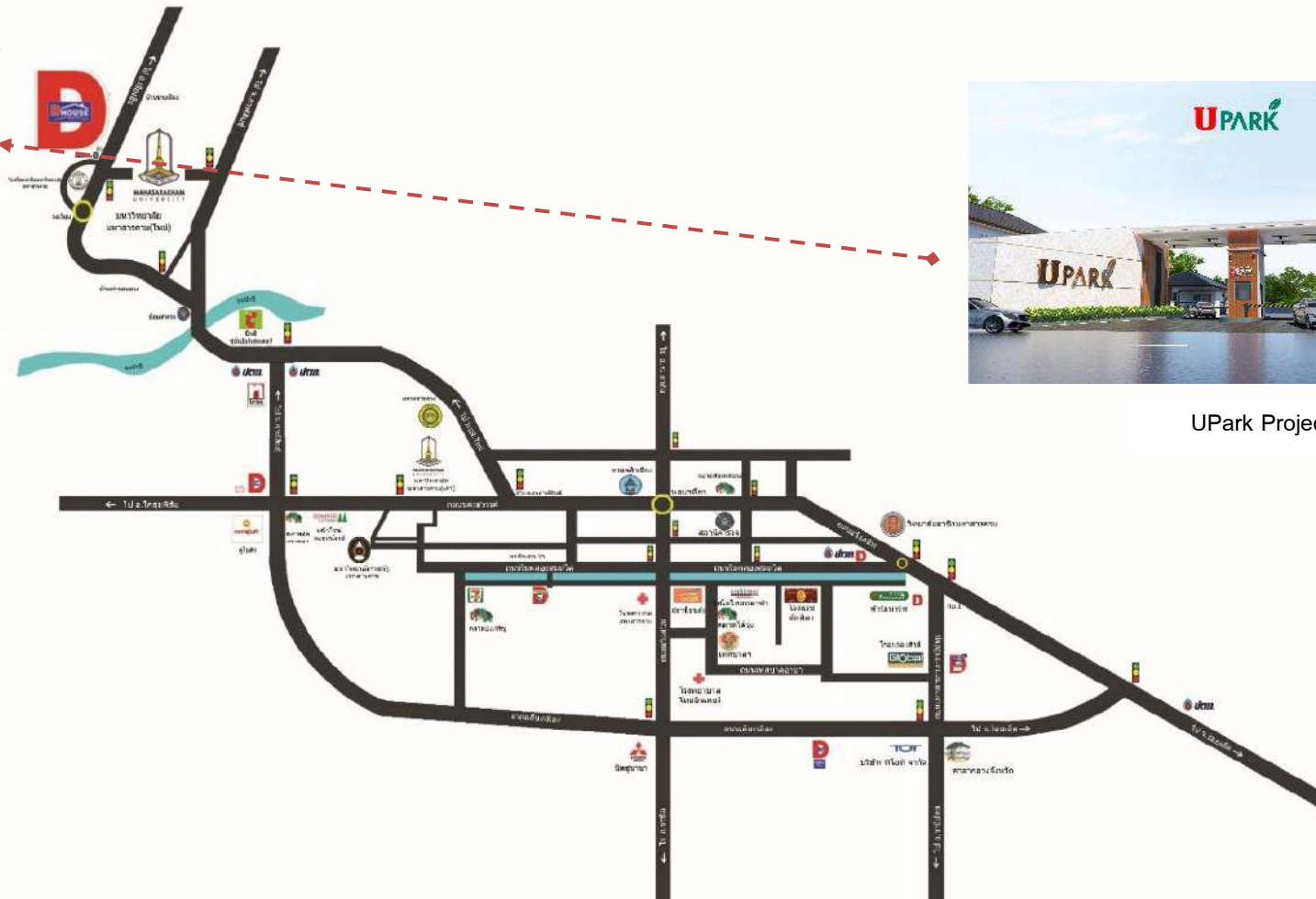
	
Project site plan and product examples	
Start transferring ownership	Expected to be the first quarter of 2025
Location	On the road of Ban Tha Khon Yang - Ban Khee (TorLor2202), Kham Reang Subdistrict, Kantharawichai District, Maha Sarakham Province
Status	under construction
Project area	11-3-1 rai
Project type	Low-rise residential property project
Characteristic	Quality residential housing projects with a reasonable price on a good location on the road of Ban Tha Khon Yang - Ban Ki, near Mahasarakham University, consisting of 1. 2-storey semi-detached houses, 4 bedrooms, 17 Units 2. 1-storey semi-detached houses, 2 bedrooms, 31 Units . 1-storey semi-detached houses, 3 bedrooms, 19 Units Total 67 Units
Project value	152.55 million Baht
Initial sale price	บ้านแฝด 2 ชั้น 3.15 ล้านบาท บ้านแฝด 1 ชั้น 2 ห้องนอน 1.79 ล้านบาท บ้านแฝด 1 ชั้น 3 ห้องนอน 2.29 ล้านบาท
Target customers	Group 1: government employees, state enterprise employees, private organization employees, and students Group 2: private business owners and investors

Project highlights

1. Executives have experience in residential housing business, and are able to understand working processes thoroughly and solve any arising problems.
2. Selection of high standard materials for construction and decoration, ensuring quality projects
3. The entrance to the project is beautiful and has good security.
4. Location near Mahasarakham University, only 500 meters distance, and close to other important places such as Kham Rieng Subdistrict Municipality, Khewa Yai Police Station, Talat Noi, Mahasarakham University, etc.

Future project location map

UPARK
UPARK Market



UPark Project

Research and development

-None-

(2) Marketing and Competition

Maha Sarakham Province is a province with 3 university-level educational institutions, namely Mahasarakham University, Rajabhat Mahasarakham University, and National Sports University, Mahasarakham Campus. There are a total of 80,000 students and staff in MahaSarakhm Province, divided into 57,337 students and a total of 4,934 personnel¹, including non-local people working in MahaSarakhm Province. In relation to the university and various trades circulating among students have caused the economy of MahaSarakhm Province to expand. In addition, the real estate business in the province has expanded continually. According to the number of transfer of ownership of low-rise housing of MahaSarakhm Province, the number increased from 948 units in 2018 and 1,057 units in 2019 or representing a growth rate of 7.36% and 11.50% per year respectively.

2.1 Target customers

The Company has the idea of developing property projects to support various groups of individuals, from teachers at university level, personnel who works with universities, people from abroad who open up shops that sell things to students, medical personnel, and government officials. In addition to target customers as already mentioned, there are also customers in the provinces with moderate income who want to separate their families by buying their own houses or residences. Also, there are customer groups who wish to buy new houses to replace the old houses, including customers who want to buy second homes. The target area also includes Kantharawichai District, which is a district close to Mueang District, MahaSarakhm Province.

The Company divides target customers into 2 groups as follows:

- Main target market

It is a customer group aged between 25-45 years who are government officials and state enterprise employees, medical personnel, private workers, educational personnel, with income levels 15,000 - 30,000 baht, who have workplaces near the location of the projects. There are also parents of wealthy students who wish to purchase a house, or townhouse for their children and grandchildren for convenience and as an investment because when the children graduate, the properties can be put for rent.

- Secondary target market

It is a group of customers aged between 30-50 years working in the trade, conducting personal business, or being self-employed with an income level of 25,000 baht or more who lives in the area of MahaSarakhm Province or nearby provinces, who intend to purchase new homes to replace the old ones that have a long service life, or to purchase second homes close to their work location or for rental investment.

2.2 Product strategy

The Company focuses on developing quality property projects in potential locations with readiness for utilities and infrastructure, which are suitable for the needs of those interested in buying houses or other properties in each project location. The Company offers a wide range of low-rise real estate products for both residential and commercial purposes, including detached houses, semi-detached houses, townhomes, home offices and commercial buildings. In each project development, the Company pays attention to quality, from project plans designs and designs of each type of

¹ Source: Higher Education Statistics, Staff Division, Mahasarakham University, Human Resources Division, Rajabhat Mahasarakham University, Registration and Processing, National University of Sports Campus 2019.

product to be suitable for actual use, quality-controlled construction planning and construction to meet standards. The Company uses standard materials for construction and decoration to make buildings strong both in areas of structure and decoration purposes, including sanitary wares, to be able to deliver truly quality products suitable for the price to customers.

- Location of the projects

The Company gives importance to the selection of lands that have potential and are in good locations, with convenience for transportation, readiness for utilities and infrastructure, having nearby facilities such as educational institutes, communities and commercial centers. It ensures that there are roads connecting the main city, and the properties are near the area where government agencies are located, etc. In the past, the development of property projects of the Company has based on good locations with different strengths to provide alternatives to people with different needs, for example, projects near educational institutions for students, places near government offices for government officials and employees of state enterprises, etc. Together with the product model that is suitable for each location of each project, the Company's projects have been well received.

- Product quality

In addition to good design of the projects and products, project development and product construction are also vital steps in getting quality products, to which the Company has given importance. The Company pays attention to every process from designing the project plan and product model, determining the properties of various construction materials and finishing materials, including sanitary wares, in order to get products that are exceptional and suitable for use. There are selections of materials of high standard and thorough and strict quality controls in the construction processes to make sure they meet the standards. The Company has a team of engineers for construction supervision and inspection in every step, ready to prepare reports on construction progress and standards by sending information to the center on a daily basis, including weekly and monthly summaries for the executives to be informed or considered, to ensure that customers will receive truly quality products.

From the factors mentioned above, they illustrate the Company's commitment to develop exceptional products. At present, the Company is studying to develop new types of project to meet the needs of more diverse groups of customers, by continuing to adhere to the principles of project development and construction of quality products to meet the actual needs of and give customers a feeling of value when receiving products

2.3 Pricing strategy

The Company studies target groups by taking into account the needs that are consistent with the purchasing power of the target customers. Pricing policy is set to be appropriate to the customer groups, so that customers can consider and decide on the value of purchasing the products. The Company takes into account the needs of target customers in each location, house or building design for each project in accordance with the price level, taking into account the location of the project and product model, etc. In pricing, the Company considers the costs, land prices, construction costs, and various expenses related to the project development, including central costs, to provide the right products in order to make the customer feel worthwhile when the product is delivered. However, when calculating the selling prices against the costs, they must be at a level with a specified rate of return. Moreover, the Company might implement pricing strategies to create attraction to customers visiting the projects, to make them decide to buy the Company's products during the opening of the project, etc.

2.4 Strategies for communication, marketing and promotion

The Company has a communication strategy to reach target customers in MahaSarakhm and nearby provinces in many different forms to cover different communication channels, so that target customers and people in the area of MahaSarakhm Province can know about the Company's project information and trust the Company, who is the developer of high quality and standard property projects, with various channels as follows :

1. Communication through billboards to present project information and various promotions, communicating to customers passing by and people nearby.
2. Getting booths at shopping centers to offer promotions, discounts and freebies of the project. This method reaches customers effectively.

3. Setting up sale booths at the banks, especially the banks that the Company is a partner with, to create possibility to reach customers directly and to present projects and products as well
4. Use of electronic media by doing advertising media through channels such as Facebook: www.facebook.com/DHOUSE.MHK/, Line application: the Company's sales team, and website: <http://dhousepattana.com/>, which will cover marketing communication to a wider group of customers than any other types of communication.

In applying sales promotion, the Company will consider various factors in each period to decide to issue promotions to suit the purchasing decision of the customer groups in each project. The sales team will discuss with the executives of the Company about different promotion formats such as air-con giveaways, gold necklace giveaways, TV, refrigerator giveaways, or discounts on the transfer date, etc.

2.5 Sales strategies and distribution channels

The Company has its own sales team to supervise various sales channels. There are direct sales channels through the sales office on the project areas in order to prepare for welcoming customers and providing information, knowledge and understanding of products in each project. There are also sample houses opened to show to interested people at the project locations. In addition, there are other distribution channels such as setting up public relations points and displaying project previews as well as opening distribution channels at shopping centers, and contacting points for information via electronic channels, etc.

- Sales office and sales staff (personal selling)

The Company sets up a sales office located at the location of each project. There is an appropriate office decoration to create an atmosphere for visitors to understand the projects' styles. Drinks are served. There are service for visiting the sample houses. There are a sales persons who are ready to provide accurate information about the products. To promote the readiness of the sales teams, the Company also organizes regular trainings and meetings with the sales department to make sure they understand the products and various sales techniques, including mutual discussions to create sales strategies and set the Company's sales goals

- Booth opening at Serm Thai Complex

This activity is organized to stimulate sales and introduce the projects to the people who shop at Serm Thai Complex. Because Serm Thai Complex is the place that has the largest number of people visiting in the province. There are projects' sales staffs to educate those interested in the projects.

- Internet media

The Company has a website: <http://dhousepattana.com/> which contains detailed information presented for each project, including information about the Company to let customers know about the products of the Company to build their trust. In addition, the Company also has a Facebook page: www.facebook.com/DHOUSE.MHK/ for advertising and organizing various activities, to increase the attractiveness for the customers, both from promotion of projects and various sales promotions, making customers or people who follow the page receive information and be able to share information more conveniently.

- After sales service

The after-sales service department is responsible for the neatness and maintenance of project assets. The service of the after-sales service team will cover from taking care of the homes during the warranty, maintaining the functions of electricity, water supply and public utilities of the project, while includes the maintenance of cleanliness within the projects, etc.

The Company sets out a list of home warranty, which is a guarantee that excludes equipment that deteriorates under normal use as follows:

order	list	Warranty period
1	Structure work - Bottom base work (pile)	The warranty period is 5 years (since the home delivery).
2	Roof frame and roofing work	The warranty period is 1 year (since the home delivery).
3	Decoration work - Crack - Door, Latch - Mirror	The warranty period is 1 year (since the home delivery).
4	Sewerage system work	The warranty period is 1 year (since the home delivery).
5	Internal system work - Home water supply - Home electricity	The warranty period is 1 year (since the home delivery).
6	Equipment and materials - bulbs , switches , plugs	Within 3 months (since home delivery)
7	Termite control system work and damage from termites	The warranty period is 1 year (since the home delivery).
8	Utilities	The warranty ends when the work is handed over to the housing estate juristic person of village or to be the public benefit

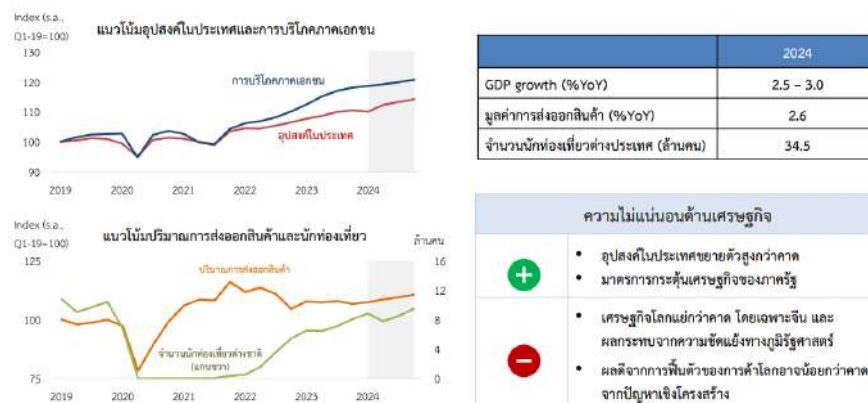
- Administration before the establishment of the housing estate juristic person of village

The Company gives importance to providing services to residents, therefore has assigned the Legal and Legal Act Department to act as the operator and coordinator in the work related to the management of the housing estate juristic person, such as management and maintenance of common assets to be in normal condition and always be ready for use, the collection of "common expenses" from the residents to be used as an expense for maintenance, repair of public utilities, as well as to supervise the use of common property of residents to be in accordance with the intent of the Land Allocation Act and the Condominium Act, regulations and rules of the condominium juristic person for future projects.

Thai Economy and Industry in Economic Outlook in 2023

Thailand economy in 2024 shows a trend of a sluggish expansion in exports and production due to a slow recovery of the global demand and the Chinese economy, as well as structural factors impacting the expansion of industrial exports and tourism more than anticipated. But domestic demand continues to expand and became an important propulsion of the economy. Inflation rate is at a low level with a tendency to gradually increase towards the target framework more slowly than estimated. The Committees assessed that the economic expansion had slowed down caused by less impulsion from the foreign countries and the impact of structural factors. But the consumption continues to expand well. Meanwhile, Interest rates remain at a level consistent with maintaining economic and financial stability which is an important foundation for a long-term sustainable growth. The majority of committee members therefore agreed that the policy interest rate should be maintained at this meeting, while two committee members agreed that the interest rate should be reduced by 0.25 percentage points per year to be consistent with the potential for economic expansion that is lower due to structural factors.

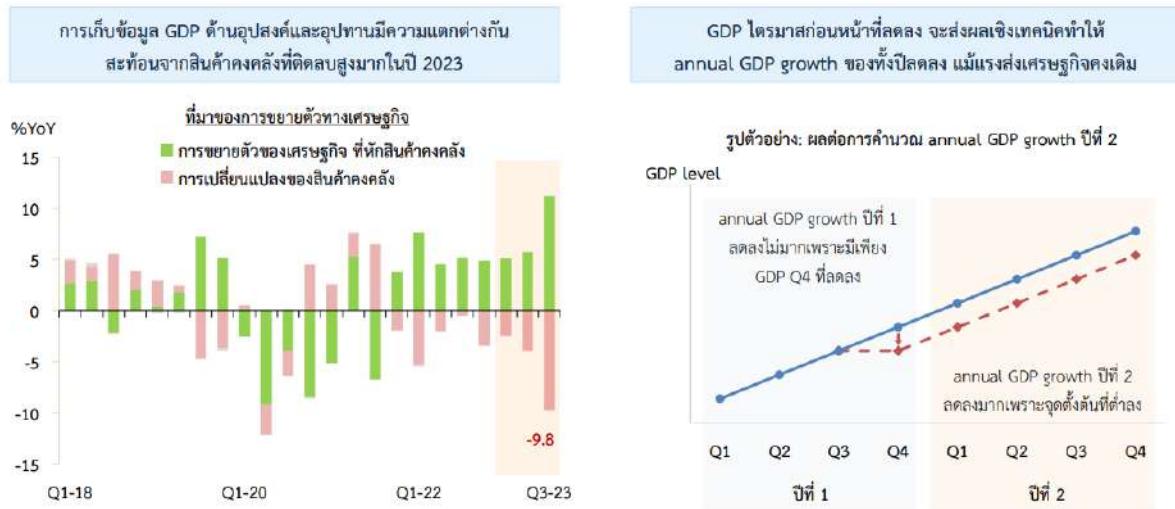
The overall financial condition is stable. Private sector borrowing costs through commercial banks and the bond market are similar to before. The business sector and households as a whole continue to receive new loans. Meanwhile, the outstanding balance decreased slightly due mainly to debt repayment. Overall, entrepreneurs are able to repay debts as usual despite a gradual recovery in income and high raw material costs. However, small businesses in some industries may face tight credit conditions following the caution of financial institutions. As for the exchange rate of the baht against the US dollar by the MASCI since the beginning of 2024 has depreciated in line with regional currencies following to the prediction of the monetary policy direction of the US Federal Reserve.



Source: Bank of Thailand

As for the economic direction in 2024, it is expected that the Thai economy will have an expansion of around 3.0–3.5%, inflation of 1.0–2.0%, interest rates around 2–2.5%, and the value of the baht should be around 33–35 baht per US dollar. In looking at the economic picture going forward, we will look at factors from both the foreign economy and the economy in our country. And since the Thai economic structure is quite dependent on foreign countries up to 72%, factors outside the country play an important role, namely the direction of the economy, finance, and the world money market. As mention previously, The Fed has raised interest rates continuously to 5.5%, allowing itself to control inflation from as high as 9.1% down to below 3.0%. Even though the inflation rate that the Fed oversees normally does not exceed 2.0%, it is believed that the Fed sees signs of the economy in 2024 that expected to be quite good. Therefore, interest rates will probably not increase again and the policy interest rate is likely to decrease at least 3 times this year.² The investment environment in various businesses is starting to improve. Meanwhile, China has several Economic stimulus measures in various sectors which caused the economy began to improve even though it's still lower than the target but the economy is expected to expand by 4.5%. Another interesting country is India which has the 4th largest economy in the world. This year India has growth about 6.5% as highest in the world. And it should be a pretty good driver of the world economy.

² Bank of Thailand Issue 4/2024



Source: Bank of Thailand

In addition, The Ministry of Finance's Spokesman also mentioned about the factors that would effect to the Thai economy which must to be closely monitored. Such as 1) Global geopolitical conflicts in various regions which may limit the growth of the Thai economy in the next period, such as the warfare in Israel and Gaza that may affect the price of energy to increase. The protracted war between Russia and Ukraine and the strategic competition between China and the United States which may affect global supply chains and international trade, we need to monitor the role and attitudes of each country closely. 2) Fluctuations in the global financial market due to strict monetary policies of main trading partners and problems with financial institutions abroad especially the United States and the European Union. 3) The Chinese economic situation is experiencing economic slowdown affecting exports and the recovery of the Thai tourism sector and 4) The El Niño phenomenon that may cause a drought in 2024 which could affect farmers' income. (Macroeconomic Policy Division Fiscal Policy Office) ³

Economic conditions, Supply Sector

- Farmer income



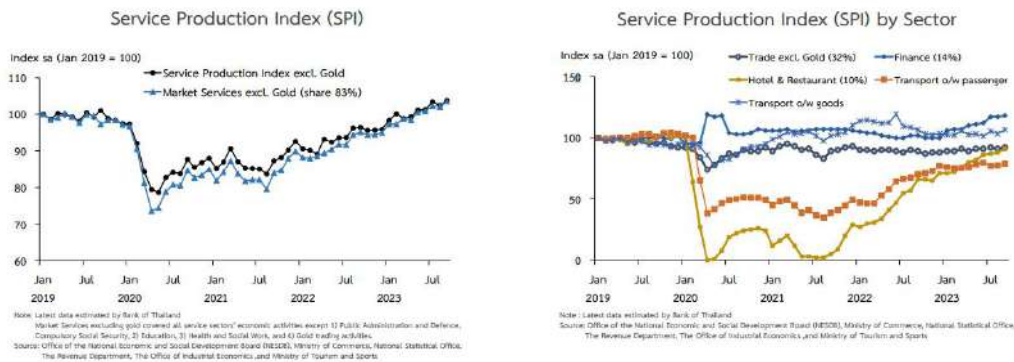
Expanded from the same period last year from both production and agricultural product prices. The production of fruits and livestock expanded due to the low base that the previous year's fruit quantity effected because of heavy rain and

³ Macroeconomic Policy Division Fiscal Policy Office

an epidemic of pigs. Meanwhile, this year the supply of pigs gradually recovered after the epidemic problem was resolved. Prices of agricultural products expanded from paddy following the tight world rice supply as a result of the drought and the measures to suspend Indian rice exports.

- Service sector

That doesn't include gold trading and eliminating the seasonal factor. It increased from the previous month from the service sector related to tourism, both hotel, restaurant and passenger transportation businesses correspond to the increasing number of foreign tourists. Along with commercial business and the transportation of goods improved as the volume of consumer goods imported increased from the launch of new phones, mobile phones and electric cars.



Economic conditions, Demand Sector

Both consumption and private investment slowed down after accelerating in the previous period. Private consumption indicators decreased from spending on non-durable goods and semi-durable goods. Meanwhile, private investment decreased from machinery and equipment and construction. As the government spending excluding transfer shrinking funds from the same period to before due to both current and capital expenditures.

- private consumption

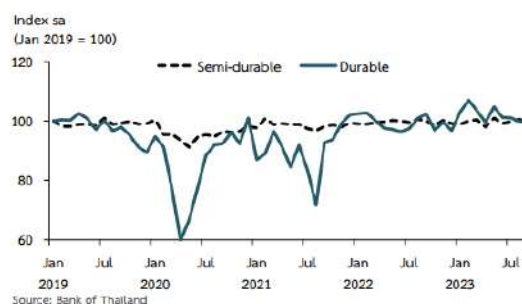
When removing seasonal factors, it decreased from the previous month. According to spending in the non-durable goods and semi-durable goods categories. However, spending in service categories increased, especially in hotels and restaurants. Factors supporting household purchasing power improved. Both employment and consumer confidence.

Private Consumption Indicators

%YoY	2022	2022		2023					
		H1	H2	Q1	Q2	Q3 ^P	Aug	Sep ^P	%MoMsa
Non-durables index	2.1	0.0	4.4	1.9	2.3	1.4	2.0	0.3	-1.0
Semi-durables index	1.1	0.6	1.6	0.7	-0.5	-0.1	-0.1	-0.3	-0.9
Durables index	7.5	6.7	8.2	2.6	4.5	-0.6	-1.8	-2.6	0.0
Services Index	22.9	18.4	27.2	25.1	20.3	16.8	16.6	15.9	0.7
(less) Net tourist expenditure	1065.6	495.8	1528.0	382.3	262.2	61.3	38.8	35.3	7.5
PCI	8.4	7.2	9.7	7.0	6.9	7.0	7.0	6.3	-0.5

Note: %MoMsa is calculated from seasonally adjusted data. P = Preliminary Data
Source: Bank of Thailand

Durable and Semi-durable Indices

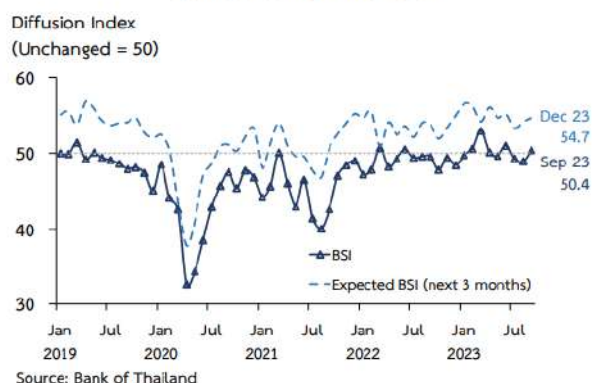


Source: Bank of Thailand

Business confidence

Increased to 50.4 from 48.9 in the previous month, which was slightly above the 50 level in manufacturing sector especially those producing chemicals, petroleum, rubber and plastics and steel where confidence has improved in almost every aspect. Meanwhile, the non-manufacturing sector remained above the 50 level in almost every business group. Except for the retail sector, where confidence dropped below the 50 level from the trade volume side and orders. As for the confidence index for the next 3 months, it increased slightly to 54.7 in almost every component. Confidence in the non-manufacturing sector increased in almost every business group. And the confidence in the production sector increased from food producers, drinks and auto motives.

Business Sentiment Index



Source: Bank of Thailand

Fiscal Position (Cash Basis)

Billion baht	FY22	FY23	FY22				FY23				FY23	
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4 ^P	Aug	Sep ^P
Revenue (%YoY)	2,551 (4.2)	2,663 (4.4)	533 (-13.8)	572 (16.6)	787 (22.6)	660 (-5.6)	640 (20.1)	518 (-9.4)	799 (1.6)	706 (7.0)	202 (-0.2)	325 (4.7)
Expenditure ^{1/} (%YoY)	3,056 (-2.4)	3,189 (4.4)	974 (2.3)	663 (-0.3)	712 (1.8)	706 (-13.2)	984 (11.0)	750 (13.1)	768 (7.9)	687 (-2.7)	202 (0.3)	252 (1.4)
Budgetary B/L	-504	-526	-441	-91	75	-47	-345	-231	31	19	0	72
Non-Budgetary B/L	-449	25	-168	-163	-22	-95	-37	-1	143	-80	-44	23
Cash B/L (CG)	-953	-501	-610	-254	53	-142	-381	-232	174	-62	-44	95
Primary balance ^{2/}	-702	-242	-474	-235	134	-127	-247	-218	263	-41	-30	96
Net Financing	988	416	358	278	175	178	130	54	-15	248	62	126
Treasury B/L	624	539	337	361	588	624	372	194	353	539	317	539

Note: P = Preliminary data

1/ Includes cash payments for operating and purchase of non-financial assets, except loan repayments

2/ Excludes loan principal and interest payment

Financial condition

Fundraising by the business sector increased from the previous month in all channels especially in the area of business loans. As for loans given to the household sector, it increased significantly from housing loans. The average exchange rate of the baht to the US dollar by the MASCI in September 2023 depreciated from the previous month due to 1) the market increasing its expectation that the US premium interest rate is likely to stay high for a long time 2) the value of the Yuan from the Chinese economy is still fragile and 3) investors waiting for clarity on the government's economic stimulus policy.

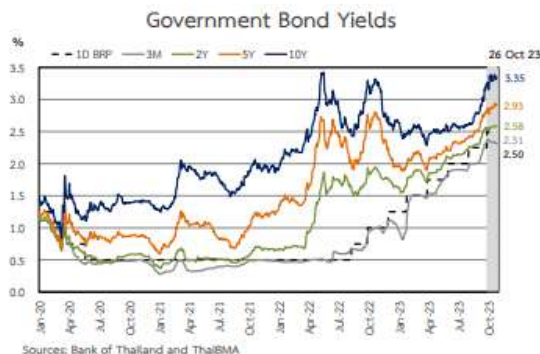
Interest rates of commercial banks.

At the end of September 2023, the average deposit interest rate increased from the previous month following an increase in interest rates by one bank. While the average of the reference interest loan rate was stable from the previous month as of October 26, 2023. The average deposit interest rate and the average interest rate for all types of reference loans increased from the previous month. After the Monetary Policy Committee (MPC) resolved to increase the policy interest rate from 2.25 percent to 2.50 percent on September 27, 2023.

Commercial Bank Interest Rates*

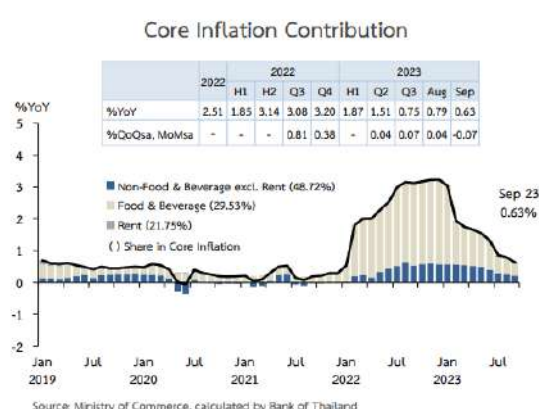
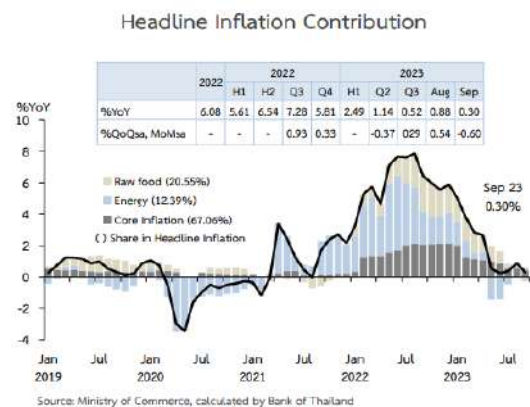
% p.a	2020	2021				2022				2023			
		H1	H2	Q1	Q2	Q3	Q4	Q1	Q2	Q3	26 Oct		
12-month deposit rate													
Average of 6 largest Thai banks**	0.49	0.42	0.45	0.45	0.45	0.5	0.98	1.15	1.40	1.49	1.63		
Average of other Thai banks	0.89	0.81	0.89	0.84	0.84	0.93	1.04	1.26	1.48	1.68	1.86		
Average of foreign branches and subsidiary***	0.56	0.54	0.53	0.53	0.56	0.57	0.72	0.80	1.03	1.03	1.04		
MLR													
Average of 6 largest Thai banks	5.36	5.36	5.49	5.49	5.49	5.55	6.00	6.56	7.00	7.04	7.23		
Average of other Thai banks	6.69	6.59	6.71	6.71	6.71	6.71	7.19	7.67	8.00	8.00	8.22		
Average of foreign branches and subsidiary	6.84	6.79	6.79	6.79	6.79	6.79	6.76	6.89	7.13	7.21	7.24		
MRR													
Average of 6 largest Thai banks	6.00	6.04	6.08	6.08	6.08	6.13	6.30	6.81	7.30	7.34	7.45		
Average of other Thai banks	7.09	7.08	7.32	7.32	7.32	7.32	7.74	8.11	8.49	8.49	8.76		
Average of foreign branches and subsidiary	7.93	7.93	7.91	7.91	7.91	7.91	7.91	8.00	8.15	8.15	8.16		

* End of Period
** Bangkok Bank, Krung Thai Bank, Kasikorn Bank, Siam Commercial Bank, Bank of Ayudhya and TSBThanachart Bank since July 2022
*** Includes Citibank since June 2023
Source: Bank of Thailand



Inflation rate

It's at 0.30 percent, decreased from 0.88 percent in the previous month from all main categories. Inflation rates in the fresh food category decreased from the high base effect of the previous year. Along with the prices of vegetables, fruits and meat decreased as more produce was released to the market. Inflation in the energy category decreased due to measures to reduce electricity costs and the government diesel prices even though the price of gasoline has increased in line with the price of crude oil in the world market. As for core inflation, it decreased slightly.

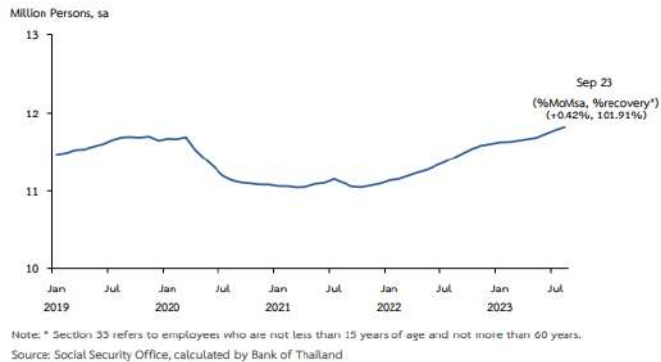


Unemployment rate

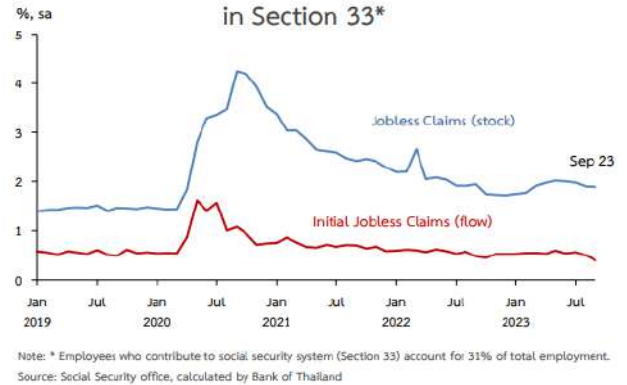
The overall labor market continues to recover in line with the economic situation. This is reflected in the increasing number of Section 33 insured persons from both the manufacturing and service sectors. In addition, the proportion of new unemployment claims in the social security system decreased in many sectors. Including the confidence of those

who are self-employed out of the agricultural sector continues to be positive. (Economic and Financial Report, September 2023)⁴

Total Contributors in Section 33*



Ratio of Jobless Claims to Total Contributors in Section 33*



Real estate sector

The real estate business is important in driving the economy. If businesses involved in the supply chain are included, the market value will account for more than 10 % of the gross domestic product (GDP) in 2022. Because it stimulates a large amount of money to circulate in the system. Employment and income generation it also connects with other business sectors such as construction and construction materials. Electrical appliance Furniture/ Decoration and Financial Institutions.

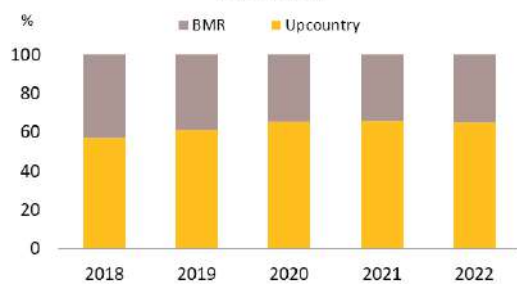
Real estate is divided into 3 main types according to the usage characteristics: residential real estate, commerce and industry. Residential real estate accounts for the largest proportion, accounting for 2/3 of the value of the domestic real estate market (source: World Bank) and mainly responds to domestic demand. This is because Thai law allows foreigners to purchase and hold ownership of residences only in condominiums. The ownership proportion must not exceed 49 % of the total salable area of that condominium. For residences such as detached houses and townhouses. Foreigners can hold it under more stringent conditions and restrictions.

Residential project development in regional provinces will increase from 57% of all building permit application in 2018 to 65% in 2022. Most of them are low-rise housing projects³/ because there is still a lot of available space, and the price of land is not very high. Moreover, the average price per square meter is considered to be more cost-effective than condominiums, which have higher construction costs per square meter. Due the fact that the regional market therefore responds more to low-rise houses than to condominiums. However, business growth is quite limited compared to project development in Bangkok and metropolitan area due to the economic situation, earnings and purchasing power in most regional provinces depending on agricultural products, which are uncertain. Therefore affecting the direction of project development in each period.

⁴ Economic and financial report, September 2023

The residential business in the region has grown significantly in 6 main provinces: Chiang Mai, Chonburi, Rayong, Nakhon Ratchasima, Khon Kaen and Phuket, as reflected by applications for construction permits in 2022, accounting for a combined share of 22% of the permitted area nationwide and 34% of the provincial area. (32% of horizontal areas and 75% of high-rise areas of the areas requesting permission for horizontal and high-rise buildings in other provinces, respectively) (Pictures 4 and 5). Because the potential of the area includes a city, economic center, industry, trade, investment, tourism and education. They also benefit from the government's policy of spreading prosperity to the region that helps drive economic growth, such as infrastructure investment plans and the development of the Eastern Economic Corridor (EEC) which cause to employment, immigration and urbanization causing the population density in the area to increase. (Non-registered population that moves to study and work Including foreigners coming to work) resulting in a relatively high income per capita, especially in Rayong and Chonburi. Leading to the development of commercial real estate projects and residential projects, especially low-rise which benefits from land prices not being very high (Krung Sri Research)⁵

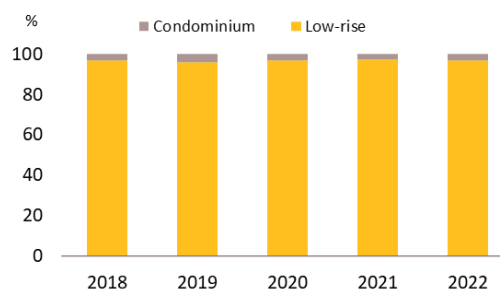
Figure 1: Construction Permits in Nationwide Proportion (by Location)



Source: Real Estate Information Center (REIC), Krungsri Research

Note: - Bangkok Metropolitan Region (BMR) is defined as Bangkok and the five adjacent provinces of Nakhon Pathom, Pathum Thani, Nonthaburi, Samut Prakan, and Samut Sakhon.
- Construction Permits including self-built houses

Figure 2: Construction Permits in Upcountry (by Segment)



Source: REIC, Krungsri Research

Note: *Low-rise housing includes detached houses, semi-detached houses townhouses and shophouse.

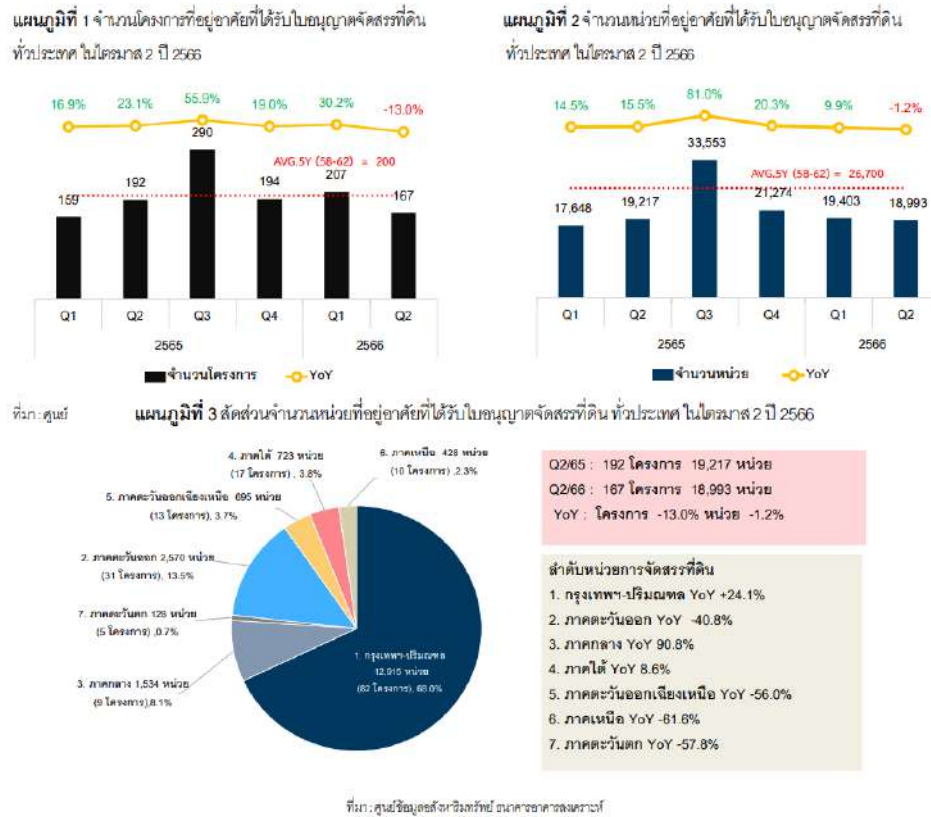
The situation of housing supply

- Nationwide Land allocation licenses.

The issuance of land allocation permits in the second quarter of 2023 will be distributed in the area. Bangkok-metropolitan area has the most, with 82 projects, 12,915 units, accounting for 68.0 percent of the total number. which increased by 24.1 percent compared to In the same period of the previous year, followed by the eastern region, land allocation permits were issued for 31 projects, 2,570 units, with a proportion of 13.5 percent, which decreased by -40.8 percent. The central region had 9 projects, 1,534 units, with a proportion of 100 percent. 8.1 Each, which is an increase of 90.8 percent. The southern region has 17 projects, 723 units, with a proportion of 3.8 percent, which is a percentage increase in the number of units. 8.6 Northeastern region, 13 projects, 695 units, with a proportion of 3.7 percent, which decreased by 10 percent. -56.0 The northern region has 10 projects, 428 units, with a proportion of 2.3 percent, which is a decrease of -61.6 percent, and the western region

⁵ Krung Sri Research assesses the real estate sector for 2023-2025.

has 5 projects, 128 units, with the lowest proportion of only 0.7 percent, which is a decrease of -57.8 percent, respectively. This compared to the same period of 2022.



Overview of the first half of 2023 (January - June), the issuance of land allocation permits for housing throughout the country totaled 374 projects, totaling 38,396 units, an increase in both the number of projects. and the number of units increased by 6.6% and 4.2% compared to the same period of 2022 with 351 projects with a total of 36,865 units. As for the types of housing that are permitted to allocate land in the first half of 2023 (January - June), most are townhouses, accounting for the largest percentage. 40.0, followed by detached houses at 34.0 percent, semi-detached houses at 20.4 percent, allocated vacant land at 3.8 percent, and commercial buildings at 1.9 percent, respectively (Table 1).

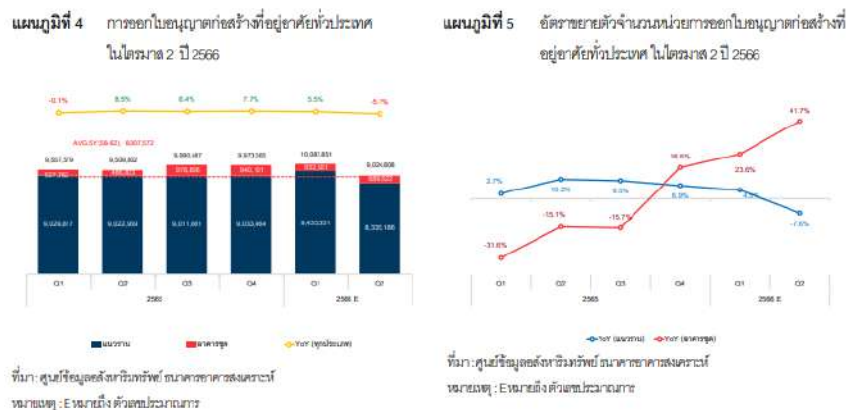
ตารางที่ 1 การออกใบอนุญาตจัดสรรที่ดินเพื่อที่อยู่อาศัยเรียงลำดับตามภาค ในครึ่งแรกของปี 2566

ลำดับ	ภาค	จำนวนโครงการ	จำนวนหน่วย	สัดส่วนจำนวนหน่วย	ที่ดินจัดสรร	บ้านเดี่ยว	บ้านแฝด	ทาวน์เฮ้าส์	อาคารพาณิชย์	YoYโครงการ	YoYหน่วย
1	กรุงเทพฯ-ปริมณฑล	153	23,369	60.9%	1,223	7,078	4,382	10,293	393	-31.9%	18.8%
2	ภาคตะวันออก	91	6,760	17.6%	52	2,195	1,830	2,577	106	-6.2%	-7.8%
3	ภาคกลาง	16	2,510	6.5%	0	989	334	1,179	8	8.7%	62.4%
4	ภาคตะวันออกเฉียงเหนือ	43	2,327	6.1%	64	843	742	610	68	-18.9%	-34.4%
5	ภาคใต้	36	1,684	4.4%	64	761	318	541	0	50.0%	59.3%
6	ภาคเหนือ	24	1,291	3.4%	22	825	206	99	139	-29.4%	-54.6%
7	ภาคตะวันตก	11	455	1.2%	41	356	12	46	0	-8.3%	-47.9%
รวมทั่วประเทศ		374	38,396	100.0%	1,466	13,047	7,824	15,345	714	6.6%	4.2%
สัดส่วนประเภท					3.8%	34.0%	20.4%	40.0%	1.9%		

ที่มา: ศูนย์ข้อมูลสังคมนิติกรรม ธนาคารอาคารสงเคราะห์

- Nationwide Issuing residential construction permits

During the second quarter of 2023, approximately 9,024,808 square meters of residential construction permits were issued nationwide, a decrease of -5.1 percent compared to the same period of 2022 with an amount of 9,509,802 square meters. This can be divided into the issuance of construction permits for approximately 8,335,186 square meters of low-rise residences and about 689,622 square meters of condominiums. Low-rise residences decreased by -7.6 percent, but condominiums increased by 41.7 percent compared to the same period in 2022.



In summary, in the first half of 2023 (January - June), construction permits nationwide increased by 0.2 percent, an increase in the southern region, Bangkok-metropolitan area. And the Eastern Region, respectively. If considered by type, it was found that the issuance of construction permits for condominiums increased by 32.3 percent, but horizontal ones decreased by -1.6 percent.

ตารางที่ 3 การออกใบอนุญาตก่อสร้างที่อยู่อาศัยเรียงลำดับตามภาค ในครึ่งแรก ปี 2566

ลำดับ	ภาค	H1/2565			H1/2566			YOY			สัดส่วน		
		แนวราบ	อาคารชุด	รวม	แนวราบ	อาคารชุด	รวม	แนวราบ	อาคารชุด	รวม	แนวราบ	อาคารชุด	รวม
1	กรุงเทพฯ-ปริมณฑล	5,886,608	725,924	6,412,532	5,785,952	930,475	6,716,427	1.7%	28.2%	4.7%	32.6%	69.3%	35.1%
2	ภาคตะวันออกเฉียงเหนือ	3,025,705	10,287	3,035,992	2,870,941	7,960	2,878,902	-5.1%	-22.6%	-5.2%	16.2%	0.6%	15.1%
3	ภาคตะวันออก	2,218,136	207,198	2,425,334	2,320,410	171,403	2,491,813	4.6%	-17.3%	2.7%	13.1%	12.8%	13.0%
4	ภาคใต้	2,537,205	47,595	2,584,800	2,731,689	201,411	2,933,100	7.7%	323.2%	13.5%	15.4%	15.0%	15.3%
5	ภาคเหนือ	2,660,232	19,211	2,679,443	2,308,069	5,985	2,314,054	-13.2%	-68.8%	-13.4%	13.0%	0.4%	12.1%
6	ภาคตะวันตก	1,200,454	-	1,200,454	1,115,400	22,986	1,138,386	-7.1%	n.a.	-5.2%	6.3%	1.7%	6.0%
7	ภาคกลาง	724,446	4,380	728,826	638,076	1,902	639,978	-11.9%	-56.0%	-12.2%	3.6%	0.1%	3.3%
รวมทั้งประเทศ		18,052,788	1,014,595	19,067,381	17,770,537	1,342,123	19,112,660	-1.6%	32.3%	0.2%	100.0%	100.0%	100.0%

ที่มา: ศูนย์ข้อมูลสังหาริมทรัพย์ ธนาคารอาคารสงเคราะห์

Housing demand

- The transfer of ownership of residences nationwide

Classified by type of residence, it was found that Low-rise housing There were 64,982 units of owner ship transferred, a decrease of -7.7 percent from the same period last year, with a value of 184,770 million baht, a percentage decrease from the same period last year. -3.8 while condominium there were 26,103 units of ownership transferred, an increase of 4.9 percent from

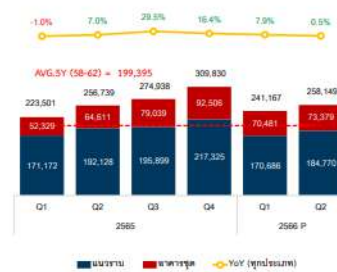
the same period last year and a value of 73,379 million baht, an increase of 13.6 percent from the same period last year. (Housing market situation nationwide, 2nd quarter of 2023)⁶

แผนภูมิที่ 6 จำนวนหน่วยการโอนกรรมสิทธิ์ที่อยู่อาศัยทั่วประเทศ
ไตรมาส 2 ปี 2566



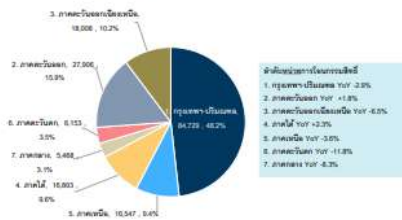
ที่มา: ศูนย์ข้อมูลสังหาริมทรัพย์ ธนาคารอาคารสงเคราะห์
ประมวลถึงข้อมูลเบื้องต้น

แผนภูมิที่ 7 มูลค่าการโอนกรรมสิทธิ์ที่อยู่อาศัยทั่วประเทศ
ไตรมาส 2 ปี 2566 (หน่วย: ล้านบาท)



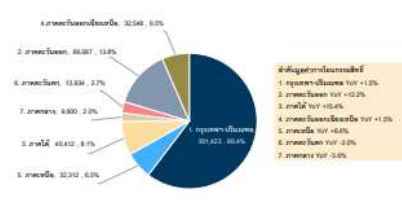
ที่มา: ศูนย์ข้อมูลสังหาริมทรัพย์ ธนาคารอาคารสงเคราะห์
ประมวลถึงข้อมูลเบื้องต้น

แผนภูมิที่ 8 สัดส่วนจำนวนหน่วยการโอนกรรมสิทธิ์ที่อยู่อาศัย
ครึ่งแรกของปี 2566



ที่มา: ศูนย์ข้อมูลสังหาริมทรัพย์ ธนาคารอาคารสงเคราะห์

แผนภูมิที่ 9 สัดส่วนมูลค่าการโอนกรรมสิทธิ์ที่อยู่อาศัยทั่วประเทศ
ครึ่งแรกของปี 2566 (หน่วย: ล้านบาท)



ที่มา: ศูนย์ข้อมูลสังหาริมทรัพย์ ธนาคารอาคารสงเคราะห์

Overview of the economy in Maha Sarakham Province

The economy of Maha Sarakham Province in 2023 is expected to expand by 2.1 percent (with a forecast range of -0.1-4.5 percent per year), resulting from the agricultural sector. Industrial sector, service sector, private consumption, private investment and government spending it is an important economic driving force for the province under the following assumptions:

Supply

It is expected to shrinkage by -0.4 percent compared to 2022 which will shrink by -4.1 percent (with a forecast range of -3.4-3.3 percent per year) following a decrease in Service and tourism sector, it is expected to shrink by 100%. -2.0 compared to 2022 (with a forecast range of -4.5-1.7 percent per year) It is a result of education. The number of students tends to decrease. This is because the demand for formal education has decreased. And there is a greater desire for self-employment. While the industrial sector , It is expected to expand by 3.5 percent compared to 2022 (with a forecast range of 2.7-4.3 percent per year), increasing according to the amount of electricity used in the industrial sector and the industrial factory registered capital plants due to factories producing products and using more electricity. Including entrepreneurs increasing

⁶ Housing market situation nationwide, 2ND quarter of 2023

Produced by Real Estate Information Center, Government Housing Bank

registered capital, industrial plants increased, and agricultural sector output is expected to expand by 1.8 percent compared to 2022 (with a forecast range of -3.8-7.2 percent per year), increasing at a slowdown rate. From the amount of rice Sugar cane and cassava, this is a result of farmers reducing their cultivation areas. Causing the agricultural products per rai (1,600 Square meters) to decrease.

■ Demand

It is expected to expand by 6.1 percent, which is an increase compared to 2022 that expanded at 4.4 percent (with a forecast range of 4.7-7.6 percent per year), resulting from private consumption. It is expected to expand by 11.5 percent compared to 2022 (with a forecast range of 6.6-16.5 percent per year). According to car sales and motorcycles that have expanded in line with the increased purchasing power of entrepreneurs and citizens. Government spending is expected to expand by 5.0 percent compared to 2022 (with a forecast range of 4.5 - 5.5 percent per year). This is because measures give force to expedited follow-up the disbursement of budget and government spending, including preparation of plans to visit the area to provide financial and fiscal advice. And continuously expedite budget expenditures of agencies in Maha Sarakham Province. As a result, the disbursement results of the regular budget and investment budget of government agencies increased. Private investment is expected to expand by 4.0 percent compared to 2022 (with a forecast range of 3.0-5.0 percent per year). This follows an increase in the amount of investment loans and the support promotions of credit measures to help entrepreneurs from the government sector. In terms of farmer income, it is expected to expand by 16.6 percent (with a forecast range of -0.2-28.8 percent per year) as a result of increased agricultural product prices and production volumes of important agricultural products.

Table showing a list of projects developed and launched for sale in the vicinity of the Company's sales area with the same product categories and target customer groups.

Project name	Sirabe MahaSarakhm	M Town	The Victoria Mahasarakham	THADA LAKE VIEW	The Tadco
					
Project type	Detached house	Town house	Detached house	Detached house / Semi-detached house	Town home
Location	Tha Song Khon Subdistrict, Mueang MahaSarakhm District, Mahasarakham Province	Thakhonyang Subdistrict, Mueang MahaSarakhm District, Mahasarakham Province	Tha Song Khon Subdistrict, Mueang MahaSarakhm District, Mahasarakham Province	Tha Song Khon Subdistrict, Mueang MahaSarakhm District, Mahasarakham Province	Wat Pa Ku Kaew Road, Kham Rieng Subdistrict, Kantharawichai District, Maha Sarakhm Province
Number of floors	2	2-5	1-2	1-2	1
Number of bedrooms	3-4	4	3-4	2-3	2
Number of bathrooms	2-3	3	2-3	2-3	2
Number of parking lots (car)	2	1	2	2	1
Usable area (square meter)	114-280	200	155.50 - 245.60	80-147	55
Number of units (total)	323	Under Construction	170	73	92
Number of units (remaining for sale)	—		—	12	75
Price per house (baht)	3,950,000 - 13,390,000	2390000	2,800,000 - 5,300,000	1,890,000 - 4,490,000	1,190,000
Company's name	LAND AND HOUSES PUBLIC COMPANY LIMITED	—	—	THADA REAL ESTATE COMPANY LIMITED	THE NOTTING HILL COMPANY LIMITED
Contact Information	1198	095-224-4289	093-550-8889	092-135-8888	093-537-3222

Table showing a list of projects developed and launched for sale in the vicinity of the Company's sales area with the same product categories and target customer groups.

Project name	The Notting Hill	Baan Hau A Quality Residence	The Perfect Home	LIVABLE HOME MAHASARAKHAM	Yu Lao Ruai
					
Project type	Detached house / Semi-detached house	Detached house	Detached house	Detached house / Semi-detached house	Detached house
Location	Wat Pa Ku Kaew Road, Kham Rieng Subdistrict, Kantharawichai District, Maha Sarakham Province	Keng Subdistrict, Mueang Maha Sarakham District, Maha Sarakham Province	Kham Rieng Subdistrict, Kantharawichai District, Maha Sarakham Province	Kham Rieng Subdistrict, Kantharawichai District, Maha Sarakham Province	Talat Subdistrict, Mueang Maha Sarakham District, Maha Sarakham Province
Number of floors	1-2	1	1	2	1
Number of bedrooms	3-5	2-4	2-3	2-3	2
Number of bathroom	3-4	2-4	2-3	2-3	2
Number of parking lots (car)	2	2	2	2	1
Useable area (square meter)	130-243	132	52-105	170	51.8 - 105.8
Number of units (Total)	40	-	-	14	6
Number of units (remaining for sale)	-	-	-	-	-
Price per house (baht)	2,580,000 - 3,780,000	2,200,000-3,000,000	1,890,000 - 2,100,000	3,690,000-4,250,000	1,990,000-2,190,000
Company's name	THE NOTTING HILL COMPANY LIMITED	-	-	LHM PROPERTY COMPANY LIMITED	jojo property
Contact Information	093-537-3222	085-862-1976	094-878-2699	089-688-3854	092-324-5542

Table showing a list of projects developed and launched for sale in the vicinity of the Company's sales area with the same product categories and target customer groups.

Project name	The Chill	Villa Nara	Baan Punsuook Garden Vill	One House Garden Vill	Baan Pruksachat
					
Project type	Town Home	Detached house / Semi-detached house	Detached house / Semi-detached house	Detached house	Detached house
Location	Keng Subdistrict, Mueang Maha Sarakham District, Maha Sarakham Province	Nakhon Sawan Road, Talat Subdistrict, Mueang Maha Sarakham District, Maha Sarakham Province	W at Pa Ku Kaew Road, Kham Rieng Subdistrict, Kantharawichai District, Maha Sarakham Province	road-3069 Kham Rieng Subdistrict, Kantharawichai District, Maha Sarakham Province	road-291 Waeng Nang Subdistrict, Mueang District, Maha Sarakham Province
Number of floors	2	1-2	1-2	1	1
Number of bedrooms	2-3	3	2-3	2	2
Number of bathrooms	3	3	2	2	2
Number of parking lots (car)	1	2	1-2	1	1
Useable area (square meter)	128	150-185	62.8-129	120	280
Number of units (Total)	125	183	-	26	30
Number of units (remaining for sale)	5	-	-	Under Construction	-
Price per house (baht)	1,400,000 – 2,500,000	3,460,000	2,550,000 – 3,390,000	1,690,000	2,000,000-2,500,000
Company's name	-	VILANARA (2017) LIMITED PARTNERSHIP	PRABHASSORN PROPERTY CO., LTD.	-	PHUCHONG PROPERTY COMPANY LIMITED
Contact Information	086- 634-2772	095-224-4289	086-773-6121	095-224-4289	086-773-6121

(3) Procurement of products and services

3.1 Acquisition of lands

In acquiring lands to develop property projects, the Company has acquired the lands by letting the Company's investment department survey and consider the details of the lands, compare the land prices with the appraised values from the Department of Lands and the market prices, including a feasibility study and the potential of the location for the development of the projects in detail. When the Company has obtained preliminary details of the lands, the Company will determine the layouts of the project to suit the locations, conduct feasibility studies of the projects, inspect consumer demand for housing in that area, review the development of public utilities in that area whether is sufficient, such as the fact that the lands are near hospitals, shopping centers, universities, etc. Then the Company will study the feasibility of the projects in terms of marketing, finance, construction and related prerequisites such as land use under the Town Planning Act, local regulations or construction prohibited areas, including environmental and community laws, etc., while also conducts initial assessments of the return on investment in such lands.

3.2 Application for allocation, construction permit, and opening sales of projects

The Company applies for a construction permit and permission after applying for project support credit. The Investment Division and the Law Department are responsible for coordinating and taking action with such government agencies. The Company has experienced personnel, who have good knowledge and expertise in laws, regulations and notices related to the application for allocation and construction permission.

The Company has a marketing and sales department in particular responsible for the Company's project sales. Due to the fact that the current in-process projects of the Company are large projects with relatively high project value, the Company has a policy to open and sell projects according to the development areas which are divided into phases in order to be able to develop and manage project risks. The Company starts construction phase by phase.

3.3 Procurement of contractors and construction materials, including necessary goods for project development

The Company hired construction contractors for the projects, namely architecture and landscape construction contractors, structure building contractors, building system contractors, and interior decoration contractors, etc. The hiring depends on the size and complexity of each project. However, some building materials are used a lot in the same style, such as roof tiles. To provide beautiful and quality materials, the Company procures and orders these types of material from the manufacturers by itself. The bulk of the procurement of roofing tiles materials purchased directly from the manufacturers results in lower production costs for distribution. Also, the Company has the power to negotiate with the manufacturers. The Company assigns the purchasing department to negotiate with the manufacturers and sellers in order to plan the purchase according to the construction period in advance to reduce the impact in case of price fluctuation.

The Company has set criteria for selecting construction contractors to work for each project. After the projects have been successfully designed, the Company will evaluate the price and make a bill of quantities (BOQ) for material and inventory account to be used as a standard for initial pricing, and use it as a guideline and standard for the selection of contractors for the development of such project. The contractors that the Company considers must be qualified contractors, experienced in the construction of property projects and have competent work teams and also financial liquidity.

3.4 Construction quality control

The Company has hired external contractors to perform all construction operations. The quality inspection department of the Company works together with the construction management department to control the work of the contractors to comply with the correct construction standards

and the use of standardized materials, including completion within the specified time. The inspection is scheduled according to the construction progress.

3.5 After-sales service

The after-sales service department is responsible for maintaining the assets of the project, serving two types of assets: property for sale and central property. The service provided by the after-sales service department covers the care of the property for sale during the warranty, maintaining the operation of the electricity, water supply and public utilities of the project, while includes the maintenance of cleanliness within the project, etc.

3.6 Administration before the establishment of the housing estate juristic person and the establishment

The Company gives importance to providing services to residents, therefore it has assigned the Legal Department to act as the operator and coordinator for the work related to the administration of the housing estate juristic person, such as the management of central property to be in a normal condition and always ready for use, collection of "common fee charges" to be used as an expense for maintenance, repair of public utilities. As well, it supervises the use of common property of residents in accordance with the intent of the Land Allocation Act and the Condominium Act, and regulations of the condominium juristic person for future projects.

(4) Assets Used in Business Operation

The main assets used in the operation of the Company's business are: buildings and equipment, property development costs, lands awaiting development, intangible assets, and right-of-use assets, with details as follows:

Type/characteristic of assets	Net book value (Million baht)	Property	Obligation
	On 31st Dec 23		
1) Buildings and equipments	105.99	Owned by the Company	No obligation
2) Property development costs	194.80	Owned by the Company	Take a mortgage as collateral with a financial institution
3) Lands awaiting development	431.59	Owned by the Company	Take a mortgage as collateral with a financial institution
4) Investments property	47.90	Owned by the Company	No obligation
5) Intangible assets	0.47	Owned by the Company	No obligation
6) Right-of-use assets	2.16	Rental agreement, details in clause 5.2.1 and 5.2.2	No obligation
Total net book value	782.91		

Intangible assets

As of December 31, 2023, the Company has intangible assets used in business operation, namely computer software copyrights, which has a net value of 0.47 million baht (capital value of 1.05 million baht and accumulated amortization of 0.58 million baht).

Rights-of-use assets

As of December 31, 2023, the Company has right-of-use assets, ie right of use in land lease agreements, and the right of use in the building lease agreement which has a net value of 2.16 million baht (capital value is 2.93 million baht and accumulated amortization is 0.77 million baht).

Summary of other relevant contracts

The Company has entered into lease agreements in relation to business operations. The details of the important contracts are as follows:

Land lease agreement

The Company has entered into 2 land lease agreements, with the details of the agreements as follows:

- 1) The lease agreement of the land where the head office is located

Agreement	Land lease agreement
Parties and Relationships	<p>Lessor:</p> <ol style="list-style-type: none"> 1) Mr. Chaiyut Lerdrungporn who is a director and company executive 2) Mrs. Pranee Lerdrungporn, a director and company executive 3) Dr. Pongnarin Lerdrungporn, a major shareholder, director and executive of the Company 4) Mr. Pongpot Lerdrungporn, a major shareholder, director and executive of the Company 5) Mr. Att Lertroongporn, a major shareholder, director and executive of the Company <p>Lessee: the Company</p>
Date entering agreement	1 Jan 2023
Details of agreement	Lease of the land number 24204 of 5 rai 0 ngan 53 square wa, located at Talat Subdistrict, Mueang Maha Sarakham District, Mahasarakham Province, to be used as an office location or used in business operations according to the objectives of the lessee
Duration of agreement	6 years 334 days (beginning on Jan 1, 2023 and ending on November 30, 2029)

Rental rates and rental payments	<p>100,000 baht per year with rent increased every 3 years at 10% of the previous rent, with details as follows</p> <table><tr><th>Year</th><th>Pay by</th><th>Rent to be paid</th></tr><tr><td>1</td><td>30th November 2066</td><td>100,000 baht</td></tr><tr><td>2</td><td>30th November 2067</td><td>100,000 baht</td></tr><tr><td>3</td><td>30th November 2068</td><td>100,000 baht</td></tr><tr><td>4</td><td>30th November 2069</td><td>110,000 baht</td></tr><tr><td>5</td><td>30th November 2070</td><td>110,000 baht</td></tr><tr><td>6</td><td>30th November 2071</td><td>110,000 baht</td></tr><tr><td>7</td><td>30th November 2072</td><td>110,000 baht</td></tr></table>	Year	Pay by	Rent to be paid	1	30 th November 2066	100,000 baht	2	30 th November 2067	100,000 baht	3	30 th November 2068	100,000 baht	4	30 th November 2069	110,000 baht	5	30 th November 2070	110,000 baht	6	30 th November 2071	110,000 baht	7	30 th November 2072	110,000 baht
Year	Pay by	Rent to be paid																							
1	30 th November 2066	100,000 baht																							
2	30 th November 2067	100,000 baht																							
3	30 th November 2068	100,000 baht																							
4	30 th November 2069	110,000 baht																							
5	30 th November 2070	110,000 baht																							
6	30 th November 2071	110,000 baht																							
7	30 th November 2072	110,000 baht																							
Agreement renewal and termination	<ul style="list-style-type: none">- The lessee can renew the lease for a further 10 years, a total of not more than 4 times, by requiring the lessee to notify the lessor the intention to renew the lease in writing before the end of the rental period for at least 1 year every time the lessee wants to renew the lease.- In the event that the lessee renews the lease, as for the rent, the rent shall be increased every 3 years at the rate of 10% of the previous rent.- In the event that the assignee or the sublessee refuses to pay the rent and the lessor has already informed the lessee, the lessor has the right to terminate this agreement.- In the event that either party breaches the agreement, it can be considered as a reason for the another party to terminate the lease, by giving notice in writing to another party and to rectify and clarify the breach of the agreement within 90 days from the date of receiving the notice.																								
Other important conditions	<ul style="list-style-type: none">- When the lease is expired with out renewal, or whether the lease is terminated for any reason, all buildings on the leased land become the property of the landlord who is the lessor immediately.- In the event that the lessee has notified his/her intention to renew the lease before the expiration of the lease term, the lessor is willing to proceed with a new land lease agreement and register the lease of the leased land If the lessee has such wishes.- The lessee can take the space of the building which is in the ownership of the lessee be rented for other purposes. The lease term for space rental must not exceed the term of the lease of the land that the lessee has the right under this agreement.- The lessor agrees to the lessee to transfer the leasehold rights under this agreement, or sublease in all part. The lessee agrees to pay all expenses without having to acquire the consent of the lessor, and the lessor agrees to sign the documents in order to transfer the leasehold rights or sublease including the complete registration, but the lessee is still responsible for paying the rent until the end of the lease if the assignee or the sublessee refuses to pay the rent under this agreement.- During the period for which the lease is in force, if the lessor wishes to sell the leased land, the lessor must notify the lessee with the price and terms or conditions in order for the lessee to be entitled to purchase the leased land before other interested parties. The lessee must notify the lessor of his/her intention to purchase the leased land within 90 days from the date																								

	<p>of receiving the notice. However, in the event that the lessor sells the rented land below the price and / or has less or better terms and conditions that the lessor has already proposed to the lessee, the lessor must also bid and / or offer conditions that are less or better to the lessee again for consideration, in which the lessee has to notify the lessor within the said time as well.</p> <ul style="list-style-type: none"> - In the event that the government surrender some ownership of land for the government or state enterprises to use in any case, if the lessee wishes to continue to lease, some rental rates must be reduced. - The lessee will be responsible for the local maintenance tax, house and land tax for buildings and structures under this agreement, or any other tax related to building and land, which the government charges from the use of building and / or land. For tax on the rent received by the lessor, the lessor will pay himself.
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2) The lease agreement of the land on which the warehouse is located.

Agreement	Land lease agreement												
Parties and Relationships	<p>Lessor:</p> <p>5) Mr. Att Lerdrungporn, a major shareholder, director and executive of the Company</p> <p>Lessee: the Company</p>												
Date entering agreement	30 Nov 2023												
Details of agreement	Lease of the land number 24204 in the amount of 2 rai 3 ngan 10 square wa, located at Talat Subdistrict, Mueang Maha Sarakham District, Mahasarakham Province, to be used in the business according to the objectives of the lessee												
Rental rates and rental payments	<p>220,000 baht per year with rent increased every 3 years at 10% of the previous rent, with details as follows</p> <table><tr><th>Year</th><th>Pay by</th><th>Rent to be paid</th></tr><tr><td>1</td><td>30th November 2023</td><td>220,000 baht</td></tr><tr><td>2</td><td>30th November 2024</td><td>220,000 baht</td></tr><tr><td>3</td><td>30th November 2025</td><td>220,000 baht</td></tr></table>	Year	Pay by	Rent to be paid	1	30 th November 2023	220,000 baht	2	30 th November 2024	220,000 baht	3	30 th November 2025	220,000 baht
Year	Pay by	Rent to be paid											
1	30 th November 2023	220,000 baht											
2	30 th November 2024	220,000 baht											
3	30 th November 2025	220,000 baht											
Agreement renewal and termination	<ul style="list-style-type: none">- The lessee can renew the lease for a further 3 years, a total of not more than 10 times, by requiring the lessee to notify the lessor the intention to renew the lease in writing before the end of the rental period for at least 1 year every time the lessee wants to renew the lease.- In the event that the lessee renews the lease, as for the rent, the rent shall be increased every 3 years at the rate of 10% of the previous rent.												

	<ul style="list-style-type: none"> - In the event that the assignee or the sublessee refuses to pay the rent and the lessor has already informed the lessee, the lessor has the right to terminate this agreement. - In the event that either party breaches the agreement, it can be considered as a reason for the another party to terminate the lease, by giving notice in writing to another party and to rectify and clarify the breach of the agreement within 90 days from the date of receiving the notice.
Other important conditions	<ul style="list-style-type: none"> - When the lease is expired without renewal, or whether the lease is terminated for any reason, all buildings on the leased land become the property of the landlord who is the lessor immediately. - In the event that the lessee has notified his/her intention to renew the lease before the expiration of the lease term, the lessor is willing to proceed with a new land lease agreement and register the lease of the leased land If the lessee has such wishes. - The lessor agrees to the lessee to transfer the leasehold rights under this agreement, or sublease in all part. The lessee agrees to pay all expenses without having to acquire the consent of the lessor, and the lessor agrees to sign the documents in order to transfer the leasehold rights or sublease including the complete registration, but the lessee is still responsible for paying the rent until the end of the lease if the assignee or the sublessee refuses to pay the rent under this agreement. - During the period for which the lease is in force, if the lessor wishes to sell the leased land, the lessor must notify the lessee with the price and terms or conditions in order for the lessee to be entitled to purchase the leased land before other interested parties. The lessee must notify the lessor of his/her intention to purchase the leased land within 90 days from the date of receiving the notice. However, in the event that the lessor sells the rented land below the price and / or has less or better terms and conditions that the lessor has already proposed to the lessee, the lessor must also bid and / or offer conditions that are less or better to the lessee again for consideration, in which the lessee has to notify the lessor within the said time as well. - In the event that the government surrender some ownership of land for the government or state enterprises to use in any case, if the lessee wishes to continue to lease, some rental rates must be reduced. - The lessee will be responsible for the local maintenance tax, house and land tax for buildings and structures under this agreement, or any other tax related to building and land, which the government charges from the use of building and / or land. For tax on the rent received by the lessor, the lessor will pay himself

Building (warehouse) lease agreement

The Company has rented the building space to be used as a warehouse building for materials, tools and equipment of the Company. The agreement details are summarized as follows:

Agreement	Building lease agreement														
Parties and Relationships	Lessor: Mr. Att Lerdrungporn, a major shareholder, director and executive of the Company Lessee: the Company														
Date entering agreement	30 th November 2022														
Details of agreement	Rental of multi-purpose building, located on the land title deed number 24204, Talat Subdistrict, Mueang Maha Sarakham District, Mahasarakham Province, with the usable area of 1,840 square meters, to be used for storing materials and equipment in business operations, or used as an office location, or used in business operations according to the objectives of the lessee														
Duration of agreement	3 years (starting on December 1, 2019 and ending on November 30, 2022)														
Rental rates and rental payments	<div>220,000 baht per year with rent increased every 3 years at 10% of the previous rent, with details as follows:</div> <table><tr><th>Year</th><th>Pay by</th><th>Rent to be paid</th></tr><tr><td>1</td><td>30th November 2023</td><td>220,000 baht</td></tr><tr><td>2</td><td>30th November 2024</td><td>220,000 baht</td></tr><tr><td>3</td><td>30th November 2025</td><td>220,000 baht</td></tr></table>			Year	Pay by	Rent to be paid	1	30 th November 2023	220,000 baht	2	30 th November 2024	220,000 baht	3	30 th November 2025	220,000 baht
Year	Pay by	Rent to be paid													
1	30 th November 2023	220,000 baht													
2	30 th November 2024	220,000 baht													
3	30 th November 2025	220,000 baht													
Agreement renewal and termination	<div><div>-</div><div>The lessee can renew the lease for a further 3 years, a total of not more than 10 times, by requiring the lessee to notify the lessor the intention to renew the lease in writing before the end of the rental period for at least 1 year every time the lessee wants to renew the lease.</div></div> <div><div>-</div><div>In the event that the lessee renews the lease, as for the rent, the rent shall be increased every 3 years at the rate of 10% of the previous rent.</div></div> <div><div>-</div><div>In the event that the assignee or the sublessee refuses to pay the rent and the lessor has already informed the lessee, the lessor has the right to terminate this agreement.</div></div> <div><div>-</div><div>In the event that either party breaches the agreement, it can be considered as a reason for the another party to terminate the lease, by giving notice in writing to another party and to rectify and clarify the breach of the agreement within 90 days from the date of receiving the notice.</div></div>														
Other important conditions	<div><div>-</div><div>When the lease is expired without renewal, or whether the lease is terminated for any reason, all buildings on the leased land become the property of the landlord who is the lessor immediately.</div></div>														

	<ul style="list-style-type: none"> - In the event that the lessee has notified his/her intention to renew the lease before the expiration of the lease term, the lessor is willing to proceed with a new land lease agreement and register the lease of the leased land If the lessee has such wishes. - The lessor agrees to the lessee to transfer the leasehold rights under this agreement, or sublease in all part. The lessee agrees to pay all expenses without having to acquire the consent of the lessor, and the lessor agrees to sign the documents in order to transfer the leasehold rights or sublease including the complete registration, but the lessee is still responsible for paying the rent until the end of the lease if the assignee or the sublessee refuses to pay the rent under this agreement. - During the period for which the lease is in force, if the lessor wishes to sell the leased land, the lessor must notify the lessee with the price and terms or conditions in order for the lessee to be entitled to purchase the leased land before other interested parties. The lessee must notify the lessor of his/her intention to purchase the leased land within 90 days from the date of receiving the notice. However, in the event that the lessor sells the rented land below the price and / or has less or better terms and conditions that the lessor has already proposed to the lessee, the lessor must also bid and / or offer conditions that are less or better to the lessee again for consideration, in which the lessee has to notify the lessor within the said time as well. - In the event that the government surrender some ownership of land for the government or state enterprises to use in any case, if the lessee wishes to continue to lease, some rental rates must be reduced. - The lessee will be responsible for the local maintenance tax, house and land tax for buildings and structures under this agreement, or any other tax related to building and land, which the government charges from the use of building and / or land. For tax on the rent received by the lessor, the lessor will pay himself
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Insurance Policy

Contract party	Krungthai Panich Insurance Public Company Limited
Policy number	50-21-000008486
Policy type	<p>SME Protect Insurance (Hazard Identification) with details of the insured property as follows:</p> <p><u>Loss or damage due to fire, lightning and gas explosion</u></p> <p>1) Buildings, structures (excluding foundation): insurance sum of of 8,000,000 baht</p> <p>2) Furniture, fixtures, rivets, office equipment and supplies: insurance sum of 2,000,000 baht</p> <p><u>Additional perils</u></p> <p>1) Damages from the storm in the amount not exceeding 2,000,000 baht per time and throughout the insured period</p>

	<p>2) Damages from flood disaster in the amount not exceeding 2,000,000 baht per time and throughout the insured period</p> <p>3) Damages from earthquakes or volcanic eruption or internal wave or tsunami in the amount not exceeding 2,000,000 baht per time and throughout the insured period</p> <p>4) Hail damages in the amount not exceeding 2,000,000 baht per time and throughout the insured period</p> <p>5) Damages from disasters, strikes, riots or other malicious acts, in the amount not exceeding 200,000 baht per time and throughout the insured period</p> <p>6) Damages arising from water disasters in the amount not exceeding 200,000 baht per time and throughout the insured period</p> <p>7) Damages arising from accidents and / or collisions of vehicles in the amount not exceeding 200,000 baht per time and throughout the insured period</p> <p>8) Damage arising from aircraft disasters in the amount not exceeding 10,000,000 baht per time and throughout the insured period</p> <p>9) Damage caused by smoke (from heaters and sets of equipment used for operation) in the amount not exceeding 10,000,000 baht per time and throughout the insured period</p> <p>10) Damage arising from an explosion in the amount not exceeding 10,000,000 baht per time and throughout the insured period</p> <p>11) Damage to electrical appliances in the amount not exceeding 50,000 baht per time and throughout the insured period</p> <p><u>Other conditions</u></p> <p>1) Income loss compensation / day in the amount not exceeding 4,000 baht / day for a maximum of 30 days per time and throughout the insured period</p> <p>2) Cash insurance in the amount not exceeding 50,000 baht / time and throughout the insured period</p> <p>3) Liability insurance against third parties with nuance amount of 500,000 baht / time and throughout the insured period</p> <p>4) Glass insurance in the amount not exceeding 50,000 baht / time and throughout the insured period</p> <p>5) Theft and robbery insurance In the amount not exceeding 100,000 baht / time and throughout the insured period</p>
Date entering contract	1 st July 2023
Location of the insured property	The office, located at 99, Sarakham-Wapi Pathum Road, Talat Subdistrict, Mueang Maha Sarakham District, Mahasarakham Province
Insurance period	1 year from 1 July 2023 to 1 July 2025
Insurance capital	10,000,000 baht
The insured	The Company

Construction contract

Contract	Contract for construction of commercial buildings
Contract parties	Contractor: Construction contractor of the project Employer: The Company
Relationship of the parties	No relationship with the Company
Contract period	Approximately 12 months
Payment of wages	- The contractor must submit bills of lading, by submitting to the employer to sign to certify that the contract has been fulfilled. If there is no grounds for restraining according to the contract, in the payment of wages, the employer will pay the contractor not more than 15 days from the date the employer receives the bill and work certificate, which has been correctly verified by the employer agent.
Performance guarantee	- If it appears that there are defects or damages occurring to this assigned work within 12 months from the date of receiving such work, because of the careless work, or the use of wrong materials, or the fact that the work does not comply with the standards of the principles, the contractor must immediately rectify such defects or damages within the period specified by the employer, in which the employer is not required to pay any other expenses in this regard. If the contractor does not complete the process within the time specified by the employer, the employer has the right to do it by himself or to hire other persons to do that work, in which the contractor must bear all expenses in all respects. - The contractor agrees to the employer to deduct the money as insurance against the damage of the work at the rate of 5.00% of the received money. This amount of money will be returned to the contractor by the employer at the end of the insurance period after deducting costs of damage incurred within the insurance period.
Other important conditions	- If the contractor does not deliver the work and / or delivers the work incorrectly and / or delivers the work later than the date of completion according to the contract and it can be proven to be the contractor's fault, but the employer does not terminate the contract, the contractor allows the employer to perform daily fine of 0.10% of the value of the contract from the date of the completion according to the contract until the day the work is completed.




The details of the net assets of the D Energy and Retail Company Limited at the acquisition date were summarized as follows:

	<i>Bath</i>
Cash and cash equivalents	<u>1,000,000</u>
Net assets	1,000,000
Shareholding (%)	<u>100</u>
Purchasing value of subsidiary	<u>1,000,000</u>

year	2023
November	<p>The Extraordinary General Meeting of Shareholders on 24 November 2023 resolved to approve the following: Purchase investment in common shares of Asset Group Khon Kaen Company Limited, which operates a real estate development business. Contract value, amount 54 million baht (54,000 shares, value 1,000 baht each), shareholding percentage 100 percent of registered capital. The Company pays compensation from the purchase of investment in ordinary shares of the subsidiary with newly issued ordinary shares of the Company.เมื่อวันที่ 29 พฤศจิกายน 2566 The company purchased an investment in common shares of Asset Group Khon Kaen Company Limited.</p> <p>Assets acquired and liabilities received on the date of acquisition of the subsidiary are shown as follows.</p>
	บาท
	เงินสดและรายการเทียบเท่าเงินสด 3,270,893
	ที่ดินรอการพัฒนา 50,904,074
	เจ้าหนี้อื่น (114,084)
	ภาษีเงินได้ค้างจ่าย (60,883)
	สินทรัพย์สุทธิจากการได้มา 54,000,000
	สัดส่วนการถือหุ้น (ร้อยละ) 100
	สิ่งตอบแทนในการซื้อบริษัทย่อย 54,000,000

(5) Work which has not yet been delivered

As of December 31, 2023, for projects in progress of the Company, there are a number of units that have been booked and / or entered into a sales contract, but the ownership of the project has not yet been transferred. There are 6 units worth 11.27 million baht with details as follows:

Project	Total value (MB)	Quantity (Unit)	Remaining quantity (Unit)	Construction Progress ^{/1} (Percentage)	Quantity sold but not yet delivered		Date expected to transfer ownership
					Quantity (Unit)	Value (MB)	
 เดอะ แกรนด์ คานัล THE GRAND CANAL	404.86	163	96	55.05%	-	-	-
 Grand biz	197.64	50	6	97.63%	2	7.38	Quarter 1 Year 2025
 พัทธนิสรย์ พัทธนิสรย์	227.55	65	42	72.89%	3	9.89	Quarter 1 Year 2025
Total					5	11.27	

Note: ^{/1} The percentage of construction progress of houses that have been sold but have not yet been delivered.

1.3. Shareholding Structure of the Company Group

1.3.1. Shareholding Structure of the Company Group

DHouse Pattana Public Company Limited ("the Company" or "DHOUSE") is a merger between DHouse Home Center Company Limited ("DHC") and DHouse Pattana Company Limited ("DH"). DHC was established on April 27, 2010 with an initial registered capital of 3,000,000 baht by the Lerdrungporn family and the Kaewwisit family, under the management of Mr. Pongpot Lerdrungporn, Dr. Pongnarin Lerdrungporn, and Mr. Att Lerdrungporn, to engage in residential property development for sale. Later, DH was established to develop residential properties for sale. DH was registered on July 26, 2011 with registered capital of 200,000,000 baht. Both companies operate under the same board. Afterwards, a group of shareholders has decided to merge the companies with the objective of increasing business efficiency for property project development, to prevent conflicts of interest that may arise, and to prepare for listing in the Stock Exchange of Thailand. The merger was effective from April 18, 2018, and the business operation was done on behalf of DHouse Pattana Company Limited ("DHOUSE") with paid-up capital of 360,000,000 baht, divided into 3,600,000 common shares at par value of 100 per share. Later in 2019, according to the Extraordinary General Meeting of Shareholders of the Company No. 2/2019 held on July 17, 2019, there was a resolution to reduce the registered capital from 360,000,000 baht to 311,400,000 baht to clear the accumulated loss. By reducing the par value per share from 100 baht per share to 86.50 baht, the Company has a paid-up capital of 311,400,000 baht, divided into 3,600,000 common shares with par value of 86.50 baht per share.

On 26th October 2020, the Company entered an IPO for 217.2 million shares, with the value of 0.60 THB per share and issued size of 130.32 million baht. The IPO value was 504 million baht. The quantity of shares registered with The Stock Exchange of Thailand and the paid-up shares was 840 million shares with par value of 0.50 THB per share, equal to 420 million baht of paid-up capital.

As 28th January 2021 DHOUSE PATTANA PUBLIC COMPANY LIMITED (“DHOUSE”) หรือ “company” execute the registration of the establishment of a subsidiary with the Department of Business Development. Ministry of Commerce famous DGroup Holdings Co., Ltd. have authorized capital 10,000,000 baht divided into ordinary 1,000,000 shares par value 10 Baht in which the company holds a percentage of 100 of the authorized capital. However subsidiaries call for shares par value 3 บาท total 3 million baht

On March 16, 2021, DGroup Holdings Co., Ltd. (a subsidiary) purchased 9,998 shares of investment in ordinary shares of D Energy & Retail Company Limited, which operates gas stations and shops within service stations, with par value 100 baht per share and contract value amount 1 million baht, and 100% shareholding of registered capital. As a result, the Company and its subsidiaries (“Companies Group”) consist of

Company's name	Founded in Thailand	Business type	authorized capital (Baht)	Shareholding
<u>Large company</u> DHouse Pattana Public Company Limited	Thailand	Property development	420,000,000	-
<u>Direct subsidiaries</u> DGroup Holdings Co., Ltd.	Thailand	general merchandise wholesale	10,000,000	100.00
<u>Indirectly subsidiaries</u> D ENERGY & RETAIL CO., LTD.	Thailand	operates gas stations and shops within service stations	1,000,000	100.00

Minor Shareholders

On 31st December 2023, the Company has 1,305 minor shareholders.

1. Capital and Paid-Up Capital

Currently, the Company has capital of 420,000,000 THB and paid-up capital of 420,000,000 THB, divided into 840,000,000 common shares with par value of 0.50 THB per share.

2. Issuance of Other Equity

- None –

3. Dividend Policy

The Company has set a policy to pay dividends each year not less than 40% of net profit after deducting all types of reserves indicated in company regulations and laws if there is no need and such payment(s) of dividends does not significantly affect the operations of the Company.

However, there can be changes in dividend payment(s) depending on the Company's performance, the Company's financial status, liquidity, investment plan, and other relevant administrative factors including any future necessity and suitability. Such dividend payment(s) is under the authority of the Board of Directors for consideration. The Board of Directors' resolution regarding dividend payment approval must be presented to the shareholders' meeting for consideration, except for interim dividend payment(s), which the Board of Directors has the power to approve under condition that it must be informed at the next meeting of shareholders.

2. Risk Management

Risk factors listed in this document might not include all risk factors that exist. Because it is possible that there are other risk factors not recognized by the Company. Also, there may be some risk factors that the Company considers as not having significant effect on The Company at the moment but may significantly impact the Company's income and profits in the future. Investors should use their discretion to consider the information carefully because the risk factors that may exercise effect on the Company are not limited to those discussed in this document only.

2.1 Risk Management Policy

The Company realizes the importance of being well prepared or preventing risks that obstruct the Company's operation from being successful in accordance with the goals and objectives of the Company. Therefore, it is determined to manage the risk by covering strategic, operational, financial, and regulatory / legal risks, and allows everyone in the organization to participate in risk management. This practice will create good corporate governance that will help the organization achieve its objectives and goals.

In order for the Company's risk management to be clear, the following guidelines have been prescribed:

1. The Risk Management Working Group will ensure that the risk management of the Company complies with the Company's policy. This includes giving advice, opinions, suggestions and following up with the operation to make sure the risk management is conducted with the most efficiency.
2. Ensure that risk management has been applied throughout the organization according to international standards while ensuring that the process is conducted systematically and continuously.
3. Determine that risk management is applied with both internal and external factors that has possibility to entail the Company's inability to achieve its objectives and goals.
4. Establish risk management process that is based on the same standards throughout the organization.
5. Assign the Risk Management Working Group to monitor and evaluate the results which will be reported to the Risk Management Committee to get comments and suggestions regularly.
6. Apply information technology to help manage risks, which will result in good management.
7. Make risk management a part of normal operation.
8. All executives and employees in the Company own the risk. They are responsible for identifying and assessing the risks of their respective departments, including finding appropriate measures to manage risks.
9. All risks that may affect the business plan and strategy of the Company, with high and very high risk level must be reported to the Audit Committee and the Board of Directors.

Policy Review

The Risk Management Committee will review this policy annually. The implementation of this policy will be reviewed and its effectiveness will be monitored periodically to acquire executives' suggestions which will lead to continuous improvement.

The risk management policy is considered and approved by the Risk Management Committee meeting.

Risk Management Plan for the year 2023, Effective date: 13 August 2021

Risk Management Organization

The Company defines the risk management at two levels: the organizational level and the unit level as follows:

- 1) **Organizational Level:** Under the responsibility of Risk Management Committee, which consists of one Chairman of the Board and two Directors. This level is operated under the policies and supervision of the Board of Directors and the Audit Committee.
- 2) **The Unit/Departmental Level:** Under the responsibility of the Risk Management Working Group, which consists of a division director, department head, and a CFO chairing the working group. The Risk Management Working Group operates under the supervision of the Risk Management Committee.

Risk Management Policy

Risk management operation is the preparation or prevention of risks that would hinder the Company's operation from being successful according to the goals and objectives of the organization. Therefore, the risk management process is administered to cover strategic, operational, financial and regulatory/legal risks, while allow everyone in the organization to participate in risk management, which will create good corporate governance. This practice will help the organization achieve its objectives and goals. Therefore, the following guidelines have been established:

1. The Risk Management Working Group will supervise the risk management of the Company to make sure it complies with the Company's policies while embarking on giving advice, opinions, suggestions and following up with the operation to ensure that the risk management is administered with the most effectiveness.
2. Ensure that risk management has been applied throughout the organization according to international standards while ensuring that the process is conducted systematically and continuously.
3. Determine that risk management is applied with both internal and external factors that has possibility to entail the Company's inability to achieve its objectives and goals.
4. Establish risk management process that is based on the same standards throughout the organization.
5. Assign the Risk Management Working Group to monitor and evaluate the results which will be reported to the Risk Management Committee to get comments and suggestions regularly.
6. Apply information technology to help manage risks, which will result in good management.
7. Make risk management a part of normal operation.
8. All employees in the Company are responsible for risk management in organizational, departmental and operational levels according to what has been determined by the Risk Management Committee or the Risk Management Working Group.

Risk Management Objectives

1. To make administrative and operational staffs understand the principles and organization's risk management processes.
2. To make the operational staffs aware of the risk management procedures and processes.
3. To provide risk management tools for all level of departments.
4. To provide communication tools and create understanding as well as linking the risk management with the corporate strategies.
5. To reduce chance of threats and negative impacts that will occur on the organization.

Duties and Responsibilities according to the Risk Management Structure

Duties and responsibilities in risk management of those involved at different levels are as follows:

Board of Directors

1. Supervise risk management so that the risk management policy can be implemented efficiently and continuously.
2. Understand the major risks of the organization and ensure that the executives can manage risks to an acceptable level.
3. Encourage the organization to have an efficient and effective risk management and internal control culture.

Audit Committee

1. Provide guidelines and suggestions for improvement to make sure the risk management is effective.
2. Review the Company's risk management to ensure it has an appropriate and efficient risk management system.

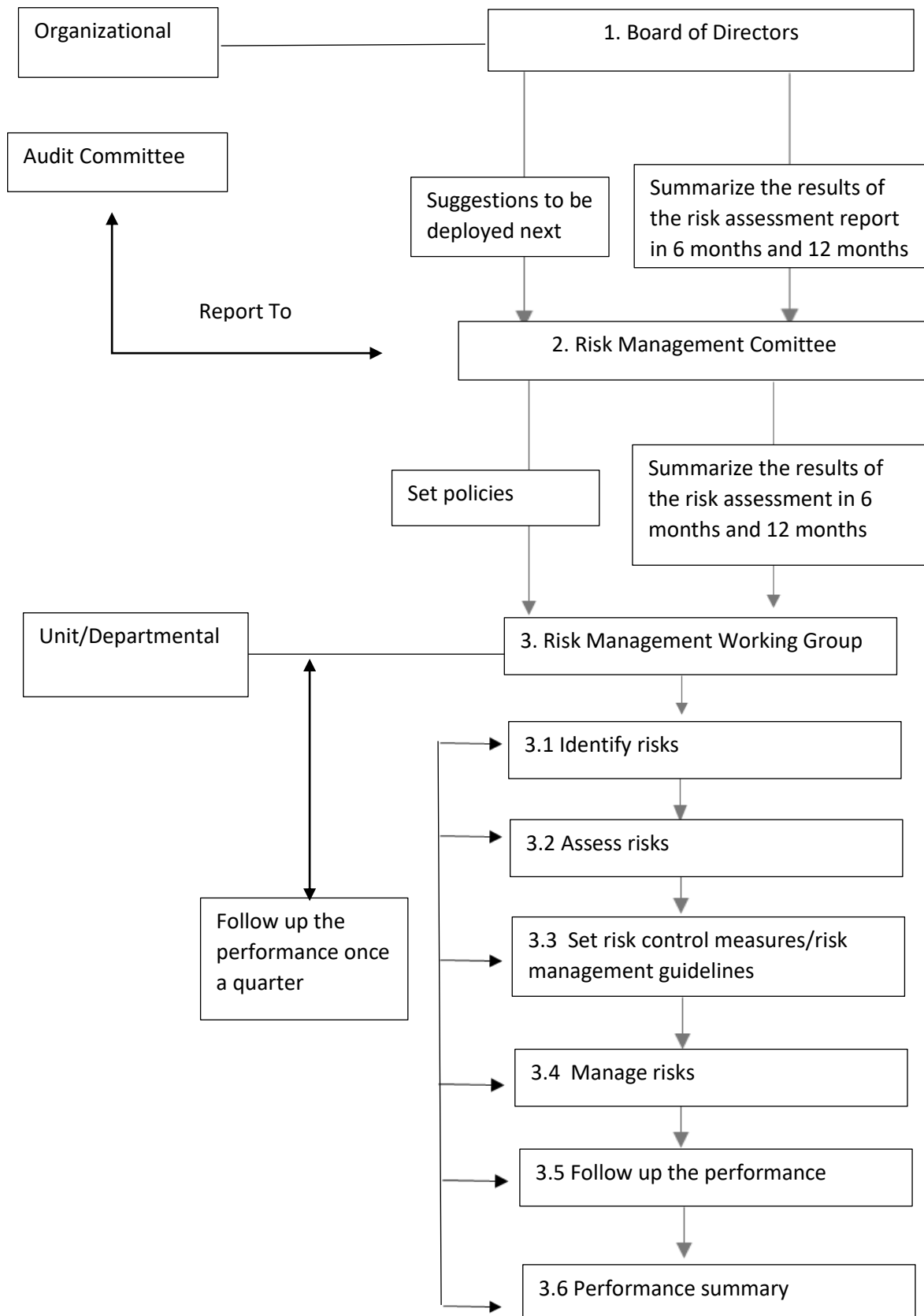
Risk Management Committee

1. Define and review risk management policies and framework, and propose to the Executive Committee for approval. This must be conducted in accordance with the risk management guidelines of the Stock Exchange of Thailand and the Institute of Internal Auditors of Thailand.
2. Strategize in accordance with the risk management policies to make sure it is able to assess, monitor and control each type of risk to an acceptable level by supervising the risk management system to be efficient and effective, and meet international standards
3. Make a risk management manual and work plan to prevent and evaluate risks, and prepare an integrated risk management report by linking the information system
4. Encourage and follow up to make sure there is a risk management implementation throughout the organization, and that it is aligned with the corporate strategies, objectives and goals, including the changing circumstances.
5. Supervise and suggest ways to prevent and reduce risks to an acceptable level; monitor, evaluate and improve the action plan to reduce risks continuously and suitably for business conditions to ensure that risks are managed adequately and appropriately.
6. Continuously and constantly promote and encourage improvement and development of internal risk management system.
7. Enterprise Risk Management Report to the Board of Directors and the Audit Committee to be presented to the Company's Directors for acknowledgment. Also, in case there are important factors or events which may have a significant impact on the Company or stakeholders of the Company, they must be reported to the Board of Directors be acknowledged and considered as soon as possible

Risk Management Working Group

1. Set up a manual for corporate risk management, to be used as a risk management guideline.
2. Set up a risk management plans and annual measures to reduce risks.
3. Assess the risks in the area that they are responsible for annually.
4. Supervise the risk management of the Company by making sure it complies with corporate policies and plans, and give advice, opinions, suggestions and following up with the operation so that risk management is most effective.
5. Establish, at least once a quarter, cooperative meetings to follow up with the performance.
6. Assign the secretary of the working group to prepare minutes of the meeting to report to the executives and the Risk Management Committee.

Risk Management operation process



Annual Risk Management Action Plan 2023

No.	Operation Plan	Period												Responsible Party	Remark
		Jan	Feb	Mar	April	May	June	Jul	Aug	Sep	Oct	Nov	Dec		
1	The Risk Management Committee Meeting No. 1/2020 has appointed the Risk Management Working Group, reviewed the performance of the risk management, including the risk management policies, risk management manual, set a risk management framework and approved the risk management plan for the year 2020.	↔												The Risk Management Committee	
2	Meeting of the Risk Management Working Group No. 1/2020 to clarify the risk assessment guidelines for 2020	↔												The Risk Management Working Group	
3	Conducted a risk assessment for the year 2020	↔	↔											The Risk Management Working Group	
4	Meeting of the Risk Management Working Group No.2 / 2020 to monitor and consider the results of the 2020 risk assessment			↔										The Risk Management Working Group	
5	The Risk Management Working Group reported the results of the 2020 risk assessment to the Risk Management Committee.			↔										The Risk Management Committee/The Risk Management Working Group	
6	Follow up on the performance of the quarter 1/2020			↔										Office of Administration and Coordination	
7	Follow up on the performance of the quarter 2/2020						↔							Office of Administration and Coordination	
8	The Risk Management Committee Meeting No. 2/2020 to review and follow up on the performance of the risk management in 6 months						↔							The Risk Management Committee	
9	Follow up on the performance of the quarter 3/2020										↔			Office of Administration and Coordination	
10	Follow up on the performance of the quarter 4/2020												↔	Office of Administration and Coordination	
11	The Risk Management Working Group summarizes the performance of the 2020 Risk Assessment Report to the Risk Management Committee.												↔	The Risk Management Committee/The Risk Management Working Group	

2.2 Risk Factors to the Business Operation of the Company

2.2.1 Business risks in a highly competitive industry

Real estate is one of the most competitive businesses. There are many sizes of operators, ranged from small businesses that manage projects without any allocation requests. This reason makes it easy for new entrepreneurs to enter the real estate business. Operators with all business sizes and customer groups, covering the district level, provincial level, regional level, and national level, both listed companies and non-listed companies on the Stock Exchange of Thailand can compete in the property development business.

As for the competition in the property development business in MahaSarakham Province, there is still a mild competition compared to the major provinces in the Northeast such as Nakhon Ratchasima, Khon Kaen, Udon Thani, etc., and the Company is a serious innovator into the real estate development business in MahaSarakham Province. It has collected potential lands and projects have been developed continuously. In addition, there are lands awaiting development that can accommodate the Company's future project development over a period of 2-3 years. With the cost advantage of the Company's land compared to the current market price, the Company has advantage of sound land collection for developing projects when compared to new developers who do not have lands to support project development. Together with experience in project development in the area of MahaSarakham Province, the Company has expertise and credibility. With the knowledge and understanding of the project location, which the Company is able to design products to suit the needs of local customers, the company believes in its competitive potential.

Therefore, in order to reduce the risks, the Company has always studied and monitored land issues. This practice is applied in order to know the trend and potential of the project development of other potential areas, by considering every factors together such as location, environment, land pattern, public utilities, facilities, while not forgetting to consider relevant city planning laws. In addition, the Company has good relationships with many land brokers. This is an opportunity for the Company to get lands in potential location with reasonable prices. The Company has a business development unit, conducting land survey and investigation, including feasibility studies and the potential of the location if the lands are to be developed into projects. When the Company obtains details of the lands that it sees as having potential for development, the Company will study the feasibility of the projects. The process starts from defining the project layout to suit its location, studying the demands for accommodation of consumers in that areas. The Company studies thoroughly whether the development of public utilities in the area is sufficient, such as locating near hospitals, shopping malls, universities, etc. Last but not least, the Company possesses readiness in finance, construction, laws and regulations of government agencies related to project development, such as land uses under the Town Planning Acts, local regulations or construction-prohibited areas, including environmental and community laws, etc. Also, the Company conducts initial assessments of the return on investment in lands, which compose in reports on the feasibility studies of the projects, which are proposed to the Board meetings for further consideration.

2.2.2 Risk from Success of Newly-Developed Projects and Future Projects

The Company has engaged in the property development business of residential building for sale. There are various products including detached houses, semi-detached houses, town homes, home offices and commercial buildings, one project of which is in the beginning of development and 5 projects of which are planned to be developed as future projects during 2020-2022, namely, The Grand Canal, Grand Biz, Pruek Pirom Salaklang, U Park, Grand Biz 2 with all current and future project locations in MahaSarakham Province.

Therefore, the performance of the Company may be uncertain depending on the success of the projects started and future projects as shown in given information. Income and costs are affected by internal factors, both from sales and construction operations, and external factors, economic conditions, real estate demand and supply. This also includes natural disasters and epidemics that are unexpected and widespread, such as the COVID-19 situation, which affects people's daily life, resulting in social distancing lifestyles and lockdown measures from the government. This has caused the incident that during March - April of 2020, there were be fewer customers visiting the projects. The situation has affected the customers' decision in home purchase. During that time, the Company's revenue from sales was not as expected, or in the event of other events which affected

the economy of MahaSarakhm Province, making it to have been in slowdown condition, also resulted in revenue from sales not being as expected. Project construction delays resulted in delayed revenue recognition and possibly increased costs. There were also external factors that indirectly affect the Company such as interest rates, political conditions, etc. Therefore, company had risks from the aforementioned factors, which may affect incomes and costs and will adversely affect the performance and returns of the projects.

However, from the journal of Real Estate Information Center, published by the Government Housing Bank, it was found that "number of ownership transfers for horizontal housing of Maha Sarakhm Province has increased from 883 units in 2018 and 1,057 units in 2019, or representing a growth rate of 7.36 percent and 11.50 percent per year, respectively, or if it is calculated as ownership transfer value, there was an increase from 1,020 million baht in 2017 to 1,124 million baht in 2018 and 1,235 million baht in 2019, or representing a growth rate of 10.20 percent and 9.9 percent per year, respectively. The real estate sector of MahaSarakhm Province It is also benefited from the Cabinet Meeting on May 20, 2020 to approve the draft announcement of the Ministry of Interior regarding rules for deduction of fees for registration of rights and special acts according to the Land Code for real estate transfers and mortgages in the mission of the Land Bank Administration Institute (Public Organization). There was reduction of the rate of registration fees for rights and legal transfers From 2.00% to 0.01% and a reduction of the property mortgage fee rate from 1.00 percent to 0.01 percent of the appraisal price from June 8, 2020 to June 7, 2022. This has resulted in a positive effect on the real estate sector from reduction of fees related to trading. Also, this positively affects the decision of buyers. Therefore, the Company has confidence that various projects that the Company is developing and will embark on in the future will receive positive responses from customers and can sell according to the Company's plans.

In order to reduce the risks mentioned above, the Company also requires an annual plan to be considered every year and reviewed every quarter. Moreover, it carefully reflects on all property project development plans before starting the projects. The feasibility of each project is studied, taking into account the locations of the lands, product formats that meet the needs of target customers, pricing that is suitable for the purchasing power of the customers. The progress of sales and project development plans is followed up and reported to the Executive Committee every month, along with reports on the condition and changes of various factors That affect the development of the projects.

2.2.3 Risk from the Project Concentrated in MahaSarakhm Province

The Company has engaged in the property development business of residential buildings for sale. There are various products including detached houses, semi-detached houses, town homes, home offices and commercial buildings, 4 projects of which are in progress and 5 projects of which are planned to be developed as future projects during 2020-2022, namely, The Grand Canal, Grand Biz, Pruk Pirom Salaklang, U Park, and Grand Biz 2 with all current and future project locations in Maha Sarakhm Province. If MahaSarakhm Province has factors affecting demands for purchases, or there are many operators entering the area, it may result in fierce competition. Other factors affecting MahaSarakhm Province include natural disasters or changes in city plan, etc., which may result in the company not being able to sell or transfer ownership of the houses. This could affect revenue from property sales concentrated in MahaSarakhm Province. However, in addition to the area of MahaSarakhm Province where the company has expertise and experience, in the future, the company plans to expand the projects to other provinces of the Northeast to pursue sustainable business growth and to reduce the risk of concentration of projects in MahaSarakhm Province. The Company aims to start from nearby large provinces, for example, Khon Kaen, Ubon Ratchathani, Nakhon Ratchasima, etc., which are provinces that the executives of the Company are familiar with and are studying the potential land acquisition opportunities for project development. Every time before a project development, the company will study the feasibility of the projects, including analysis of the surrounding factors. For such external factors as marketing, there are home purchase demands and purchasing power of target customers, and competition conditions in the areas, etc. The Company also considers factors about utilities and facilities surrounding the projects in order to set project formats and prices to meet the needs of customers. It makes sure that once the projects are opened, it will get the target customers' attention as expected. Besides external factors, the company has considered internal factors such as project development costs, and various expenses involved, to make decisions before launching new projects every time.

2.2.4 Risk from Future Performance Not Meeting the Goal Because the Customers Are Unable to Transfer Ownership as Scheduled

The purchase of residential property is a very important factor for human beings. But with high price, most people rely on financial support from financial institutions, therefore, financial institutions' rigidity of mortgage lending, which relies on many factors, such as economic conditions, policies and regulations from Bank of Thailand and / or other government agencies, etc., may cause financial institutions to set more stringent credit policies for housing loans. This can be seen from the fact that the Bank of Thailand has issued measures to control home loans by adjusting the ratio of credit limits to collateral, which directly affects the overall property business with the following essences:

Mortgage Contract Characteristics	LTV ratio
In the case of having the collateral value less than 10 million baht	
First mortgage contract	100%
Second mortgage contract	
• Installment payment for the first mortgage contract for 2 years or more	90%
• Installment payment for the first housing loan for less than 2 years	80%
Third mortgage contract onwards	70%
In the case of having the collateral value from 10 million baht	
First mortgage contract	90%
Second mortgage contract	80%
Third mortgage contract onwards	70%
In the case of building residence(s) on land(s) owned by the debtor with no debt burden	100%

This may lead to a higher rejection rate for customers applying for mortgage loans, causing customers to be unable to transfer ownership on schedules. As a result, it is a risk to the Company's operating results that may not be as expected. The impact from such LTV Ratio measure will be exercised on the Company's customers only in the case of having collateral value less than 10 million baht because the Company's house selling prices are not more than 10 million baht.

However, the Company also has a policy for the sales department to understand customers thoroughly before they subscribe. With the knowledge and experience of the sales department in assisting customers to prepare information and documents, before applying for loans, the Company will study customer information and make recommendations in order for them to apply for loans with the profiles that agree with the financial institutions' conditions. By doing so, customers have a better understanding of loan conditions.

2.2.5 Risks from Hiring the Main Contractor

Currently, the company has 2 forms of construction management, which are:

1. The company controls work and procures equipments by itself / hires sub-contractors. The Company has a construction management model whereby the company's engineering team is the core in the construction control. The model is divided into sub-tasks according to the categories with bill of quantities (BOQ) calculation. The company will purchase construction materials and decorations according to the workload in order to obtain construction materials according to the specified standards and hire sub-contractors to be responsible for each work category or use daily labor in the construction while having engineers to supervise and inspect the quality of construction to meet the standards set by the Company.

2. The Company hires turnkey contractors (Turnkey Project). Since in the year 2016, the company has started to develop the Grand Biz project, which is a type of commercial building of 50 units, which is a standard construction style. The model is a series of units in which the construction method is

to construct multiple units next to one another at the same time. This type of construction has less details and complexity than the construction of detached houses or semi-detached houses, and there is a need to accelerate the construction with cost that the Company finds reasonable. Therefore, the Company considers hiring turnkey contractors (turnkey project) for the construction to supervise both construction materials and labor according to the amount of work specified by the Company.

Construction commission patterns for each project

Project	Construction Commission Pattern
The Grand Residence	The company controls work and procures equipment by itself / hires sub-contractors.
The Grand Canal	The company controls work and procures equipment by itself / hires sub-contractors
Grand Biz	Hire a turnkey contractor: PB Engineering Company Limited
Pruk Pirom Salaklang	The company controls work and procures equipment by itself / hires sub-contractors
Upark (Mixed-Use)	The company controls work and procures equipment by itself / hires sub-contractors

In the past, the Company had a project development model in which the Company controlled work and procured equipments by itself / hired sub-contractors. Until during the year 2016, the company developed the Grand Biz project as mentioned above and hired a turnkey contractor (turnkey project) for the construction to supervise both construction materials and labor according to the amount of work specified by the Company, to be responsible for the construction of the Grand Biz project. The main contractor is PB Engineering Company Limited, which supervise the construction in the years 2016-2019, totaling 30 units. In 2018, the Company started the construction of the Pruk Pirom project, of which the construction was operated by using the Company's engineering team to supervise the construction work and hiring contractors to handle some works per section. For In the case of Pruk Pirom, the Company hired PB Engineering Company Limited for some sections of work, such as structure building work, iron fence work, etc., resulting in for the year of 2018, 2019 and 2020, the hiring proportion of PB Engineering Co., Ltd. accounted for 41.17%, 37.00% and 49.97% of the total construction value in each year, respectively.

In the future, the Company considers construction management for each project by taking into account the appropriateness, timing, layout of the project and construction costs for maximum efficiency. The construction management model can be adjusted according to the construction plan of the Company, making the Company be able to supply equipments and hire sub-contractors or some turnkey contractors who are fully or partially responsible for the projects. This can also be done with combination of construction models, depending on the suitability of each project. As well, there can be some addition of new contractors or changes of contractors during each project period to ensure the good quality of construction and to deliver the work to the customers on time. The Company primarily selects contractors from the group of contractors that are on the list of the Company. All contractors are not connected persons of the Company. In considering hiring a contractor, the potential and readiness of each contractor for specific period must be taken into account. The Company has regularly hired some small contractors in the area, who have experience in working with the Company for 3-5 years. They are familiar with the Company and have been delivering the works according to the Company's standards. As a result, in the past, the Company rarely encountered problems from the delay and of the quality of the work. Therefore, the Company has a construction contractor evaluation policy, where contractors are graded and evaluated by the Company's to make sure it exercise adequate quality control and has contractor ratings in database. The contractors who did not pass the assessment will be eliminated from the contractor registration record and be recorded as not having passed the assessment. The assessment is done regularly once a year. It is another tool for quality control of the contractors. Other than this, the Company has recruited new contractors on a regular basis, with a detailed selection and recruitment process in stages. The contractors' information is carefully examined, such as the contractors' history, expertise and past achievements, and whether they have clear office addresses and are properly registered. They have to have clear guarantee policies, stable financial position, and adequate manpower for handling the work, etc. The selection is conducted according to the operating steps before every hiring. The new contractors will start from being in the new entry grade, and will have to enter the assessment system as well.

2.2.6 Risk from Changes in Laws and Regulations which may affect the Property Business of the Company

Thailand has changed laws and regulations related to property business, such as land allocation requirements under the Land Allocation Act, Land Use Zoning Regulations, Town Planning Act, traffic planning, etc. In 2019, the Land and Buildings Tax Act of 2562 BE (2019), which changed the land and buildings tax rate, was issued. The Company has been affected in the area of lands awaiting development, and have prepared to accommodate and assess such impacts. They were found as not significant. In addition, at certain times, the government or relevant agencies have issued some important policies or policy changes, for example, in 2019, the Bank of Thailand has revised regulations on the supervision of home and other loans. They set the ceiling rate of loan-to-value ratio (LTV ratio), as well as the capital fund ratio based on the LTV ratio. These measures' aim is to make financial institutions consider tightening loans for second home lessees, or lessees of housing worth more than 10 million baht. This affects those who want home loans, etc. All of the above factors may affect business operations both directly and indirectly, causing the operating results to be affected in the area of income, costs, and expenses, which might be changed from anticipated. These factors may be constantly changing depending on the country's economic and political conditions, including various policies of the government at different times.

However, in order to prevent the risks mentioned above, the Company has provided personals to study and monitor changes in regulations that may happen regularly. This is to modify the Company's plans, including the project development plans, in accordance with the changes that may occur. The company has followed up on changes in economic conditions, law and regulations, or other factors both at the national level and in the area of MahaSarakham Province. The results will be presented and compared with the work plans in the Executive Committee meeting every month and proposed to the Board of Directors for acknowledgment every quarter. This ensures that the Company monitors and is prepared for any incidents that may change on a regular and timely basis.

2.2.7 Risk from Changes in Interest Rates

The Bank of Thailand's policy rates have changed from time to time in accordance with the appropriateness of the use of various financial stabilization tools. The impact on the real estate business will be negative if there is an interest rate hike. This will make customers delay their application for a mortgage loan or face a greater burden on installments. The Company provides advice to customers in order to build their understanding of applying for home loans. Likewise, the Company would suffer from a similar negative impact if there was a hike in interest rate. Due to the high costs of property development, the Company must borrow some funds from the banks, financial institutions, or other individuals, whereby the like of interest rate results in higher costs. Therefore, there may be a risk from the interest rate fluctuation according to the interest rate policy set by the Bank of Thailand. It may adversely affect the performance and return of the projects.

However, in order to prevent the risk of reliance on connected persons as mentioned, the Company has taken the following actions:

- (1) in the part that the company relies on connected persons: the connected persons, who are the shareholders and directors of the Company, are required to guarantee the company for the bank and deposit cash as collateral for the bank. The Company therefore asks the group of shareholders to make a letter of agreement and agree to guarantee the debt under the credit limit for the Company. In the event that the company still needs to use the credit line and renew or issue bills after the original version in accordance with the bank's practice until the company repays the debt and cancel the loan and bills. This must be done without charging any compensation, fees and / or any other money throughout the guarantee period;
- (2) in the part that the connected persons, who are the shareholders and directors of the company, directly lend to the company by issuing the promissory notes as evidence as above: to hedge the risk of being called back on loan due to promissory note, the Company therefore made a memorandum of understanding to attach the promissory note to each lender with the essence that the payee of the notes (meaning each group of lenders) will accept the repayment of the debt under the promissory note according to the repayment plan of each year, as specified in the debt repayment plan under the promissory notes, from income sources of various projects. This must be conducted in

accordance with the company's business plan with interest at the rate of 2.50% per annum. Therefore, the Company's risk of being refunded is eliminated. In addition, the company has an agreement with each lender that if any amendments are to be made, the agreement must be approved by the Audit Committee of the company and approved by the Board of Directors.

2.2.9 Risk from the Coronavirus Outbreak Situation 2019

For the year 2021, the global economy has experienced an economic crisis due to the COVID-19 epidemic and almost all businesses are significantly affected. For the business of property development for sale of the Company of which, at present, the market is mainly in MahaSarakham Province, is slightly affected. Because the real estate market of MahaSarakham Province is small and the competition is mainly of local capital. In addition, MahaSarakham Province is a city of education with students, educational personals, and many business operators in the province, resulting in turnover in the province, resulting in a large number of customers visiting the project in 2021, resulting in the continuous number of bookings and transfers. Although it has been affected by the government's policy to restrict the epidemic area (lockdown) in April, after the relaxation of such measures, customers have returned to visit the projects at a similar level to normal situation. However, although in 2021, the company has not been much impacted by the COVID-19 epidemic, the company is not complacent and aware of possible future problems. Therefore, it plans to adjust the operating strategy, marketing plan and management plan in various departments in accordance with the current situation and changes to reduce the risk that may affect the operations of the Company in the future.

3. Driving Business for Sustainability

3.1 Policy and Goals for Sustainability Management

The Company operates with the intention to promote the Company to be an efficient organization, and to be an ethical organization with honesty, fairness and accountability. This is a factor that leads to creation of long-term benefits for the business and shareholders sustainably, with regard to fairness to all stakeholders. The Company has therefore established a good corporate governance policy, internal control and internal audit policy, risk management policy, including business ethics as a guideline for the Board of Directors, all executives and employees in order to strictly adhere to. This shall be effective in all business segments. In addition, the Company has a human resource management policy to support anti-corruption, and policies on political contributions to prevent corruption in all cases. This will increase confidence and confidence to all parties. And the Company also includes the awareness of the common duties and responsibilities towards society, environment, and the nation to make the development of society and the country truly sustainable in line with the Sustainability Development Goals (SDGs) of the United Nations.

In addition, the Company also has oversight of the Company's management system to be efficient in conjunction with considering the impacts on all stakeholders, including the environmental impact arising from business operations. In addition, the management of the Company has set policies to prevent the occurrence of conflicts of interest, including corruption by arranging to have an auditor, who has been authorized by the Securities and Exchange Commission, and internal control system auditor to ensure that the Company treats both direct and indirect stakeholders equally.

3.2 Management of impacts towards stakeholders in the business value chain

3.2.1 Business value chain

1.Primary activities

(1) Inbound Logistics Management

1.1 Design

The Company has designed houses in the projects to be used in conjunction with precast concrete construction technology for the construction of the Prukpirom Salaklang project as the first project, and will expanded the use of this technology to other projects in the future. The use of the precast system not only helps reduce time and labor in the construction, but also helps to reduce waste problems that affect the environment, including reducing noise pollution, dust and traffic problems at the construction site due to the fact that the production of precast reinforced concrete panels is done from the factory. Only the sheets of concrete are shipped for installation at the construction project. In addition, the construction uses strong precast concrete walls as a carrier of the house. There is no need for columns and beams, which make the houses have more usable space and the designers are able to design and decorate the interior more beautifully.

1.2 Land acquisition

In the past, the executives of the Company had a vision of gradually buying and accumulating lands with potential for property project development continuously. And the development of projects must have to wait for the right time. As a result, the Company has enough lands for development in the next 2 years from 2020. At present, the Company has delayed plans to purchase additional lands for further development in order to wait for the Company to develop projects on the land already held by the Company. However, if there is a suitable land available for immediate development of the project, the Company is ready to invest in the proposed area.

During the past year, the Company regularly conducted land studies and monitoring to know the trend and potential of project development of other potential areas. It takes into account factors in all areas, such as location, environment, land pattern, public utility system, facilities, including city planning laws related. In addition to the potential factors of the land, the Company also takes into account the social and environmental impacts from project development. When the Company has obtained details of the land that it sees as potential for development, the Company have to study the feasibility of the project. The step starts from defining the project layout to suit its location, studying the demand for housing of consumers in that area, whether the development of public utilities in the area sufficient, for example, whether it is near hospitals, shopping malls, universities, etc, readiness of the Company in finance, construction, law and regulations of government agencies related to project development such as land use under the Town Planning Act, local regulations or construction prohibited areas including environmental and community laws, etc., Also, the Company has social and environmental impact assessment from project development, both in monetary and non-monetary form, to assess in conjunction with the return on investment in project development, in order to provide information for the Board of Directors to use in further investment considerations.

1.3 Procurement of contractors and construction materials including necessary goods for project development

In the project development of the Company, there a team of engineers of the Company will supervise the construction work. The contractors will be hired to be responsible for each work, namely architecture and landscape construction contractors, structure building contractors, system building contractors, and interior decoration contractors, etc. For some projects, the Company will hire contractors responsible for turnkey project, where the contractors will be responsible for all construction and construction materials. The Company will have a team of engineers to inspect the quality of work before receiving and following up the construction according to the plan of the Company. The hiring of contractors depends on the size and complexity of each project. As for the projects operated by the Company itself, the Company provides some construction materials that are used in bulk and in the same style, such as roof tiles, to provide beautiful and quality materials. Therefore, the Company procures and orders this type of material from the manufacturer by itself. The bulk of the purchase of roof tiles building materials from manufacturers results in lower production costs for distribution, and the Company having the power to negotiate with the manufacturers. The Company will assign the purchasing department to negotiate with the manufacturers and sellers in order to plan the purchase according to the construction period in advance to reduce the impact in the event of price fluctuation. Other than this, the Company has started to introduce innovation of high quality precast concrete parts which have been produced from casting or pour in a formwork according to the size and style of parts according to the construction drawing from the factory. They are then installed together at the construction site by using appropriate lifting equipment. Precast Concrete System can shorten the construction time, enabling the delivery of quality buildings faster than traditional construction. The Company started using this technology in 2020 in the Phruek Pirom project as the first project.

The Company has set criteria for selecting construction contractors for each project. After having designed houses or buildings that will be built in the project, the Company will evaluate prices according to the list of material quantities and labor quantities and Bill of Quantities (BOQ)) to be used as a preliminary standard for setting intermediate prices, and use it as a guideline and standard for the selection of contractors for the development of that project. The construction contractors that the Company will select must be qualified contractors experienced in the construction of property projects, having the teams that have the ability, experience and financial liquidity suitable for the size of the job hired.

(2) Operation

2.1 Project development and infrastructure management

The Company has clearly divided the construction area for the area that may be dangerous and prohibited outsiders to enter the construction site. In addition, the Company provides a standardized system for safety such as for the employees to wear helmets every time while on the construction site, etc. In addition, the Company also works with contractors to manage public utilities such as water, electricity, waste storage, the storages of debris that may be dangerous. They are clearly separated for orderliness in the project and to reduce the accident rate within the projects.

2.2 Consideration of safety and impact on communities

- Impact of noise pollution caused by the operation of machines and cutting or drilling of construction materials on the communities: to prevent such effects, the Company plans to designate the installation of high walls, using precast concrete panels for construction. Also, it schedules the construction work time in parts which cause the noise during the day only in order to reduce disturbance to the rest of the communities during the night time.

- Impacts of traffic congestion that may affect the communities: this is due to the transportation of construction materials and the increase in the quantity of cars when the projects are launched. The Company has established guidelines to prevent and mitigate impacts, for example, requiring the transportation of construction materials to be outside of an urgent period, providing traffic personnel to facilitate vehicle users in entering and exiting the projects when the projects are opened, etc.

2.3 Reducing waste and environmental impact in the construction process

- Dust impacts during project development, caused by construction, transportation and burning in open space: in order to mitigate and resolve such impacts, the Company has set up guidelines such as requiring the installation of a high wall, using clothes to cover the transport trucks, forbidding the incineration of waste in the construction area, etc.

- Impact on odor pollution of solid waste caused by the construction and when starting to launch the project: the Company has a solution to mitigate such impacts, for example, setting up a place or room for littering by separating types of waste such as construction waste, household waste, etc. in order to prevent the occurrence of odors disturbing the communities, and coordinating with local authorities to collect solid waste to be disposed in the process.

(3) Distribution of goods and services or outbound logistics

The Company has its own sales team to supervise various sales channels. There are direct distribution channels through the sales office on the project area in order to prepare for welcoming customers and providing information, knowledge and understanding of the products in each project. And there are model houses opened to show to interested people at the project location. In addition, there are other distribution channels such as setting up public relations points and displaying project previews as well as opening distribution channels at shopping centers. There are also contact points for information via electronic channels, etc.

3.1 Sales offices and sales staff (personal selling)

The Company has established sales offices located at the location of each project. There is an appropriate office decoration to create an atmosphere for visitors to understand the project's style. Drinks are served. Visitors can take a look at the model houses. There are sales people who are ready to provide accurate and complete information about the products. To ensure the availability of the sales team, the Company also organizes regular training and meetings with the sales department to make them understand the products and various sales techniques, including in-team discussions to create sales strategies and set the Company's sales goals.

(4) Marketing and sales (Marketing & Sales)

4.1 Fair pricing

The Company has a policy to set prices that are appropriate to the target customers. The Company focuses on the development of housing projects for middle income buyers. Therefore, the price levels of the projects are ones of the important factors affecting the decision to buy residences in the Company's projects. In addition, the Company also has criteria for considering the price level based on factors such as the location of the

project, the size of the usable area, etc. And the Company also takes into account the determination of the selling price of the housing in the project to be appropriate from considering the costs of various aspects, such as the lands' value, design costs, construction costs, and any related costs. The focus is on providing customers with satisfaction and a sense of value. In addition, the Company must be able to maintain the appropriate rate of return as desired. The Company may use pricing strategies that may differ at each time depending on the level of competition, circumstances and other factors occurring at a particular time within the framework of the Company's approval authority. The Company's profit must not be lower than the estimated gross profit margin set by the Company.

4.2 Communication and provision of complete information about the project

The Company has communication strategies to reach target customers in Maha Sarakham and nearby provinces. Various forms of communication strategies are available to cover various communication channels such as sales office channels, company website, online channels or set of public relations points at various locations to provide complete and accurate information, and be able to respond to inquiries of target customers and people in the area of MahaSarakhm Province, creating accurate and complete understanding to customers. This is one of the reasons why customers trust the Company, which is a developer of high quality and standard property projects.

(5) Customer services

5.1 After sales customer service

The customer service department is responsible for the neatness and maintenance of the project assets. The service provided by the customer service will cover from taking care of the homes during the warranty, maintaining the cleanliness and functions of the electricity, water supply and public utilities of the project, including the maintenance of cleanliness within the project, etc.

The Company sets out a list of home warranties, which is a guarantee that does not include equipment that deteriorates under normal use as follows:

order	list	Warranty period
1	Structure work - Bottombase work (pile)	The warranty period is 5 years (since the home delivery).
2	Roof frame and roofing work	The warranty period is 1 year (since the home delivery).
3	Decoration work - Crack - Doors,latches - Mirrors	The warranty period is 1 year (since the home delivery).
4	Sewerage system work	The warranty period is 1 year (since the home delivery).
5	Internal system work - Home water supply - Home electricity	The warranty period is 1 year (since the home delivery).
6	Equipment and materials - bulbs , switches , plugs	Within 3 months (since home delivery)
7	Termite control system work and damage from termites	The warranty period is 1 year (since the home delivery).

5.2 Administration before the establishment of the housing estate juristic person

The Company gives importance to providing services to residents, therefore has assigned the Legal and Legal Act Department to act as the operator and coordinator in the work related to the management of the housing estate juristic person, such as management to maintain common assets in a normal condition and make them always ready for use, collection of "common expense" from the residents to be used as an expense for maintenance, repair of public utilities, as well as to supervise the use of common property of residents in accordance with the intent of the Land Allocation Act and the Condominium Act, and regulations of the condominium juristic person for future projects.

(6.) Support activities

For project development support activities of the Company, including such department as procurement, accounting, finance, human resource and customer service, each department is responsible for supporting the project to meet the Company's goals. Each department has direct and indirect contact with stakeholders such as business partners, contractors, and customers, etc.

6.1 Human resource management

The Company pays attention to the management of human resource, which is a key stakeholder that will enable the Company to operate the business according to the objectives. The Board of Directors has assigned the Chief Executive Officer to supervise the management and development of personnel with appropriate amount of knowledge, skills, experience and incentives, ensuring that human resource management is in line with the Company's direction and strategy. Employees at all levels are knowledgeable, competent, have suitable motivation, and are treated fairly to retain the organization's talented personnel.

6.2 Procurement

Land acquisition

In acquiring land for developing property projects, the Company has the investment department survey and consider the details of the land, compare the land prices with the appraisal prices from the Department of Lands and the market prices, including thoroughly studying feasibility and the potential of the locations to bring the lands into project developments. When the Company has obtained preliminary details of the lands, the Company will determine the layouts of the projects to suit the locations, study the feasibility of the project, consumer demand for housing in that area, whether the development of public utilities in that area is sufficient, such as the fact that the locations are near hospitals, shopping centers, universities, etc. Then, the Company will study the feasibility of the project in terms of marketing, finance, construction and related prerequisites such as land use under the Town Planning Act, local regulations or construction prohibited areas, including environmental and community laws, etc., and there are initial assessments of the return on investment in such lands.

Requesting permission for allocation and construction, and the opening of the projects for sale

The Company applies for allocation and construction permission after applying for project support credit. The Investment Division and the Law Department are responsible for coordinating and taking action with such government agencies. The Company has experienced personnel with good knowledge and expertise in laws, regulations and notices related to the application for allocation and construction permission.

The Company has a marketing and sales department especially responsible for the Company's project sales. Due to the fact that the Company's current in-progress projects are large-scale projects with relatively high project value, the Company has a policy to open and sell projects according to the development areas which are divided into phases in order to be able to develop and manage project risks. The Company will start construction phase by phase.

Procurement of contractors and construction materials, including necessary goods for project development

The Company hires construction contractors for the project, namely architecture and landscape construction contractors, structure building contractors, system building contractors, and interior decoration contractors, etc. The hiring depends on the size and complexity of each project. However, some building materials are used a lot in the same style, such as roof tiles. To provide beautiful and quality materials, the Company procures and orders these types of materials from the manufacturers by itself. The bulk of the purchase of roof tile building materials from manufacturers results in lower production costs for distribution. And the Company therefore has the power to negotiate with the manufacturers. The Company assigns the purchasing department to negotiate with the manufacturers and sellers in order to plan the purchase according to the construction period in advance to reduce the impact in the event of price fluctuation.

The Company has set criteria for selecting construction contractors for each project. After having designed houses or buildings that will be built in the project, the Company will evaluate prices according to the list of material quantities and labor quantities and Bill of Quantities (BOQ) to be used as a preliminary standard for setting intermediate prices, and use it as a guideline and standard for the selection of contractors for the development of that project. The construction contractors that the Company will select must be qualified contractors experienced in the construction of property projects, having the teams that have the ability, experience and financial liquidity suitable for the size of the job hired.

Construction quality control

The Company hires outside contractors to carry out the entire construction. The quality inspection department of the Company works together with the construction management department of the Company to control the work of the contractor to comply with the correct construction standards and the use of standardized materials, including to ensure completion within the specified time. The inspections are scheduled according to the construction progress.

Administration before the establishment of the housing estate juristic person

The Company gives importance to providing services to residents, therefore has assigned the Legal and Legal Act Department to act as the operator and coordinator in the work related to the management of the housing estate juristic person, such as management to maintain common assets in a normal condition and make them always ready for use, collection of "common expense" from the residents to be used as an expense for maintenance, repair of public utilities, as well as to supervise the use of common property of residents in accordance with the intent of the Land Allocation Act and the Condominium Act, and regulations of the condominium juristic person for future projects.

3.2.2 Analysis of Stakeholders in the Business Value Chain

(1) Stakeholders within the organization

1.1 Shareholders

Shareholders' expectations

Contribute to the national and social economic development

2. To be a leader in business operations that are transparent and sustainable, along with cohabiting with society and environment

3. Performance, both short term and long term, which will be reflected in the Company's share value

Responses to shareholder expectations

1. Investor Relations page on website: dhousepattana.com

2. Dividend Policy

3. Invitation letter to the shareholders' meeting

4. Minutes of the Shareholders' Meeting

5. Nomination of persons to be elected as directors

6. Proposing the Agenda for the annual ordinary shareholders' meeting

7. Investor calendar

8. The shareholders are involved in making decisions on important matters of the Company.

9. The Board will take care of important matters, both issues stipulated in the law and issues that may affect the direction of operations of the entity. They have passed the consideration and / or approval of the shareholders. Such important matters will be included in the agenda of the shareholders' meeting. The invitation calling for the shareholders' meeting will consist of

- (1) Date, time and place of the shareholders' meeting
- (2) The agenda of the meeting, specifying whether it is an agenda for acknowledgment or for approval, clearly divided into matters such as in agenda relating to directors, there are separate matters on the election of directors and approval of the directors' remuneration for each agenda item
- (3) Objectives and reasons, and the opinion of the Board of Directors on each agenda item proposed, which includes

3.1 Dividend Payment Approval - dividend payment policy, proposed dividend rate, including reasons and supporting information. In the event that it is proposed to refrain from paying dividends, reasons and supporting information must be provided.

3.2 Agenda for appointment of directors - specify name, age, education and work history, number of listed companies and general companies that candidate holds director positions, criteria and recruitment methods, types of directors proposed. And in the case of nominating the former director to resume his/her position again, there must be provision of information of his/her attendance at the last year's meeting and the date of appointment as the Company's director.

3.3 Agenda for directors' remuneration Approval - policy and criteria for determination of remuneration for each director position and remuneration for all types of directors, both in monetary form and other benefits

3.4 Agenda for appointment of auditors - name of auditors, affiliated company, work experience, independent of the auditors, audit fees and other service fees

(2) Proxy form in accordance with the form prescribed by the Ministry of Commerce.

(3) Other supporting information such as voting procedures, counting and notification of votes, the rights of each type of share to vote, information of independent directors proposed by the Company as a shareholder's proxy, documents required by shareholders to present before attending the meeting, documents for proxy, and a map of the meeting venue, etc.

- The Board of Directors will support the participation of shareholders, namely

- (1) Setting of criteria for minority shareholders to propose additional agenda items prior to the date of the shareholders' meeting - In this regard, the Board of Directors will consider including the matters proposed by the shareholders as the agenda of the meeting. In the event that the Board of Directors rejects the matters proposed by the shareholders on the agenda, the Board of Directors must notify the shareholders of the reasons for acknowledgment.
- (2) Criteria for minority shareholders to nominate persons to hold the position of directors - In this regard, the Board of Directors will ensure that such criteria are disclosed to the shareholders in advance.
 - The board of directors will ensure that the notice of shareholders' meeting contains correct, complete and sufficient information for exercising shareholders' rights.
 - The board of directors will provide an opportunity to send the invitation of shareholders' meeting together with related documents and publish them on the Company's website at least 28 days before the meeting date.
 - The Board of Directors will allow shareholders to submit questions prior to the meeting date, by setting rules for submitting questions in advance and publish the aforementioned criteria on the Company's website as well.
 - Invitation letter to shareholders' meeting and related documents will be prepared in English version and published along with the Thai version.
 - The Board will ensure that the operations of the shareholders' meeting are neat, transparent, efficient and allow shareholders to exercise their rights.
 - The Board will set the date, time and venue of the meeting with regard to the convenience of shareholders' meeting attendants, such as appropriate and sufficient meeting times for discussion, meeting place that is convenient for traveling etc.
 - The Board shall ensure that there is no action that restricts the opportunity to attend the meeting or create undue burdens on the shareholders, for example, the shareholders or proxies should not be required to bring more documents or evidences than defined in the guidelines of the relevant regulators.
 - The Board will promote the use of technology in the shareholders' meeting, in shareholder registration, and score counting and display, so that the meeting can be done quickly and accurately.
 - The Chairman of the Board of Directors presiding over the shareholders' meeting is responsible for ensuring that the meeting is in accordance with the laws, relevant rules, and Company's regulations, including allocating appropriate time for each agenda specified in the invitation letters to the meeting, and allowing shareholders to express opinions and raise questions at the meeting on matters related to the Company.
 - So that the shareholders can take part in making decisions on important matters, the directors, as attendees and as shareholders, will not encourage addition of unnecessary notice not being notified in advance to the meeting agenda, especially in important agenda that shareholders need time to study information before making a decision.
 - All directors and relevant executives will attend the meeting. So that shareholders can ask them relevant questions.
 - Before the start of the meeting, shareholders will be informed of the number and proportion of shareholders attending the meeting in person and that of the shareholders who appoint someone, methods of meeting, voting and counting of votes.
 - In the event that there are many items in any agenda, the chairman of the meeting will arrange a separate resolution for each item, for example, in case the shareholders exercise their right to appoint individual directors during the appointment of directors.
 - The Board will encourage the use of ballot papers for important agenda items, and encourage independent people to count or check the votes in the meeting. It will also disclose the votes for agreeing, disagreeing and abstaining in each agenda to the meeting and record the votes in the minutes of the meeting.
- (4) The Board will ensure that the disclosure of the meeting resolutions and preparation of the minutes of the shareholders' meeting are correct and complete.

- The Board will ensure that the Company discloses the resolution of the shareholders' meeting together with the voting results within the next business day through the news system of the Stock Exchange of Thailand and on the Company's website.
- The Board will ensure the delivery of a copy of the minutes of the shareholders' meeting to the Stock Exchange of Thailand within 14 days from the shareholders' meeting date.

(5) The Board will ensure that the minutes of the shareholders' meeting record at least the following information:

- 5.1 List of directors and executives who attend the meeting, and the proportion of directors who attended the meeting or do not attending the meeting
- 5.2 Method of voting and counting of votes, meeting resolutions and voting results (agree, disagree, abstain) of each agenda item.
- 5.3 Issues, questions and answers at the meeting, including the name-surname of the asker and the respondent

1.2 Employees and workers

Expectations of employees and workers

- Stability and work progress
- Adaptation to the changes in the business operations of the Company
- balance between work and personal life

Responses to employees and workers' expectations

- Listening to the opinions of employees
- Training to educate, develop potential and promote progress of employees
- Providing welfare that is not less than what the law stipulated or more as appropriate
- Determination of fair compensation and benefits

(2) Stakeholders outside the organization

2.1 Customers

Customer expectations

- Continuously and wide variety of quality and standardized product and service development
- Provision of quality products and services at reasonable prices
- After-sales service throughout the warranty period after sales
- Monitoring and measurement of customer satisfaction results for organizational improvement, including advertisement, public relations and sales promotion (Sales Conduct)

Responses to customer expectations

- Listen to opinions or suggestions of customers via contact email: info@dhouse.in.th or telephone number 043 -722 -000
- Regular customer meetings of salespeople and executives

2.2 Partner

Partner expectations

- There is a fair procurement process and contract terms or agreements. Helping knowledge, developing potential, upgrading production and management to meet standards. Clarify and ensure that suppliers respect human rights treat workers fairly Social and Environmental Responsibility In addition, the Company will have a process for reviewing and evaluating trading partners in order to develop sustainable business operations with each other.

Responses to Partner expectations

- Listen to opinions or suggestions of customers via contact email: info@dhouse.in.th or telephone number 043 -722 -000

2.3 Community

Community expectations

- The operations of the Company do not have a negative impact on the well-being of the community.
- Create employment within the community to reduce the movement of workers to the main provinces

Responses to community expectations

- Channels for receiving complaints and whistleblowing
- Develop and disseminate knowledge that leads to enhancing the growth and quality of life in the community
- Doing activities with students from the university who are interested in participating in the study of the operations of the Company along with linking with educational institutions in accepting students for internship to increase experience, learn on the job, and create career opportunities after graduation

3.3 Sustainability management in environmental dimensions

3.3.1 Environmental Policies and Practices

The Company realizes the importance of the environment, and, therefore realizes its responsibility to society and the community. This is one of the main missions of the Company. Executives and employees must conserve natural resources and protect the environment. In addition, there is a strict compliance with environmental laws, by ensuring there is no negative impact on the environment in nearby communities or the least impact. There are organizations of activities or supports in the organizations of activities for stakeholders for public benefit and social service on a continuous basis. The Company has used the Precast system to be used in construction. With the finished production from the factory, there is no construction debris and dust and it is environment friendly. This is because it reduces the problem of waste materials and on-site waste from the construction of a conventional casting system.

3.3.2 Environmental performance

(1) Energy management

1.1. Electric power is an important resource in business operation. The Company therefore pays attention to the use of electric energy, for example, the determination of energy saving measures, including the timing of turning the lights off - on, turning off employees' computers during their lunch breaks, and the use of energy-saving air conditioning. In addition, the Company is committed in taking technology and innovation in use to reduce energy consumption within the organization for maximum efficiency, and to lead to further sustainable business development.

Company's electricity consumption DHOUSE PATTANA Public Company Limited

For the month of	Electricity consumption (Megawatt-hours per year)		compare electricity consumption during the year	Percentage difference in annual electricity consumption
	2022	2023	2022-2023	2022-2023
January	2,285.40	2,106.60	178.80	8%
February	2,247.30	2,261.70	14.40	1%
March	3,138.60	2,886.90	251.70	8%
April	2,720.10	3,701.10	981.00	36%
May	2,850.30	3,606.90	756.60	27%
June	3,323.40	3,174.30	149.10	4%
July	3,247.80	3,365.40	117.60	4%
August	3,009.30	2,942.10	67.20	2%
September	3,162.00	2,669.70	492.30	16%
October	2,857.50	2,994.60	137.10	5%
November	2,812.80	2,792.40	20.40	1%
December	2,588.70	2,609.70	21.00	1%
Total energy consumption	34,243.20	35,111.40	868.20	3%

Note: Blue = decrease in electricity use, red = rate of increase in electricity use. In 2021, there was an electricity consumption of 36,427.00 megawatt hours per year. In 2022, there was an electricity consumption of 34,243.20 megawatt hours per year. In 2023 has electricity consumption of 35,111.40 megawatt hours per year. When compared, it is found that in 2023 there will be an increase in electricity consumption than in 2022 at 868.20 megawatt hours per year or equivalent to 3 percent.

1.2 Vehicle fuel combustion - When having a meeting, the Company promotes reduction of car use by switching to the use of teleconferencing technology instead of traveling to the Company, and use one car to transport cargo, construction materials and workers to work on a daily basis.

(2) Water management

Water resources are one of the key factors in our business operations. This is because business operations need water to carry out their activities. To acquire effectiveness, and achieve objectives and set goals, the Company therefore has a guideline for the cost-effective use of water resources. It also uses water without affecting the water use of the community.

Company's water consumption of DHOUSE PATTANA Public Company Limited

For the month of	Water consumption (Cubic meter)		compare water consumption during the year	Percentage difference in annual water consumption
	2022	2023	2022-2023	2022-2023
January	45.00	37.00	8.00	18%
February	59.00	45.00	14.00	24%

March	47.00	41.00	6.00	13%
April	44.00	53.00	9.00	20%
May	39.00	44.00	5.00	13%
June	41.00	41.00	-	0%
July	42.00	57.00	15.00	36%
August	52.00	48.00	4.00	8%
September	85.00	59.00	26.00	31%
October	45.00	50.00	5.00	11%
November	64.00	19.00	45.00	70%
December	42.00	10.00	32.00	76%
Total energy consumption	605.00	504	101.00	17%

Note: Green = decreasing amount of water supply usage, red = increasing rate of water supply used in 2021, there is a water supply used amount of 766 cubic meters, in 2022 there is a water supply used amount of 605 cubic meters. In 2023, there was 504 cubic meters of water supply used. When compared, it was found that in 2023 there was a decrease in water use from 2022 at 101 cubic meters, or 17 percent.

(3) Garbage, waste and pollution management

The Company has a systematic garbage and waste management in its business processes. There is an efficient classification of waste according to the 3Rs principles, along with raising awareness among employees. The Company has colored trash categorized by types of trash, including green trash - biodegradable waste types such as food waste, tree branches, leaves, yellow trash - recyclable waste such as paper, water bottles, glasses, blue trash - trash that cannot be reused like foam, plastic candy bags, and red trash - toxic waste such as paint cans, spray paint, batteries, pesticides. The main 3Rs principles are as follows:

1. Reduce

The Company has campaigned for employees to refrain from using plastic bags by switching to woven bags or paper bags in putting things to work on a daily basis. Water bottles and beverages are replaced by products that can be recycled. The employees must refrain from using any unnecessary packaging that will create additional waste problems in the future.

2. Reuse

The Company has brought items that have been used and can be reused for maintenance, and repair appliances and equipment to make them more durable and applicable for continuous uses, making them possible to be used to the maximum benefit.

3. Recycle

The Company take various materials such as paper, glass, plastic to be processed by various processes in order to reuse them, It separates each type of waste such as glass, paper, plastic, metal / non-metal for easy recycling.

By implementing the 3RS principle, in addition to reducing the amount of solid waste, it also reduces energy consumption and reduces environmental pollution causing problems of various aspects.

(4) Management to reduce greenhouse gas problems

The Company sees and realizes the importance of management to reduce greenhouse gas problems. At present, the Company is in the process of preparing greenhouse gas emission data according to the guidelines of the Thailand Greenhouse Gas Management Organization (TGO) or equivalent to international standards. The Company has divided the greenhouse gas problem into 2 areas as follows:

- 4.1 Direct emissions of greenhouse gases such as use of corporate vehicles - the company will use only 1 shuttle to transport employees to reduce the energy consumption of vehicles.

4.2 Indirect greenhouse gas emissions, such as the use of office materials - the company has controlled the amount of material withdrawal of employees to be in the right approximation per person so as not to cause wasteful use of resources. As a result, indirect greenhouse gas emissions do not occur.

However, after the Company has completed the assessment of greenhouse gas emissions, the Company plans to develop strategies to reduce the amount of greenhouse gas emitted by its future activities.

3.4 Sustainability management in the social dimension

3.4.1 Social policy and practice

The Company operates with determination to develop the organization along with the growth alongside the society with quality and sustainability. The Company therefore contributes to society through various social constructive activities, give back for good things to society and communities, by supporting and promoting the following activities:

(1) Fair labor treatment

Employees are a valuable resource of the organization. The Company therefore treats workers with fairness and equality without discrimination, pays attention to the quality of life of employees, and treats employees with sincerity, listens to their opinions and suggestions logically. The Company allocates employees to work in accordance with their qualifications and provides various welfare to the employees appropriately. The Company has established an appropriate compensation structure, and has created an atmosphere for employees to work with happiness and harmony, along with encouraging employees to develop their own knowledge and expertise on a regular basis. The Company provides training to increase the skills in the work of the employees to reduce mistakes in work, and to help build morale and a good work attitude in the workplace.

(2) Responsible production and service to customers

The Company pays attention to the products and services for its customers with a focus on creating value and impression on customers by focusing on the principles of developing projects that are simple but meet the needs of customer, have reasonable price, pay attention to construction quality, along with providing quality after-sales service to customers on a regular basis. The Company is honest and is committed in informing customers about their rights as well as keeping the interests of customers.

(3) Participation in community and social development

The Company has awareness of the role and duty of being a good member of society by performing or controlling to ensure that there is compliance with laws and regulations relevant and social responsibility. The Company gives importance to and takes responsibility towards the community and the surrounding society regarding the environment, including supporting, cooperating, helping and volunteering in activities that benefit the community and society

3.1 Providing medical support - donation to hospitals in Maha Sarakham Province and Khon Kaen Province



3.2 Charity support - donate money to support young businessmen of YEC, Maha Sarakham Province, to give to a nursing homes, and donate rice in charity activities of 23th October event



3.3 Religious support - donate money to support funds to temples in the northeastern provinces



4. The Management's Analysis and Discussion

4.1 Summary of financial statements and an overview of past operations

(1) Statement of financial position

Statement of financial position	Financial statements (Examination version)					
	End 31 December 2021		End 31 December 2022		End 31 December 2023	
	Million baht	proportion	Million baht	proportion	Million baht	proportion
Cash and cash equivalents	37.57	5.13%	16.65	2.53%	29.08	3.53%
Other receivables	0.08	0.01%	0.42	0.06%	1.36	0.16%
Cost of property development	135.43	18.48%	132.01	17.90%	194.80	23.64%
Inventories	2.93	0.40%	6.92	0.94%	7.61	0.92%
Other current assets	1.82	0.25%	1.59	0.22%	0.60	0.07%
Total current assets	177.83	24.26%	159.59	21.63%	233.45	28.33%
Restricted bank deposits	0.29	0.04%	0.32	0.04%	0.27	0.03%
Land held for development	0.00	0.00%	0.00	0.00%	0.00	0.00%
Investments property	435.14	59.36%	430.26	58.33%	431.59	52.38%
Property, plant and equipment	43.43	5.92%	44.19	5.99%	47.90	5.81%
Rights-of-use assets	67.31	9.18%	97.31	13.19%	105.99	12.86%
Intangible assets	2.12	0.29%	2.59	0.35%	2.16	0.26%
Deferred tax assets	0.68	0.09%	0.57	0.08%	0.47	0.06%
Other non-current assets	3.37	0.46%	0.00	0.00%	0.00	0.00%
Total non-current assets	2.83	0.39%	2.82	0.38%	2.18	0.26%
Total assets	555.17	75.74%	578.06	78.37%	590.55	71.67%
Bank overdrafts and short-term loans from financial institutions	149.60	20.41%	9.95	1.35%	20.01	2.43%
Trade and other payables	1.29	0.18%	3.68	0.50%	4.82	0.58%
Short-term loans from related persons	93.25	12.72%	137.00	18.57%	114.00	13.83%
Current portion of liabilities	13.77	1.88%	6.32	0.86	7.87	0.95%
Current portion of lease liabilities	0.98	0.13%	0.73	0.10%	0.62	0.08%
Income tax payable	0.00	0.00%	0.00	0.00%	0.16	0.02%
Advance received	6.04	0.82%	9.62	1.30%	0.30	0.04%
Other current liabilities	0.73	0.10%	0.79	0.11%	1.12	0.14%
Total current liabilities	265.66	36.24%	168.09	22.79%	148.90	18.07%
Long-term loans from financial institutions	8.48	1.16%	16.48	2.23%	32.80	3.98%
Long-term leases liabilities	2.29	0.31%	3.04	0.41%	2.08	0.25%
Provisions for employee benefit	2.68	0.37%	116.59	15.81%	172.44	20.93%
Provisions	1.92	0.26%	3.27	0.44%	3.80	0.46%
Other non-current liabilities	1.90	0.26%	1.94	0.26%	1.96	0.24%
Total non-current liabilities	17.26	2.35%	143.29	19.42%	2.10	0.26%
Total liabilities	282.92	38.60%	311.38	42.21%	364.09	44.19%

Share capital	420.00	57.30%	420	56.94%	453.33	55.02%
Ordinary shares	420.00	57.30%	420	56.94%	453.33	55.02%
Premium on share capital	7.79	1.06%	7.79	1.06%	28.46	3.45%
Legal reserve	0.75	0.10%	0.75	0.10%	0.75	0.09%
Retained earnings (loss)	21.55	2.94%	(2.27)	-0.31%	(22.63)	-2.75%
Total shareholders' equity	0.00	0.00%	0.00	0.00%	0.00	0.00%
Total liabilities and equity	450.08	61.40%	426.27	57.89%	459.91	55.81%

(2) Statement of comprehensive income For the year ending December 31, 2021, December 31, 2022 and December 31, 2023

Statement	Financial statements (Examination version)					
	ปี 2021		ปี 2022		ปี 2023	
	Million baht	proportion	Million baht	proportion	Million baht	proportion
Sales income	60.75	100.00%	32.11	100.00%	145.07	97.47%
Service income	0.00	0.00%	0.00	0.00%	3.77	2.53%
income	60.75	100.00%	32.11	100.00%	148.84	100.00%
Cost of sales	40.26	66.26%	21.94	68.35%	133.35	89.59%
Service costs	0.00	0.00%	0.00	0.00%	2.55	1.71%
Cost	40.26	66.26%	21.94	68.35%	135.90	91.30%
Gross profit	20.50	33.74%	10.16	31.65%	12.94	8.70%
Sale Other	1.25	2.05%	1.21	3.78%	7.93	5.33%
Profit before expenses	21.74	35.79%	11.38	35.44%	20.88	14.03%
Selling expenses	3.83	6.31%	3.02	9.42%	4.87	3.27%
Administrative expenses	22.48	37.00%	20.52	63.92%	21.92	14.73%
Administrative expenses	(4.57)	(7.52%)	(12.17)	(37.90%)	(5.91)	(3.97%)
Expected credit losses	0.00	0.00%	0.00	0.00%	0.41	0.27%
Financial costs	3.95	6.50%	8.27	25.77%	13.92	9.35%
Loss before income tax	(8.51)	(14.01%)	(20.44)	(63.67%)	(20.24)	(13.32%)
Expenses (income) income tax	(1.69)	(2.78%)	3.37	10.50%	0.13	0.08%
Total comprehensive loss	(6.83)	(11.24%)	(23.81)	(74.17%)	(20.36)	(13.41%)

(3) Statement of cash flows for the year ended 31st December 2019, 31st December 2020 and 31st December 2021

List	Audit statements		
	Year 2021	Year 2022	Year 2023
Cash flows from operating activities			
Profit (loss) before income tax	(8.51)	(20.44)	(20.36)
Adjustment to reconcile profit before income tax to cash received (paid) from operating activities			

List	Audit statements		
	Year 2021	Year 2022	Year 2023
Depreciation and amortization	1.02	1.59	1.98
Loss on asset retirement	-	-	0.02
Interest income	-	-	(0.01)
Finance costs	4.02	6.62	3.95
Cash flows before changes in operating assets and liabilities	55.34	24.82	(2.58)
Changes in operating assets and liabilities			
Other receivables	0.01	0.04	(0.03)
Property development costs	44.53	7.05	6.77
Inventory	0.95	1.21	(0.65)
Other current assets	1.11	(0.42)	(0.92)
Deposits at banks with collateral obligations	(0.12)	0.03	(0.09)
Other non-current assets	(1.35)	3.22	(0.39)
Trade payables and other payables	(2.03)	0.04	(1.00)
Advance payment	(10.49)	13.60	(8.15)
Other current liabilities	0.28	(0.42)	(0.18)
Provisions for employee benefit	0.30	0.32	0.34
Provisions	-	-	0.05
Other non-current liabilities	3.43	(0.62)	0.40
Cash generated (paid) from operations	91.98	46.35	6.08
Interest income	-	-	0.01
pay income tax	(7.00)	(6.04)	-
Net cash provided by (spent in) operating activities	84.98	40.30	(6.08)
Cash flows from investing activities			
Purchase of investments in subsidiaries	-	-	(1.00)
Purchase of investments property	-	-	(0.21)
Purchase of building and equipments	(5.11)	(3.42)	(4.85)
Purchase of intangible assets	(0.26)	(0.05)	-
Buy land awaiting development	-	-	-
Net cash used in investing activities	(5.37)	(3.47)	(6.06)
Cash flows from financing activities			
Bank overdrafts and short-term borrowings from financial institutions increased.	134.69	49.13	(39.92)
Receive more short-term loans from related parties.	94.58	16.60	0.00
Pay short-term loan payments from related parties.	(178.18)	(106.53)	(17.00)
Receive long-term loans from financial institutions.	-	20.12	10.00
Repay long-term loans from financial institutions	(94.27)	(23.39)	(7.78)
Repay of liabilities under a finance lease	(0.59)	(0.98)	(1.17)
Receive capital increase	-	116.39	-
Pay financial costs	(4.82)	(5.69)	(3.99)
Dividend paid	-	-	(25.20)
Net cash (spent in) financing activities	(48.59)	65.64	(85.05)

List	Audit statements		
	Year 2021	Year 2022	Year 2023
Net increase (decrease) in cash and cash equivalents	31.02	102.48	(97.19)
Cash and cash equivalents – beginning-of-the-year balance	0.25	31.27	134.74
Cash and cash equivalents - year-end balance	31.27	133.74	37.55

Overview of business operations and significant changes

DHouse Pattana Public Company Limited (“the Company” or “DHOUSE”) emerged from a merger between DHouse Homecenter Company Limited (“DHC”) and DHouse Pattana Company Limited (“DH”). It was registered on 27th April 2010 with initial capital of 3,000,000 THB by Lerdrungporn family group and Kaewwisit family (both families are relatives)⁷ directed by Mr. Pongpot Lerdrungporn, Dr. Pongnarin Lerdrungporn, and Mr. Att Lerdrungporn (whose name was previously Mr. Pongthat Lerdrungporn). They aim to operate a property development business focusing on residential property for sale. Afterwards, the family cooperatively established DH to develop the land property and to make residential buildings for sale, and DH was therefore registered on 26th July 2011, with the capital investment of 200,000,000 THB. Both companies were managed by the same board committee. Subsequently, the shareholders decided to merge the two companies to expand their capacity in their property development projects, to prevent conflicts of interest that might happen, and to prepare for their business registration in Thailand’s Stock Exchange. The merging of those two companies was valid from 18th April 2018 and the business administration has been conducted under the name of DHouse Pattana Company Limited (“DHOUSE”), with paid-up capital investment of 360,000,000 THB, which was divided into 3,600,000 common shares with par value of 100 THB each. In 2019, according to the 2nd Extraordinary General Meeting (EGM) of 2019 on 17th July 2019, there was a resolution to decrease the capital investment from 360,000,000 THB to 311,400,000 THB to clear the accumulated losses by decreasing the par value from 100 THB to 86.50 THB. Consequently, the Company has paid-up capital investment of 311,400,000 THB, divided into 3,600,000 shares, with par value of 86.50 THB each. On 12th March 2020, in the 2020’s annual meeting of shareholders, there was an approval to transform the Company from a company limited to a public company limited, with a decision to change share par value from 86.50 THB of total 3,600,000 shares to be 0.50 THB each par. This has affected the increase of shares to be 622,800,000 in total. There was also a decision to add the capital investment of 108,600,000 THB from 311,400,000 to be 420,000,000 THB by expanding new 217,200,000 common shares, with par value of 0.50 THB each that is prepared for Initial Public Offering. There was an approval to list the Company’s common shares in MAI Stock Exchange. Later, on 26th October 2020, the Company entered an initial public offering (IPO) of 217.20 million shares at a price of 0.60 baht per share, representing a capital raising value of 130.32 million baht and a securities value at the IPO price of 504 million baht. The quantity of shares listed on the Stock Exchange of Thailand and paid-up shares were 840 million shares, par value was 0.50 baht per share, equivalent to 420 million baht of paid-up capital.

The Company has been developing various types of residential property including detached houses, semi-detached houses, townhomes, home offices, and commercial building. Currently, the main project area is in MahaSarakhm Province and their plan is to expand to other provinces in northeastern region of Thailand. The project development criteria of the Company are based on location, site, marketing trends, consumers’ requirement, target customers, and suitability of price ranges. The Company also focuses on worthy products that impress and please their customers with providing simple property project that answer the customers’ requirements with reasonable price and high quality construction method with high quality after-sale services. Over ten years since present, the Company has been operating this kind of business and this has proved our expertise and experience in property development, especially in MahaSarakhm Province. On 31st December 2020, the Company has sold out and closed the deal with 1 project, has 4 ongoing projects, and has 2 prospective projects. Starting from the year 2010, the Company has developed the first project under the project name “Suparom Grand Ville” located in the area adjacent to MahaSarakhm-Wapi Pathum Road Intersection, Talat Sub-district,

Note: ⁷ Mr. Chaiyut Lerdrungporn, who is the father of Mr. Pongpot Lerdrungporn, Mr. Att Lerdrungporn and Dr. Pongnarin Lerdrungporn, is a brother of Mrs. Rapeepan Kaewwisit, who is the mother of Mr. Channarong Kaewwisit, Mr. Chaichan Kaewwisit and Mr. Chanvit Kaewwisit

Muang District, MahaSarakham Province. The project consists of detached houses of 69 units, project area 19-2-99.60 rai, project value 166.45 million baht, which was closed in 2015.

On November 24, 2023, the Extraordinary General Meeting of Shareholders It was resolved to approve the purchase of investment in common shares of Asset Group Khon Kaen Company Limited, which operates a real estate development business. Contract value, amount 54 million baht (54,000 shares, value 1,000 baht each), shareholding percentage 100 percent of registered capital. The Company pays compensation from the purchase of investment in ordinary shares of the subsidiary with newly issued ordinary shares of the Company. And on November 29, 2023

In addition, in 2023, the company operated gas stations and shops within service stations. By receiving the right to be a petroleum distributor of PTT Oil and Retail Public Company Limited at Tha Khon Yang - Ban Khee Road, Kham Rieng Subdistrict. Kantharawichai District Maha Sarakham Province in the DODO (Dealer Owned Dealer Operated) format, which will begin commercial service in January 2023.

As of 31st December 2021, the Company has 4 projects in the process, which are:

- 1) "The Grand Residence" project, launched in October 2011, is a detached house and a two-storey detached house project of 122 units, project area 35 - 0 - 77.00 rai, located near Suparom Grand Ville Project, which is adjacent to MahaSarakham-Wapi Pathum Road Intersection, Talat Subdistrict, Mueang District, MahaSarakham Province. The project value is 281.47 million baht. Ownership has been transferred for 121 units and 1 unit is remaining for sale.
- 2) The Grand Canal" project was launched in March 2014. The project consists of 163 units of townhome and home office, with a project area of 14 - 1 - 69.70 rai, located at Sonthavirat Road Junction, Talat Subdistrict, Mueang District, MahaSarakham Province. The project value is 398.92 million baht. Ownership has been transferred for 54 and 109 units are remaining for sales.
- 3) "Grand Biz" project was launched in February 2017. The project consists of commercial buildings of 50 units. The project area is 3-2-11.50 rai. It is located on Mahasarakham-Kosumpisai Road, Tha Song Khon Subdistrict, Mueang District, MahaSarakham Province. The project value is 197.96 million baht. Ownership has been transferred for 35 units and 15 units are remaining for sales.
- 4) The "Prukpirom Salaklang" project was launched in June 2020. The project consists of 65 units of detached houses, semi-detached houses and commercial buildings. The project area is 10 - 2 - 00.02 rai. It is located on Sarakham Bypass Road (Tor Lor. 291), Wang Naeng Subdistrict, Mueang District, MahaSarakham Province. The project value is 211.05 million baht. Ownership has been transferred for 5 units and 60 units are remaining for sales.

For the year 2019, 2020 and 2021, the Company has sales revenue of 141.82 million baht 92.12 million baht, and 60.75 Million bath respectively. There was income from the transfers of real estate ownership from 2 projects, The Grand Residence project and The Grand Canal project, and there was revenue from the sale of vacant land⁸. Afterwards, in 2018, the Company has recognized the income from the transfers of ownership of another new project, which is The Grand Biz project, resulting in the Company's revenue from ownership transfer in 2018 coming from total of 3 projects: The Grand Residence project, The Grand Canal project, and the Grand Biz project. However, the Company began to recognise revenues from the Grand Biz project at the end of the year, resulting in the revenue from sales having not increased significantly. And in 2018, there was revenue from the sale of vacant land⁹. For 2019, the Company's revenue has increased significantly from the year 2018 due to the good feedback from customers of the Grand Biz project, resulting in increased revenue of 2019. In 2019, the Company has income from the transfers of ownership of 3 property projects, namely The Grand Residence project, The Grand Canal project and Grand Biz project and in 2019 the Company has no revenue from the sale of vacant land. For the year 2021, the Company has recognised revenue from the transfers of ownership of 4 successive property projects. These are The Grand Residence, The Grand Canal, Grand Biz, and Phuk Pirom (Salaklang) projects.

Notes ^{8 3} The sales of the lands are the sales of the lands to the connected person of the Company. Such transactions are the asset restructuring between the group of shareholders and the Company. The lands are not in the Company's project development plan. In this regard, the price was determined based on the independent property appraiser's report approved by the SEC compared with the appraisal value of the Treasury Department for the transaction. These transactions are continuous transactions, that is, transactions that took place in late 2017 and early 2018.

In 2019, 2020 and 2021, the Company had a net profit (loss) of 40.71 million baht, 14.93 million baht and (6.83) Million baht or equivalent to 28.65 percent, 16.21 percent and (11.24) percent respectively.

Company group structure

On 18th April 2018, DHouse Home Center Company Limited and DHouse Pattana Company Limited merged, through the merger method of Amalgamation, which, after the merger, has formed a new juristic person which still uses the same name as "DHouse Pattana Company Limited". Therefore, the financial reports for the year 2017 are presented as the pro forma consolidated financial statements, prepared by the management of the Company, to consolidate the financial information DHouse Pattana Co., Ltd. (before the merger) and DHouse Home Center Co., Ltd., as if the merger of the two Companies has occurred since 1st January 2017 to demonstrate the financial position, performance and the Company's cash flow for the year 2017.

Effects on financial statements from the enforcement of new financial reporting standards

The Company has adopted Financial Reporting Standards No. 15 on the revenue contracts made with customers from 1st January 2019 by revising the recording of fees related to the transfer of ownership of the customer's home, such as transfer fees, duty fees, etc. that the Company has paid by itself from the promotion, including the cost of premiums / freebies to customers, which was originally added to the selling expense. They were adjusted as a deduction from the amount of revenue from sales. The revisions to this standard include adjustments to the financial report for the year 2018 that shows comparison with the year 2019. However, the adoption of such financial reporting standard will not affect the Company's net profit.

Later, as of 1st January 2020, the Company has changed the method of recording the expenses of gifts / premiums to reflect the overall cost of sales by organizing a list of expenses, giveaways / freebies as added cost of goods sold instead of being deducted from revenue. But for the fees related to the transfer of ownership of the house, the customer's equity is still used as a deduction from income. The income list includes adjustments to the financial report for the year 2019 to show comparisons.

In 2021, 2022, and 2023, the company had a net loss of 6.83 million baht, 23.81 million baht, and 20.36 million baht, or a net loss to income ratio of 11.24 percent, 74.17 percent, and 13.68 percent, respectively.

4.2 Performance and profitability

Revenue

Income structure	Financial statements					
	Year 2021		Year 2022		Year 2023	
	Million baht	proportion	Million baht	proportion	Million baht	proportion
Sales revenue	60.75	97.99%	32.11	96.31%	24.38	15.55%
Sale income	0.00	0.00%	0.01	0.04%	120.70	76.99%
Sale Service	0.00	0.00%	0.00	0.00%	3.77	2.40%
Total	60.75	97.99%	32.12	96.36%	148.84	94.94%
Other revenue	1.25	2.01%	1.21	3.64%	7.93	5.06%
Total revenue	62.00	100.00%	33.33	100.00%	156.77	100.00%

Sales revenue

Sales income for 2021, 2022, and 2023 is million baht, 60.75 million baht, 32.11 million baht, and 148.84 million baht, respectively, or equivalent to 97.99 percent, 96.36 percent, and 94.94 percent of total income, respectively. However, the income from the sale of property will be recognized only when ownership has been transferred to the buyer. Other factors that affect the sales and transfers of ownerships of the houses are quantity of houses ready for sale, salespersons' ability, ownership transfer tracking, loan approval from the customers' commercial banks, construction efficiency, and home delivery of the contractors. There are also external factors such as economic conditions, policy formulation or measures from the government sector.

In early January 2023, the subsidiary opened commercial operations of gas stations under the brand "PTT" in the form of DODO (Dealer Owned Dealer Operated) under the right to be a distributor of the Company's petroleum products. PTT Oil and Retail Business Public Company Limited ("OR") and has opened a convenience store under the name "Easy Wash & Dry" and a rental store service, causing in 2023 the company will recognize revenue. from increased sales of fuel and service income

Sales revenue can be divided into sales details by project for the year

Project name	Year 2021		Year 2022		Year 2023	
	Million baht	proportion	Million baht	proportion	Million baht	proportion
The Grand Residence	3.58	5.89%	-	0.00%	-	0.00%
The Grand Canal	10.59	17.43%	12.60	39.26%	2.19	1.47%
Grand Biz	13.90	22.88%	3.82	11.89%	7.47	5.02%
Pruek Pirom (Salaklang)	32.69	53.81%	15.67	48.84%	12.55	8.43%
Total sales revenue	60.75	100.00%	32.09	100.00%	22.21	14.92%

Table showing the commencement of sale, construction and transfer of ownership of each project

Project	Open for sale	Start construction	Start transfer of ownership
The Grand Residence	October 2011	November 2011	July 2013
The Grand Canal	March 2014	May 2013	March 2016
Grand Biz	February 2017	June 2016	August 2018
Prukpirom Salaklang	June 2020	March 2018	December 2020 ^{/1}
Upark	October 2022	December 2021	January 2023

Note : 1 / Prukpirom Salaklang project has started to transfer ownerships to the customers in December 2020, but the customers have not yet signed to receive the houses because the construction has not been completed yet. But the customers are required to transfer ownerships first for the personal benefit of the customers. The transfers of ownerships are not able to be recognized as revenue from sales made, which is in accordance with Financial Reporting Standards No.15: Revenue from contracts with customers. The Company recorded this transaction as advance payment in the statement of financial position.

Sales revenue classified by property type for the year

Income separated by type of real estate	Consolidated financial statements					
	2022		2023		2024	
House	3.58	5.89%	-	0.00%	-	0.00%
Town home	10.59	17.43%	12.60	39.26%	2.19	1.47%
commercial building	13.90	22.88%	3.82	11.89%	7.47	5.02%
House	32.69	53.81%	15.67	48.84%	12.55	8.43%
Total income by property type	60.75	100.00%	32.09	100.00%	22.21	14.92%
Income from land sales	-	0.00%	-	0.00%	2.17	1.46%
Total income from real estate sales	60.75	100.00%	32.09	100.00%	24.38	16.38%
Income from product sales	-	0.00%	32.09	100.00%	120.70	81.09%
Service income	-	0.00%	-	0.00%	3.77	2.53%
Total income from sales and services	60.75	100.00%	64.18	200.00%	148.84	100.00%

For the year 2020, the Company has income from property sales of 92.12 million baht, a decrease of 50.01 million baht from the year 2019 or 35.19 percent, due to the fact that in the beginning of 2019 there was a high amount of ownership transfers from the purchase of the Grand Biz project by entrepreneurs. In the year 2019, there are transfers of 40 units, divided into 26 units of The Grand Biz project. This is normal for the Company's business as at the beginning of the transfers of new projects that have been launched for sale, there is a high amount of ownership transfers because the Company has launched the project for sale first in advance and have accumulated reservations before the ownership transfer commences. There are transfers of 5 units of The Grand Residence project and 9 units of The Grand Canal project compared to the year 2020 with the total transfer amount of 29 units worth 92.12 million baht, which is the amount transferred from the Grand Residence for 9 units worth 30.46 million baht, The Grand Canal for 12 units, divided into 10 townhome units and 2 home office units worth 28.80 million baht and Grand Biz project for 8 units worth 32.86 million baht. The decrease of the projects compared to the previous year, is partly due to the indirect impact of the COVID-19 pandemic, resulting in construction workers unable to move to the area easily. As a result, there was a temporary shortage of labor used in construction. Consequently, there was a delay in the development of the project to be completed according to the construction plan.

For the year 2021, the company has income from real estate sales of 60.75 million baht, which is from the transfer of ownership of the Grand Residence project of 3.58 million baht, The Grand Canal project of 10.59 million baht, The Grand Biz project amounted to 13.90 million baht and Prukpirom City Hall project amounted to 32.69 million baht compared to the year 2020, a decrease of 31.37 million baht or a 34.05 percent decrease, mainly due to the decline in revenue, was observed, due to the situation of COVID-19 re-emerging in the country and intensifying. As a result, some customers temporarily delayed their project visits and purchase decisions. Also, the bank did not approve the loan to some customers. Therefore, they were unable to transfer ownership. For the subsidiary, there is no sales revenue. Revenues from real estate sales for the year 2019, 2020 and 2021 are 141.82 million baht, 92.12 million baht and 60.75 million baht, respectively, or 99.73%, 99.37% and 97.99% of total revenue, respectively.

For 2023, the company has income from real estate sales of 24.38 million baht, which is income from transfer of ownership. The Grand Canal Project in the amount of 2.19 million baht, Grand Biz Project in the amount of 7.47 million baht, Prukphirom Sala Sala Project in the amount of

12.55 million baht and income from the sale of vacant land in the amount of 2.17 million baht compared to 2022. Decreased by 8.89 million baht. The main reason for the decrease in income was due to some customers temporarily delaying project visits and purchasing decisions. Including the bank not approving loans for some customers, a decrease of 8.89 million baht, with the main cause of the decreased income being that some customers temporarily postponed project visits and purchasing decisions. Including the bank not approving loans for some customers. Therefore ownership cannot be transferred. For subsidiaries in 2023, there was income from selling land in the amount of 2.17 million baht, income from selling products in the amount of 120.70 million baht, and income from services in the amount of 3.77 million baht.

As for income from real estate sales for 2021, 2022, and 2023 equal to 60.75 million baht, 32.11 million baht, and 24.38 million baht, respectively, or equivalent to 97.99 percent and 96.31 percent and 15.55 percent of total income, respectively.

Other revenue

Other income of the company consists of income reversing from the estimated provision for repair costs. and interest income, etc. for 2021, 2022, and 2023 are equal to 1.25 million baht, 1.21 million baht, and 7.93 million baht, representing 2.01 percent, 3.64 percent, and 5.06 percent of total income, respectively. For 2023, other income adjusted. Higher due to the recognition of profit from land expropriation in the amount of 7.30 million baht, resulting in higher other income compared to the same period last year.

Cost of sales

The Company's main cost of sales comprise the cost of land including the costs of acquiring lands for development, construction costs, project utility costs, financial cost and other costs directly related to project development, compounded to constitute cost of sales of property, which is recorded in the statement of financial position.

Due to the fact that the property business recognizes the revenue from a single sale only after there is a sale and ownership has been transferred to the buyer, therefore, before the transfer of ownership, the Company will record costs and the expenses incurred for the project development during the construction period and awaiting transfer of ownership in the cost of real estate development for sale. It is included in the statement of financial position. And when the Company sells and transfers ownership to the buyer, the Company will transfer the cost of real estate sold and ownership transfer from the cost of real estate development for sale, combined with all expected real estate development costs, to be recorded as cost of sales in the statement of comprehensive income.

Accounting adjustments is occurred due to revised budget cost estimates for the whole project or some types of project costs, and there is the difference from the recognition of estimated cost for project continuity in the project of which the costs has been recognized. When the difference is above / under estimated costs for project continuity that happens in the future, there is a requirement for accounting adjustments

Cost of sales separately for each project for the year

Project name	Year 2021		Year 2022		Year 2023	
	Million baht	Proportion to sales revenue	Million baht	Proportion to sales revenue	Million baht	Proportion to sales revenue
The Grand Residence	1.77	49.42%	0.00	0.00%	0.00	0.00%
The Grand Canal	6.49	61.33%	7.88	62.52%	1.47	66.91%
Grand Biz	7.66	55.15%	2.44	64.01%	4.41	59.05%
Prukpirom Salaklang	24.33	74.42%	11.61	74.05%	9.95	79.31%
other cost	40.26	66.26%	21.93	68.33%	15.83	10.63%

Project name	Year 2021		Year 2022		Year 2023	
	Million baht	Proportion to sales revenue	Million baht	Proportion to sales revenue	Million baht	Proportion to sales revenue
Accounting adjustments	-	0.00%	-	0.00%	1.06	48.72%
Total cost of sales	40.26	66.26%	21.93	68.33%	16.88	69.27%

revenue. (Excluding the sale of vacant land) decreased from the previous year. For the accounting adjustment of 0.92 million baht, which is higher than the year in comparison, is due to the fact that in 2019 the Company has adjusted the cost estimate for the entire project in every project of the Company in which the difference of high value was found, because in the past, the Company only adjusted some types of cost estimates. However, the Company has set a policy to improve the real estate cost estimate on a regular basis. As a result, in the future, the Company's accounting adjustments tend to decrease.

Cost of sales for the year 2020 is 42.71 million baht. The main cost of sales is from the transfers of ownerships of The Grand Residence project of 13.07 million baht or equivalent to 42.93% of the revenue from the sale of the project. This rate of cost of sales to revenue of the project is close to the previous year. The cost of sales of The Grand Canal Project amounts to 14.79 million baht or 51.36% of the revenue from the sale of the project. This cost of sales to revenue rate of the project is lower compared to the same period of the previous year. This is a result of the ownership transfer of the home office, which normally has a higher gross profit than the townhome. In the same period of year 2019, there was no transfer of ownership and cost of sales of the Grand Biz project amounts to 14.84 million baht or 45.16% of the revenue from the sale of the project, of which the cost of sales to income of the project is similar to the previous year.

Cost of sales for the year 2021 is 40.26 million baht. The main cost of sales comes from the transfer of ownership of the Prukpirom Project (City Hall) amounting to 24.27 million baht or equivalent to 74.24% of the revenue from project sales because it is the first phase of the launch of new projects. In addition, during the past COVID-19 epidemic, the Company has adjusted the selling price of the project by increasing the promotion policy by providing promotions, free gifts and special cash discounts for customers who buy houses during that period. In addition, the Company has changed the type of construction materials. As a result, the cost of sales to revenue of the project is higher than other projects. As for the cost of sales of the Grand Canal project, amounting to 6.48 million baht or 61.17% of the revenue from project sales, the cost of sales to income ratio of the project is higher when compared to the same period of the previous year. For the cost of sales of the Grand Biz project, amounted to 7.65 million baht or 55.01% of the revenue from project sales, the cost of sales to income of the project is similar to the previous year.

For 2022, the company has cost of sales equal to 21.94 million baht, or 68.35 percent of sales revenue. Compared to 2021, which had cost of sales equal to 40.26 million baht, a decrease of 18.32 million baht, or a decrease of 45.50 percent.

For 2023, the company has total costs equal to 135.90 million baht, consisting of sales costs from the transfer of ownership of the Phruekpirom (City Hall) project in the amount of 9.90 million baht, or 78.86 percent of project sales revenue. There is a higher cost of sales to income ratio of the project compared to the same period of the previous year due to For the cost of sales of the Grand Biz project, the amount was 4.38 million baht, or 58.71 percent of the project sales revenue, which had a cost of sales to project income ratio similar to the previous year. and the cost of sales of The Grand Canal Project in the amount of 1.46 million baht, or 66.53 percent of the project sales revenue. The cost of sales to revenue ratio of the project was higher compared to the same period of the previous year due to an increase in labor costs and construction material costs. For the cost of sales of the Grand Biz project, the amount was 4.38 million baht, or 58.71 percent of the project sales revenue, which had a cost of sales to project income ratio similar to the previous year. and the cost of sales of The Grand Canal Project in the amount of 1.46 million baht, or 66.53 percent of the project sales revenue. The cost of sales to revenue ratio of the project was higher compared to the same period of the previous year due to an increase in labor costs and construction material costs.

Cost of selling fuel and others

For the year 2023, in addition to the cost of sales from the transfer of ownership, the company had an increase in the cost of selling products and services in the amount of 119.01 million baht because in the beginning of 2023, the subsidiary opened a gas station and shops within the service station for the first time, resulting in causing the company to have higher costs compared to the same period last year. First, the cost of fuel is a market price that the company cannot control. However, the company has guidelines for cost management by following the news of oil prices, increases or decreases in oil prices. To serve as a guideline for determining the purchase of fuel.

First, the cost of fuel is a market price that the company cannot control. However, the company has guidelines for cost management by following the news of oil prices, increases or decreases in oil prices. To serve as a guideline for determining the purchase of fuel. According to customer needs, etc., which may result in the gross profit margin being different in each period. For 2023, the gross profit margin decreased compared to the previous year. This is because the subsidiary has opened a gas station. Therefore, the cost of selling fuel has increased. The cost of fuel is a market price that the company cannot control. As a result, the overall gross profit margin decreased compared to the same period last year.

In addition, if they are classified as gross profit and gross profit margin, divided by property type, for the year 2019, 2020 and 2021 it will be as follows:

Gross profit for the year 2019 is 75.46 million baht or equivalent to 53.10% of gross profit margin. The gross profit arising is from the transfers of ownerships of the project. The main gross profit is from the Grand Biz Project, with a gross profit of 55.91 million baht or a gross profit margin of 53.87%, which had a higher gross profit margin than 2018. This is due to the transfer of many units of adjusted commercial buildings according to the needs of customers. Therefore, the Company has requested to increase the price only for units that have been requested for renovation. In addition, there are sales of commercial buildings on the corners, of which the selling prices are higher than others. As a result, the gross profit of the Grand Biz project in 2019 was higher than the previous year. The Grand Canal project has a gross profit of 10.22 million baht or 49.45% of the gross profit margin and The Grand Residence project had a gross profit of 10.25 million baht or equal to the gross profit margin of 58.07. Both projects record a higher gross profit margin from the same period last year. This is due to the declining price of major materials used in construction during the year. In addition, the Company has modified the type of materials used in construction and some types of decorative materials, resulting in lower construction material costs. As a result, the overall gross profit margin is higher when compared to the previous year.

Gross profit for the year 2020 is 49.41 million baht or equivalent to 53.63% of gross profit margin, with the main gross profit coming from The Grand Residence project of 17.38 million baht or equivalent to the gross profit margin of 57.07%. The gross profit margin of the project close to the same period of the previous year. Gross profit from Grand Biz project amounts to 18.02 million baht or 54.84% of gross profit margin, slightly higher than the same period last year as a result of the price adjustment of the project. And gross profit from The Grand Canal project amounts to 14.01 million baht or 48.64% of gross profit margin, slightly higher than the same period of the previous year as well.

Gross profit for the year 2021 is 20.50 million baht or accounted for a gross profit margin of 33.74%. The main gross profit comes from the Prukpirom Project (City Hall) amounting to 8.42 million baht or accounting for 25.76 percent of the revenue from sales; The Grand Biz Project, amounting to 6.25 million baht or equivalent to a gross profit margin of 44.99 percent; The Grand Canal project amounting to 4.11 million baht or accounting for a gross profit margin of 38.83%; and the Grand Residence project, amounting to 1.81 million baht or a gross profit margin of 50.70%. The gross profit margin of each project was lower than the same period in the previous year because it is the first phase of the sale of the Prukpirom Project (City Hall), which is a new project. In addition, during the past COVID-19 epidemic, the Company has adjusted the selling price of the project by increasing the promotion policy by providing promotions, free gifts and special cash discounts for customers who buy houses during that period. In addition, the Company has changed the type of construction materials. As a result, the gross profit margin per project sales revenue is lower than the same period last year.

Selling expenses

The Company's selling expenses comprise expenses related to salespeople, promotional expenses, home sales expenses, and other expenses related to sales such as utilities, sales offices, customer receptions, sales work, etc. In this regard, the commission expenses for the salespeople will be paid together with the salary of the salespeople and paid to the salespeople upon the transfer of ownership and is designated by the Company. The said expenses are listed in the expense items related to the salespeople. For home sales expenses, it includes expenses incurred from the home ownership transfer, such as specific business taxes, stamp duty, transfer fees, and other expenses related to sales, and the cost of promotion such as the cost of advertising, making project billboards, etc.

In the year 2019, the Company has adopted the Financial Reporting Standard No. 15 regarding revenue contracts with customers, which has modified the expense record, fees related to the transfer of ownership of the customer's home, such as transfer fees, duties, etc. that the Company pays on behalf of the promotion. This includes the cost of premiums / freebies to customers, which was originally added to the selling expense. They are adjusted as a deduction from the amount of revenue from sales. The revisions to this standard include adjustments to the financial report for the year 2018 that shows comparisons to the year 2019. However, the adoption of the Financial Reporting Standard will not affect the Company's net profit.

Later in the year 2020, the Company has changed the method of recording the gift / freebies to be part of the cost of sales instead of being deducted from the income, to better reflect the overall cost. As a result, for the year 2019, the Company has classified the items of costs, income and selling expenses to be used in comparison.

For sales expenses for 2021, 2022, and 2023, million baht, 3.83 million baht, 3.02 million baht, and 4.87 million baht, or equivalent to 6.31 percent, 9.42 percent, and 3.27 percent of sales revenue, respectively, which are The details can be summarized as follows.

Selling expenses	Year 2021		Year 2022		Year 2023	
	Million baht	Proportion to sales revenue	Million baht	Proportion to sales revenue	Million baht	Proportion to sales revenue
Expenses related to salespeople	1.50	2.47%	1.46	4.54%	3.34	2.25%
Promotional expenses	0.08	0.13%	0.22	0.68%	0.44	0.30%
Home sales expenses	2.19	3.61%	1.26	3.92%	0.92	0.62%
Costs for other things	0.06	0.10%	0.09	0.27%	0.16	0.11%
Total cost of sales	3.83	6.31%	3.02	9.42%	4.87	3.27%

Selling expenses for the year 2020 of the Company is 4.88 million baht or 5.30% of the revenue from sales, decreased from the same period of the previous year in the amount of 1.95 million baht or a decrease of 28.55 percent, mainly due to the lower ownership transfer amount than the same period of the previous year. As a result, home sales expenses decrease from 5.24 million baht in 2019 to 3.26 million baht in the year 2020, a decrease of 1.98 million baht, a 37.79 percent decrease compared to the same period of the previous year. The aforementioned decrease varies according to the amount of ownership transfer. In addition, in 2020, there are sales staff expenses of 1.44 million baht or equivalent to 1.56 percent of sales revenue. The main expenses related to the salespeople come from compensation for sales staffs amounting to 0.99 million baht and sales commissions of 0.45 million baht.

Selling expenses for the year 2021 of the Company is 3.83 million baht or 6.31% of sales revenue, decreased from the same period of the previous year by 1.05 million baht or decreased by 21.45% mainly due to less ownership transfers than the same period of the previous year. As a result, the cost of selling houses from 3.26 million baht during the year 2020 was reduced to 2.19 million baht in 2021, a decrease of 1.07 million baht, a 32.84% decrease compared to the same period last year. The aforementioned reduction will vary according to the amount of ownership

transfer. In addition, in 2021, there were expenses related to sales staff in the amount of 1.50 million baht or 2.47% of the sales revenue. The main sales staff expenses come from salesperson's remuneration of 1.30 million baht and salesperson's commission of 0.20 million baht.

Administrative expenses

Administrative expenses of the Company comprise employee-related expenses, administrative expenses, office costs, utility costs, consultant fees, building and equipment expenses, cost plus tax return, and other expenses such as corporate-related expenses, vehicle tax fees, penalty fee, surcharge, etc.

Administrative expenses for the year 2019, 2020 and 2021 are 14.62 million baht, 21.78 million baht and 22.48 million baht or 10.31 percent, 23.64 percent and 45.51 percent of the revenue from sales, respectively. They can be summarized as follows:

Administrative expenses	Year 2021		Year 2022		Year 2023	
	Million baht	Proportion to sales revenue	Million baht	Proportion to sales revenue	Million baht	Proportion to sales revenue
Salary and benefits – The personal	3.88	2.73%	4.23	4.59	6.60	10.86%
Salary and benefits – The management	7.56	5.33%	9.62	10.44%	5.61	9.23%
Office expenses	0.79	0.55%	0.79	0.86%	0.53	0.87%
Building and equipment expenses	1.28	0.90%	1.79	1.94%	2.41	0.55%
Professional fees - consultant fees	3.41	2.41%	6.02	6.53%	5.65	3.97%
Other expenses	1.59	1.12%	3.57	3.88%	1.34	2.21%
Total administrative expenses	14.62	10.31%	21.78	23.64%	22.48	37.00%

Administrative expenses for the year 2020 of the company equal to 21.78 million baht or 23.64 percent of the revenue from sales, increased from the same period of the previous year in the amount of 7.16 million baht or an increase of 48.97 percent, mainly due to professional fees and consultant fees of 6.02 million baht, an increase of 2.61 million baht from the same period of the previous year or an increase of 76.26 percent due to the cost of the initial public offering and of becoming a listed company in the stock exchange, for example, public relations consultancy fees, print media costs. In addition, there are marketing expenses in presenting the sale of newly-issued common shares to the public for the first time (roadshow), meeting, seminars and certification fees of 2.14 million baht, resulting in an overview of other expenses increased in the amount of 3.58 million baht, an increase of 1.99 million baht from the same period of the previous year, or an increase of 125.09 percent. Also, the increase is caused by an increase from salary and welfare for the management of 9.61 million baht, increased from the same period of the previous year by 2.05 million baht or an increase of 27.25 percent due to the increase in executive compensation since April 2019 to create incentives for performance and competitiveness in the same industry market. In addition, in February 2020, the Company has accepted an additional executive in the position of Deputy Managing Director of Project Management and Construction department. As a result, executive compensation has increased when compared with the same period of the previous year. In addition, there is an asset appraisal expense of 0.28 million baht, which is the appraisal of the Company's assets for use in accounting records. As a result, the overall administrative expenses are higher than the same period of the previous year.

For 2023, the company has administrative expenses equal to 21.92 million baht, or 14.73 percent of sales revenue. An increase of 1.40 million baht or an increase of 6.80 percent compared to 2022, which was mainly due to an increase in administrative expenses. This comes from an increase in employee expenses. From accepting new employees at gas stations and rental shops.

Financial cost

The Company's financial costs comprise interest on financial institution loans that are not recognized as financing costs of the projects, interest on borrowing from connected persons, interest on vehicle leasing, credit limit fee, interest arising from leasehold rights of land and warehouses, etc. According to the statement of financial position of the Company, there are loans from the Company's directors. During the year 2018 - 2019 there were no interest charged. Later in the year 2020, the connected person began to calculate interest on the borrowing facility at the rate of 2.50% per

annum, which is based on the interest rate of the unsecured bonds with no guarantees of companies in the real estate business group listed on the Stock Exchange of Thailand. The interest is charged from January 1, 2020 in order to reflect the financial cost of the Company. In addition, in the year 2019, the Company has more short-term borrowings from financial institutions, by using the personal property of the directors to guarantee the loan in full amount. As a result, the company received interest rates from such loan lines lower than other types of borrowing rates for the year 2019, 2020 and 2021 with financial costs of 4.09 million baht, 6.71 million baht and 3.95 Million baht or 2.88 percent, 7.29 percent and 6.50 percent of revenue from sales, respectively.

Financial cost for the year 2019 is 4.09 million baht or 2.88% of the revenue from sales, decreased from the previous year in the amount of 2.47 million baht or 37.65 percent decreased due to the fact that during the year the Company has sold a lot of houses in the projects, resulting in the Company being mortgage-free and repaying the principal portion. Consequently, there are lower financial costs. In addition, financial institution loans are repaid from excess cash flow received from home transfers. As a result, the overall financial costs of financial institutions for the year 2019 decrease from the previous year. As for other financial costs, they come from financial costs of the loan from the connected person for the year 2019, amounting of 0.59 million baht, arising from the fact that, during the year, the Company has borrowed money from connected persons to be used for circulation in business. Also, there are financial costs from short-term loans from financial institutions using the personal assets of the directors as guarantees of 0.13 million baht.

Financial costs for the year 2020 equal to 6.71 million baht or 7.29% of the revenue from sales, increased from the same period of the previous year by 2.62 million baht or an increase of 64.06%, mainly due to the increase in interest rates on loans from related parties for full periods. As a result, for the above period, the financial cost of the director loan amounts to 1.79 million baht and from the connected person loan amounts to 1.38 million baht. In addition, the Company had a lower financial cost from long-term loan compared to the same period of the previous years since the company has gradually repaid long-term loans from financial institutions since 2019, resulting in lower financial costs from financial institutions and financial costs from short-term loans from financial institutions using the personal assets of directors as guarantees amount to 1.21 million baht.

Finance cost for the year 2021 is 3.95 million baht or 6.50% of sales revenue. It was decreased from the same period of the previous year by 2.77 million baht, or a 41.22% decrease. The main reason for the decrease was because the Company gradually repaid short-term loans from related parties and repaid long term loans from financial institutions. As a result, the financial cost decreased when compared to the same period last year.

Net profit and net profit margin

The company's income tax expenses (income) for 2021, 2022, and 2023 are equal to (1.69) million baht, 3.37 million baht, and 0.13 million baht, or equivalent to (2.78) percent, 10.50 percent, and 0.08 percent of income. from sales, respectively, by changes in expenses (income), income tax It will vary according to the profit (loss) before tax of the company.

For the year 2020, the Company has a net profit of 14.94 million baht or a net profit margin of 16.21 percent, with continuous revenue recognition from The Grand Residence project, Grand Biz project and The Grand project. For the Company's gross profit margin, the gross profit margin for each project is similar to the same period in the previous year. Administrative expenses increase from the same period of the previous year due to the cost of the initial public offering at the end of the year and the fact that the Company becomes a listed company in the stock exchange, such as consultant fees, public relations / publications fees, financial advisor fees, and there are also expenses in presenting the sale of the newly-issued common shares to the public for the first time (roadshow), meeting, seminar and reception fees, thus make the administrative expenses increase. In addition, there is also an increase in salaries and welfare of the management. The financial costs of the Company increase from the same period of the previous year due to loans from connected persons, which have not charged interest yet. Interest is calculated from 1st January 2020. As a result of the above factors, the overall net profit margin for the year 2020 decreases compared to the previous year.

The company's income tax expenses (income) for 2021, 2022, and 2023 are equal to (1.69) million baht, 3.37 million baht, and 0.13 million baht, or equivalent to (2.78) percent, 10.50 percent, and 0.08 percent of income. from sales, respectively, by changes in expenses (income), income tax It will vary according to the profit (loss) before tax of the company.

Performance in case of excluding sales transactions to connected

list	Year 2021			Year 2022			Year 2023		
	Unit : million baht			Unit : million baht			Unit : million baht		
	Income Statement	Sale items to connected persons	In case of not including the sales transaction to a connected person	Income Statement	Sale items to connected persons	In case of not including the sales transaction to a connected person	Income Statement	Sale items to connected persons	In case of not including the sales transaction to a connected person
Sales revenue	60.75	3.58	57.17	32.11	0.00	32.11	145.07	0.00	145.07
Cost of sales	0.00	0.00	0.00	0.00	0.00	0.00	3.77	0.00	3.77
Gross profit	60.75	3.58	57.17	32.11	0.00	32.11	148.84	0.00	148.84
Gross margin	60.75	3.58	57.17	32.11	0.00	32.11	145.07	0.00	145.07
Other income	40.26	1.90	38.36	21.94	0.00	21.94	133.35	0.00	133.35
Profit before expenses	0.00	0.00	0.00	0.00	0.00	0.00	2.55	0.00	2.55
Selling expenses	40.26	1.90	38.36	21.94	0.00	21.94	135.90		135.90
Administrative expenses	20.50	1.68	18.82	10.16		10.16	12.94		12.94
Profit before finance costs and income tax	33.74%		32.91%			31.65%			8.70%
Profit margin (loss) before finance costs and income tax	40.26	1.90	38.36	21.94	0.00	21.94	133.35	0.00	133.35
Financial cost	1.25	0.00	1.25	1.21	0.00	1.21	7.93	0.00	7.93
Profit before income tax	21.74		20.06	11.38		11.38	20.88		20.88
income tax	3.83	0.13	3.70	3.02	0.00	3.02	4.87	0.00	4.87
Net profit	22.48	0.00	22.48	20.52	0.00	20.52	21.92	0.00	21.92
Net profit (loss) margin ^{/1}	-11.24%		-15.20%	-74.17%		-74.17%	-13.68%		-13.68%

Performance in cases of excluding sales transactions to connected persons

For the year 2019, the Company has income from the sale of property to connected persons of 9 units, divided into commercial buildings

For the year 2020, the company has no revenue from sales to connected persons.

For the year 2021, the Company has income from the sale of real estate to connected persons amounting to 1 unit, which is a commercial building from the Grand Biz project worth 3.58 million baht. The price and conditions of sale to the connected person are in accordance with terms of sale to third parties. There are cost of sales of 1.9 million baht, sales-related expenses of 0.13 million baht and tax added back as if the above transaction did not occur of 0.31 million baht. However, excluding the sale to connected persons, the Company will have the remaining revenue from sales of 57.17 million baht, gross profit of 18.81 million baht, representing a gross profit margin of 32.90%, resulting in an increase in operating losses equal to 8.69 million baht or a net loss rate of 15.20%. However, the sale of real estate to a connected person is a normal business transaction of the Company. The prices and general trading conditions are the same as selling to general customers and the Company does not provide benefits to connected persons.

For 2023, the company has a return on equity of -4.60 percent, which has an increase on the return on equity from the previous year. As a result of 2023, the company has profits from land expropriation. As a result, the negative rate of return for shareholders decreased. In addition, the company has income from sales of products and services of the subsidiaries. As a result, the rate of return for shareholders has increased.

Return on Equity

For the year 2020, the Company has an ROE rate of 3.58%, which is lower than the previous year as a result of the fact that, in 2020, the Company has less ownership transfers than those of 2019. This is because in 2019, the Company has transferred the ownerships of the Grand Biz project to many customers. This is normal for the Company's business at the beginning of the transfers of new projects that have been launched for sale. There is a high amount of ownership transfers this period since the Company has launched the project for sale first in advance and have accumulated reservations before the ownership transfers commence. Meanwhile, in the same period of 2020, the Company recognized continued revenue from existing projects such as The Grand Residence, The Grand Canal and Grand Biz. Administrative expenses and financial costs increase from the previous year. In addition, the Company's shareholders' equity has also increased from the previous year due to the retained earnings resulting from the operating results of the year 2019, resulting in a decrease in the ROE rate.

For the year 2021, the Company has a return on shareholders of -1.46%, which was a lower return on shareholders from the previous year as a result of the year 2021, the Company has a decrease in ownership transfers due to the epidemic situation of COVID-19 which return to spread in the country and intensify. As a result, some operations of the Company were delayed. As a result, the Company's home ownership transfer plan did not meet expectations. And in terms of expenses, the Company also has selling and administrative expenses that have increased from staff expenses, office equipments, audit fees and other fees increased to support the business expansion of the group of companies. As a result of the above factors, there was a net loss for the year 2021, resulting in a decrease in the return on equity.

4.3 Factors or events that may affect financial status or operations in the future significantly Government policy

These are changes in laws or requirements for doing property business that may occur in the future such as the Town Planning Act, land allocation, land use requirements, including changes in local infrastructures such as roads, transportation, rail systems, aircraft, etc. These factors, if changed from the present, may affect revenue, costs or development expenses in the future. In addition, over the past several years, the government has introduced a number of measures to help real estate entrepreneurs, such as reducing transfer fees, issuing loans in "Million Homes for Thais" project, etc., which are these factors. These are factors that help the performance of the Company to grow better than expected with assistance from the government.

In addition, in the past 2019, there has been an announcement regarding the amendment of the Land and Building Tax Act, which comes into effect from 1st January 2020, which may affect property developers. If someone hold a land and there is use of such land or building, that person must be taxed.

Economic conditions and economic factors after COVID-19

Because at the beginning of 2020, the overall economic condition of the country is affected by the COVID-19 epidemic, which has slowed down public spending due to uncertain factors. The real estate sector itself is considered one of the businesses of the real sector that is affected by the crisis. This may affect the income and cash flow of the Company. Because the real estate business requires investment to be completed first, then it can transfer ownerships to customers. During construction, customers can cancel the reservation or request to delay the transfers. In addition, customers' behaviors may change after the COVID-19 epidemic due to changes in work and lifestyles during when the country promulgated lockdown measures. This is another challenge for entrepreneurs to develop property to meet the needs of their customers as much as possible.

However, real estate business in MahaSarakhm Province is different from the main provinces of the country such as Bangkok, Chiang Mai, Phuket, etc. due to the quantity of competitors. And real estate projects within the province are still relatively few compared to other provinces. In addition, the Company is also a leader in property development in the area. It is expected that at the end of the COVID-19 epidemic, it will be able to return to normal quickly due to the small quantity of products in the market. But in the short term, there will be an impact in form of slowdown in transfer or sales during March - April 2020, but after 3rd May 2020, the government began to relax the use of such measures. It is found that the number of people interested in viewing the projects has increased. Therefore, the Company expects to return to normal condition in a short time. Such an impact may affect revenues that may not meet the estimates and may affect plans to launch new projects if the future situation is not as expected of the Company.

Credit policy of financial institutions

Real estate is a business that requires a relatively high investment in project development. Therefore, credit from financial institutions is one of the options that property developers have as a source of finance for business development. If there is a change in the loan policy from financial institutions, including interest rate adjustments, it will affect the financial costs or the provision of financing for the business, and may affect plans to launch new projects in the future as well. In addition, financial institutions provide funding to clients in the acquisition of the Company's real estate. If the financial institutions increase the strictness in lending to retail customers it may result in customers unable to pay for the Company, which may result in delays or cancellation of ownership transfers, which may affect the business plan of the Company.

The ability to continuously generate income

Real estate is a business that takes longer time to develop projects and sell products than other types of businesses. Therefore, planning the annual budget is important. To provide the Company with continuous cash flow from property ownership transfer to customers, and to have projects ready for sale to customers who are ready to buy at any time, the Company has focused on planning the annual work. However, during the year, there may be some unexpected events that the Company might not anticipate, for example, customers paying special attention to some projects, and customers delaying the transfers of ownerships due to the economic crisis, etc. The Company has set up a policy to review the annual budget every quarter to help reduce the impact that will occur and to be able to generate income for the business continuously.

4.4 Ability to manage assets

Asset

As of 31st December 2019, the Company has total assets of 729.66 million baht, with important assets as follows: property development costs, increased from the development of projects for sales, which consists of 3 projects, namely The Grand Residence, The Grand Canal and Grand Biz, with the total amount of 149.59 million baht and the lands waiting for development of 528.90 million baht.

As of 31st December 2020, the Company had total assets of 828.98 million baht, an increase from the end of 2019 by 99.32 million baht or an increase of 13.61 percent, mainly due to an increase in cash and cash equivalents that amounts to 133.74 million baht, an increase from the end of 2019 by 102.47 million baht, or an increase of 327.69 percent due to the initial public offering (IPO) of 108.60 million baht.

As of December 31, 2021, the Company had total assets of 733 million baht. Compared to the end of 2020 with total assets of 829.98 million baht, there was a decrease of 96.98 million baht or a decrease of 11.68%, mainly due to the reduction of rom cash items and cash equivalents of 97.17million baht, real estate development costs of 7.16 million baht, and other current assets that increased by 7.35 million baht, a total decrease of 96.98 million baht due to repayment of short-term and long-term borrowings. to financial institutions and connected persons in the amount of 63.49million baht, dividend payment to shareholders of 25.20 million baht. As a result of the Company's loss, the overall total assets decreased when compared to the end of 2020

As of December 31, 2023, the company had total assets equal to 824 million baht, compared to the end of 2022 with total assets equal to 737.65 million baht, an increase of 86.35 million baht or an increase of 11.71 percent, mainly due to the increase. An increase in real estate development costs of 62.79 million baht, an increase in cash and cash equivalents of 10.43 million baht and land items. Buildings and equipment increased by 8.68 million baht.

The details of the main assets of the Company can be summarized as follows

Property development costs

Property development costs arise from the fact that, during the development of the project, the Company has recorded the cost of such projects as the cost of property development awaiting for sale, which is shown in the statement of financial position. It will be transferred to selling cost in the statement of comprehensive income when the ownerships are transferred to the buyers. The cost of property development comprises the cost of land, construction costs, cost of utilities, financial cost, and other costs directly related to project development.

As of 31st December 2019, as of 31st December 2020 and 31st December 2021 the Company has property development costs of 149.59 million baht, 142.60 million baht and 135.43 million baht or equivalent to 20.50 percent, 17.20 percent and 18.48 percent of total assets, respectively, which can be classified as project costs as follows:

Property development costs	31 st December 2021		31 st December 2022		31 st December 2023	
	Million baht	proportion	Million baht	proportion	Million baht	proportion
The Grand Residence	0.95	0.67%	0.00	0.00%	0.00	0.00%
The Grand Canal	44.20	31.00%	43.42	11.20%	39.31	29.77%
Grand Biz	16.98	11.91%	15.16	32.06%	15.65	11.85%
Pruk Pirom Salaklang	80.36	56.35%	75.82	55.98%	72.03	54.57%
Upark1	0.00	0.00%	0.09	0.06%	0.51	0.39%
The river condo	0.00	0.00%	0.95	0.70%	1.96	1.48%
Total property development costs	142.60	100.00%	135.43	100.00%	132.01	100%

Details of the division of property costs into cost categories are as follows:

Real estate development costs	31 st December 2021		31 st December 2022		31 st December 2023	
	Million baht	proportion	Million baht	proportion	Million baht	proportion
Land cost	63.17	46.64%	58.01	43.94%	108.67	55.79%
Construction cost	46.89	34.62%	44.83	33.96%	54.59	28.02%
Cost of utilities	16.58	12.24%	18.78	14.22%	17.37	8.92%
Financial cost	0.20	0.59%	0.72	0.54%	1.32	0.68%
Other cost	8.00	5.91%	9.68	7.33%	12.85	6.60%

Total project development costs	135.43	100.00%	132.01	100%	194.80	100%
Houses ready for sale	0	0.00%	-	0.00%	-	0.00%
Total property development costs	135.43	100.00%	132.01	100%	194.80	100%

Note: The Company does not have houses ready for sale due to the Company's policy to construct houses until the structural work is completed and have only interior work remaining to deliver new houses ready for residence to customers. When there are customers reserving houses and make contracts, the ownerships can be transferred within a period of 1 - 2 months.

As of 31st December 2020, the Company has property development costs of 142.60 million baht, a decrease of 6.99 million baht from the end of 2019, or a decrease of 4.67 percent, mainly due to the transfers of ownerships of the property in The Grand Residence project, The Grand Canal project and Grand Biz project for buyers. As a result, the costs of such projects decrease in the amount of 10.59 million baht, 12.10 million baht and 11.06 million baht, respectively, while the cost of the Pruk Pirom Salaklang project increases by 26.66 million baht from the construction of the project, continuing from the end of 2019.

As of December 31, 2021, the Company has real estate development costs equal to 135.43 million baht, a decrease of 7.07 million baht from the end of 2020 or a 4.96% decrease, mainly due to the transfer of real estate ownership in The Grand Residence Project, The Grand Canal Project, Grand Biz Project and Prukpirom Project (City Hall) to buyers. As a result, the costs of the said projects were reduced by 0.95 million baht, 0.79 million baht, 1.82 million baht and 4.55 million baht, respectively, while the cost of the U Park 1 Project and The River Condo Project was recorded as increased by 0.09 million baht and 0.95 million baht, respectively.

As of December 31, 2023, the company had real estate development costs equal to 194.80 million baht, an increase of 62.79 million baht from the end of 2022, or an increase of 47.56 percent, which was mainly due to the recording of increased costs into the U Park Home project. amount of 59.14 million baht and costs recorded for The Grand Canal project in the amount of 4.56 million baht, resulting in increased real estate development costs.

Inventory

Inventory is a list of building materials that the Company has purchased for use in a projects, but has not yet been picked up for the projects yet. When it has been disbursed to be used for the projects, such items will be transferred to property development costs. As of 31st December 2019, 31st December 2020 and 31st December 2021 the Company has inventories of 2.03 million baht, 1.07 million baht and 2.28 million baht and 2.93 million baht or accounting for 0.28 percent, 0.15 percent, 0.28 percent and 0.40 percent of total assets, respectively.

As of 31st December 2020, the Company has an increase in inventory of Baht 1.21 million, or an increase of 113.08%, as the Company starts selling the Pruk Pirom SalaKlang project since June 2020, which has been well received and attracts a large number of customers, resulting in higher bookings. Therefore, in order to keep abreast of customer needs, the Company plans to purchase construction materials at a temporary higher volume than normal to accelerate the production of houses in the Pruk Pirom SalaKlang project. Therefore, inventories at the end of the year have increased compared to the previous year.

As of December 31, 2021, the company's inventory items increased by 0.65 million baht or an increase of 28.39% due to the Company having higher bookings. Therefore, in order to keep up with the needs of customers, the Company plans to order construction materials and equipments temporarily more than usual to speed up the production of the houses. As a result, at the end of the year, there were more inventories compared to the previous year.

As of December 2023, the company on the 31st has an increased inventory of 0.70 million baht, a continuous increase from 2022 due to the company accelerating the production of houses in the U Park Home project, which is a new project. As a result, at the end of the year there was an increase in inventories compared to the previous year.

Other current assets

Other current assets consist of prepaid expenses such as insurance premiums. Car tax Advance construction costs Utilities costs, etc. As of 31 December 2021, as of 31 December 2022, and as of 31 December 2023, the company has other current assets equal to 1.82 million baht, 1.59 million baht, and 0.60 million baht, or equivalent to 0.25 percent, 0.22 percent, and 100 percent. 0.07 each of total assets, respectively.

Lands awaiting development

Lands awaiting development are the lands of the Company that plan are planned to be used in the future development of the projects. This consists of land acquisition costs and directly related expenses. These items are shown at cost. As of 31st December 2019, 31st December 2020 and the 31st December 2021 Company has land items awaiting development equal to 528.90 million baht, 528.90 million baht and 435.14 million baht or 72.49 percent, 63.80 percent and 59.36 percent of total assets, respectively. The details can be summarized as follows:

As of 31st December 2019, the Company had lands held for development equal to 528.90 million baht or 71.89 percent of total assets.

As of 31st December 2020, the Company has lands held for development equal to 528.90 million baht or 63.80% of total assets, which, when compared with the end of 2019, the list of lands awaiting development has no change.

As of December 31, 2021, the Company has lands awaiting development equal to 435.14 million baht or 59.36% of total assets. This was decreased when compared to at the end of 2020. The reason for the decrease was because the Company transferred lands for preparing for future project development into the cost of real estate development for investment in the amount of 43.22 million baht and transferred them to the land, building and equipment accounts in the amount of 57.07 million baht, therefore causing a decrease in lands awaiting development compared to the end of 2020.

As of December 31, 2023, the company has land awaiting development equal to 431.59 million baht, or 52.38 percent of total assets, which increased compared to the end of 2022. The reason for the increase was because on October 17, 2023, the meeting considered and approved entering into an asset acquisition transaction by purchasing common shares in Asset Group Khon Kaen Company Limited ("AGKK")

Property, plant and equipment

Property, plant and equipment consist of land office buildings, sales offices, furnishings and office supplies, equipment, tools, vehicles, etc. As of 31st December 2019, 31st December 2020 and 31st December, 2021 the Company has items in buildings and equipment equal to 10.72 million baht, 13.02 million baht and 67.31 Million baht or equal to 1.47 percent, 1.57 percent and 24 percent of total assets, respectively, which can be detailed as follows:

As of December 31, 2023, the company had land, buildings and equipment equal to 105.99 million baht, or 12.86 percent of total assets, an increase from 8.68 million baht at the end of 2022, or an increase of 8.92 percent, with the main reason being Added from the equipment list Tools and machinery for convenience stores (Easy Wash & Dry) in the amount of 3.89 million baht and equipment in Café Amazon stores in the amount of 1.07. In addition, there are items of construction work in progress (gas stations) that increased in the amount of 4.58 million baht.

As of 31st December 2020, the Company has buildings and equipment equal to 13.02 million baht or 1.57 percent of total assets, an increase from the end of 2019 by 2.30 million baht or an increase of 21.46 percent, mainly due to the renovation of meeting rooms of the headquarter amounting to 0.80 million baht and the extension of building during the construction of the headquarters increased by 1.28 million baht. In addition, there is also a cost for sales office building of the Pruk Pirom Salaklang project amounting to 0.33 million baht for supporting business expansion.

As of December 31, 2021, the Company had lands, buildings and equipments equal to 67.31 million baht or 9.18 percent of total assets, an increase from the end of 2020 by 54.29 million baht or 417.07% increase from the main reason of increased land items of 50.98 million baht. This was due to the transfers of the record from land pending development to land list, and an increase in the addition of the head office extension

amounting to 1.66 million baht to support the expansion of the business. Also, there was an increase of 0.78 million baht in vehicles for use in the business. There was also a list of work in progress (gas station) and work control office, amounting to 1.94 million baht.

Right-of-use assets

The right-of-use asset is the recording of the net value of the long-term lease (over 1 year), which is in accordance with IFRS 16 on Leases and for each period the lease payments are paid, they will be deducted from the right-of-use item as an expense item, depreciation of rights-of-use assets. The said financial reporting standards comes into force on 1st January 2020, resulting in the previous period of the previous year, in the statement of financial position, there is no right-of-use assets item.

As of December 31, 2023, the company had assets with rights of use in the amount of 2.16 million baht, or 0.26 percent of total assets. This item is a land rental contract. And the building rental contract, which is divided into 3 contracts, is rented from a connected person, divided into 3 contracts, and the accounting method is as follows.

1) Land lease agreement of 5 rai 0 ngan 53 square wah for a period of 10 years, the lease can be renewed for 10 years, not more than 4 times, which the Company records the right of use on this lease for a period of 20 years in accordance with service life of the Company's headquarters

2) Land lease agreement of 2 rai 3 ngan 10 square wah, the lease term is 3 years, the lease can be renewed for 3 years, a total of not more than 10 times, which the Company has recorded the right of use on this lease for a period of 3 years, corresponding to the service life of the warehouse for storing building materials

3) Building lease agreement (warehouses of storage of building materials on the area according to item 2) the lease term is 3 years, the lease can be renewed for 3 years per time, a total of not more than 10 times, which the Company records the right of use on this lease for a period of 3 years

Intangible assets

Intangible assets are software packages for internal use. As of 31st December 2019, of 31st December 2020 and 31st December 2021 the Company has intangible assets equal to 0.84 million baht, 0.78 million baht and 0.68 Million baht or equivalent to 0.12 percent, 0.09 percent and 0.09 percent of total assets, respectively. Between 2018 and 2019, the Company bought ready-made programs to support the work within the Company and continually improves the program to be consistent with the actual work. As a result, the list of intangible assets increases with each period.

Deferred tax assets

Deferred tax assets arise from temporary differences, caused by the difference in asset value between accounting and taxation basis, to recognize the tax effects as a deferred income asset or liability. The Company has deferred tax assets arising from allowance for employee benefits, advanced income, etc. As of 31st December 2019, as of 31st December 2020, and 31st December 2021 the Company had deferred tax assets equal to 0.88 million baht , 1.57 million baht and 3.37 million baht or equal to 0.12, 0.19 percent and 0.46 percent of total assets, respectively.

Other non-current assets

Other non-current assets of the Company consist of financial advisor expenses, legal consultant expenses, and deposit for electricity meter, water supply, water tanks and corporate income tax awaiting refund etc. As of 31st December 2019, as of 31st December 2020 and 31st December 2021 the Company has other non-current assets equal to 5.67 million baht, 2.45 million baht and 2.83 Million baht or equivalent to 0.78 percent, 0.30 percent and 0.39 percent of total assets, respectively.

Liability

As 31st December 2019 as of 31st December 2020 and 31st December 2021 the Company had total liabilities of 378.42 million baht, 346.41 million baht and 282.92 Million baht or 51.86 percent, 41.79 percent and 38.60 percent of liabilities and equity, respectively. The major liabilities of the Company consist of bank overdrafts and short-term loans from financial institutions, trade payables and other payables, short-term loans from connected persons, advance payment, and loans from financial institutions. Most of the Company's liabilities are in short-term loans from connected persons and loans from financial institutions. Short-term loans from connected persons arise from the fact that, at the beginning of the business start-up, the Company uses funding from directors as the main funding for project development. As a result of borrowing in the past, loans from connected persons are still the main item of debts at present. For the loan from financial institutions, the Company acquires loans mainly for project development. These loans will increase for project development and construction of houses in the projects and will be reduced when the Company repays principal after the transfers of ownerships of the houses in the projects to the customers.

As of 31st December 2019, the Company had total liabilities of 378.42 million baht or 51.86 percent of the liabilities and total shareholders' equity of the Company, decreased from the same period of the previous year in the amount of 46.77 million baht or representing a decrease of 11.00 percent. The fact that the debt decreased greatly is due to repayments of principal from loans from financial institutions in order for the Company to be free of mortgages before transferring property ownerships to buyers of Grand Biz project and The Grand Canal project. The loan balance from financial institutions decreases by 94.27 million baht or equivalent to a decrease of 80.60% compared to the same period of the last year. In addition, during the year, loans were added apart from bank overdrafts and short-term loans from financial institutions with an increase of 134.69 million baht or an increase of 2,366.73% compared to the same period of the previous year, to be used for circulation in business and repay short-term loans from connected persons to reduce dependence on connected persons. Short-term loans from connected persons decrease by 83.60 million baht or 29.46% compared to the same period of the previous year as a result of such repayment.

As of 31st December 2020, the Company had total liabilities of 346.41 million baht or 41.79 percent of the liabilities and total equity of the Company, decreased from the end of 2019 by 32.01 million baht or representing a decrease of 8.46 percent. The main reason that the debt decreases is due to the fact that, at the beginning of the year, the loans from the connected persons are repaid. As a result, short-term loans from connected persons decreases by 89.93 million baht or equivalent to a decrease of 44.92%, while short-term overdrafts from financial institutions increase from the end of 2019 in the amount of 49.13 million baht or an increase of 34.99%. The loans are acquired to replace loans from connected persons in order to reduce financial dependence from connected persons. In addition, the Company repays long-term loans from financial institutions at the end of the year, resulting in a decrease of long-term loans from financial institutions by 10.44 million baht or a 46.01% decrease.

As of December 31, 2021, the Company had total liabilities of 282.92 million baht, compared to the end of 2020 with total liabilities of 346.41 million baht, a decrease of 63.49 million baht or a decrease of 18.33%, mainly due to the reduction from repayment of loans from financial institutions of 46.49 million baht and short-term loans from connected persons of 17 million baht, resulting in a decrease in overall liabilities compared to the end of 2020.

Bank overdrafts and short-term loans from financial institutions

Bank overdrafts and short-term loans from financial institutions are loans used as a source of working capital of the business. Most of the short-term loans from financial institutions use the personal property of the directors as guarantees.

However, in order to reduce the risk of increasing financial costs or other expenses that may result in the borrowing cost of the said credit line increase in the future, the Company therefore allows the guarantors to enter into a contract of not charging any compensation for using the property as guarantees, and agreeing to guarantee until the credit line is canceled. As of 31st December 2019, 31st December 2020 and 31st December 2021 the Company has overdrafts and short-term loans from financial institutions equal to 140.39 million baht, 189.52 million baht and 149.60 Million baht or 19.24 percent, 22.86 percent and 20.41 percent of total liabilities and equity, respectively, with details of bank overdrafts and short-term loans from financial institutions as follows:

Bank overdrafts and short-term loans from financial institutions	31 st December 2021		31 st December 2022		31 st December 2023	
	Million baht	proportion	Million baht	proportion	Million baht	proportion
Overdraft (OD)	29.60	19.76%	9.95	100.00%	9.01	45.03%
Promissory Note (P/N)	120.00	80.21%	0.00	0.00%	11.00	54.97%
Total	149.60	100.00%	9.95	100.00%	20.01	100.00%

As of 31st December 2020, the Company has overdrafts and short-term loans from financial institutions equal to 189.52 million baht or 22.86 percent of the Company's liabilities and total shareholders' equity, increased from the end of 2019 by 49.13 million baht or an increase of 34.99%. The reason of the increase is the fact that the Company acquires short-term loans by using the assets of the connected persons as collateral for the full amount, to replace short-term loans from connected persons, to adjust the proportion of the Company's funding source in relying more on loans from financial institutions.

As of December 31, 2021, the Company had overdrafts and short-term loans from financial institutions equal to 149.60 million baht or 20.41 percent of the total liabilities and shareholders' equity, a decrease from the end of 2020 by 39.92 million baht, or a decrease of 21.06%, mainly due to a decrease in repayment of promissory notes with financial institutions of 40 million baht, resulting in a decrease in the overall overdrafts and short-term loans from financial institutions compared to the end of 2020.

As of December 31, 2023, the company had bank overdrafts and short-term loans from financial institutions equal to 20.01 million baht, or equivalent to 2.43 percent of the company's total liabilities and shareholders' equity, increasing from 9.95 at the end of 2022 million baht, or an increase of 101.11 percent. The reason for the increase was due to the company issuing more promissory notes with financial institutions. As a result, the overall picture of bank overdrafts and short-term loans from financial institutions increased compared to the end of 2022.

Trade payables and other payables

Trade payables and other payables consist of trade payables list and accrued expenses such as unpaid utilities, accrued interest, etc. As of 31st December 2019 as of 31st December 2020 and 31st December 2021 the Company has trade payables and other payables equal to 2.31 million baht, 2.50 million baht and 1.29 Million baht or equal to 0.32percent, 0.30 percent and 0.18 percent of total liabilities and total shareholders' equity of the Company, respectively. As of 31st December 2021 the Company's trade payables decrease from the same period of the previous year by 1.21 million baht or equivalent to 48.54 percent decrease, due to a decrease in trade payables amount of 1.12 million baht and due to a decrease in other payables amount of 0.09 million baht

5. General and Other Important Information

Name of the Company	DHouse Pattana Public Company Limited
Symbol	DHOUSE
Business type	Property Development
Registration number	0107563000045
Capital	420,000,000 THB (four hundred twenty million baht)
Issued and paid-up share capital	420,000,000 THB (four hundred twenty million baht)
Quantity of common stocks	840,000,000 stocks
Par value per stock	0.50 THB (Fifty satang)

Information of branch company	D Group Holding Company Limited D Energy and retail Company Limited
Head office address	House no. 99, Sarakham-Wapeepathum Rd., Talard subdistrict, Mueang MahaSarakham district, MahaSarakham province
Tel.	043-722-000
Fax.	043-722-272
Website	Dhousepattana.com
E-Mail	info@dhousepattana.com

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annual information form (form 56-1 One Report) on www.sec.or.th or on the Company's website:

www.dhousepattana.com"

Auditor	Siam Truth Audit Company Limited 338 Preecha Complex A Building, 8th Floor, Ratchadaphisek Road Samsennok Subdistrict, Huai Khwang District, Bangkok 10310 Phone: 02-275-9599
Internal control system auditor	Honor Audit and Advisory Company Limited 518/5 Maneeya Center Building, 8th Floor Ploenchit Road, Lumpini Subdistrict, Pathumwan District, Bangkok 10330 Phone: 02-684-1299 Fax: 02652-0791
Legal Advisor	Vudthisan Co., Ltd 1783/82 Ladprao 35/1 Ladprao Road, Samsennok Subdistrict, Huai Khwang District Bangkok 10310 Phone: 081-618-2458
Financial Advisor	Asset Pro Management Company Limited The Offices at Central World, 10 th Floor, Room 1011-1012, Rama 1 Road, Pathumwan, Pathumwan, Bangkok 10330 Phone: 02 264 5678 Fax: 02 264 5679
Securities Registrar for Common Shares	Thailand Securities Depository Company Limited The Stock Exchange of Thailand Building 93 Ratchadaphisek Road, Dindaeng Subdistrict, Dindaeng District, Bangkok 10400 Phone: 02 009 9999 Fax: 02 009 9991

5.2 Other Important Information

- None -

5.3 Legal Disputes

As of December 31, 2020, the Company has no legal disputes as follows:

- 1) Cases that may adversely affect the assets of the Company that are higher than 5% of the Company's shareholders' equity;
- 2) Cases that significantly affect the business operations of the Company but cannot be assessed the impact in numbers;
- 3) Cases that do not arise from normal business operations of the Company

5.4 Secondary Market

As of December 31, 2020 the Company has no securities in the stock exchange of other countries.

Part 2 Good Governance

6. Corporate Governance Policy

6.1 Overview of policies and practices of corporate governance

The Company pays attention to the good corporate governance principles. Good corporate governance will increase the competitiveness of the Company, result in sustainable business growth, and create maximum benefits to shareholders, employees and all related parties. The Board of Directors has established a policy to support good corporate governance based on the Corporate Governance Code for Listed Companies 2017 as a guideline for organizational management. This is to ensure that any of the Company's operation is fairly conducted, and take into account the best interests of shareholders and all stakeholders. The principles of corporate governance of the Company cover the following 8 principles of practice:

- 1) Realize the roles and responsibilities of the Board of Directors as leaders who create sustainable value for the business.
- 2) Set objectives and the main goals of the business for sustainability.
- 3) Strengthen effective committees
- 4) Recruiting and developing top executives and personnel management
- 5) Promote innovation and conduct business with responsibility
- 6) Ensuring that there is a risk management system and appropriate internal control
- 7) Maintain financial credibility and disclosure
- 8) Support participation and communication with shareholders

From the above principles to guide the management of the organization, it gives confidence that any action of the Company is fair and takes into account the best interests of shareholders and all stakeholders. The Board of Directors has established a code of practice with the details as follows:

Principle 1:

Recognize the roles and responsibilities of the Board of Directors as the corporate leader that creates sustainable value for the Company:

1.1. The Board understands its role and recognizes the responsibility as a leader who must oversee the organization's good management, which covers

- (1) Setting objectives and goals
- (2) Formulation of strategy, operating policy, as well as allocation of important resources to achieve objectives and goals.
- (3) Monitoring, evaluation and overseeing the reporting of operation results

1.2. To create sustainable value for business, the Board will supervise the business operation that leads to good Governance Outcomes at least as follows:

- (1) Have competitiveness and a good performance with regard to long-term impacts
- (2) Conduct business ethically, respect rights of and be responsible for shareholders and stakeholders
- (3) benefit society and develop or reduce negative impact on the environment
- (4) Be able to adapt under changing factors.

The Board of Directors has adhered to the principles of sustainable value creation in the form of policies to guide management, which lead to implementation of all directors, executives and employees with the following principles:

1.2.1 The Board of directors will behave as an example as an organization leader, by adhering to the principles of good corporate governance to drive the organization towards long-term sustainability

1.2.2 The Board must take into account the ethical business operation, including the impact on society and the environment in addition to the performance

1.2.3 The Board must provide a charter, the policy for directors, executives and employees to communicate with practitioners as written principles and guidelines for the conduct of their operations.

In addition, the Board of Directors has to communicate with practitioners such as directors, executives and employees, ensuring that there are sufficient mechanisms to facilitate action, follow up the performance, and regularly review policies and practices.

1.3. The Board is responsible for ensuring that all directors and executives perform their duties with duty of care, and duty of loyalty, and ensure that the operations are in accordance with the law, company regulations, and the resolution of the shareholders' meeting, including compliance with the established policies, the process of approving operations in accordance with the authority manual of the Company, investment, conduct of business that has a significant impact on the Company, transaction with a connected persons, acquisition / disposal of assets, and dividend payment. However, it must comply with the law.

1.4. The Board understands the scope of duties and responsibilities of the committee and set the scope of assignment of duties and responsibilities to the Chief Executive Officer and the management clearly, as well as monitoring and supervising the Chief Executive Officer to perform duties as assigned.

1.4.1 The Board will prepare a Board Charter stating the duties and responsibilities of all committees, and review the charter at least once a year, including reviewing the division of roles and duties of the Board, Chief Executive Officer, and the management regularly to comply with the direction of the organization;

1.4.2 The Board must understand its scope of duties, and delegate management authority to the management through the preparation of the Chief Executive Officer Charter in writing. However, such assignment does not relieve the Board of Directors' duties and responsibilities. However, the Board of Directors has to monitor the management to perform the duties assigned. The scope of duties of the Board, Chief Executive Officer, and the management is divided according to their responsibilities as follows:

Matters that the Board will take care to ensure proper actions:

- (1) Determination of objectives and business goals
- (2) Creation of a corporate culture that adheres to ethics, including behaving as models
- (3) Supervision of proper structure and implementation of the Board for the achievement of objectives and the Company's goals to conduct business efficiently
- (4) Setting a compensation structure that motivates personnel to work in line with the objectives and company goals.

Matters that the Board of Directors works with the management to take appropriate action:

- (1) Setting and reviewing annual strategies, goals, and work plans
- (2) Overseeing the adequacy of the risk management system and internal control
- (3) Establishing a manual of authority that is appropriate to the management's responsibilities.
- (4) setting a resource allocation framework, development and budget, such as policies, personnel management plans, and information technology policy
- (5) Monitoring and evaluation of operations
- (6) Ensuring the reliability of the disclosure of financial and non-financial information

Matters that the Directors should not act on:

- (1) Management in accordance with strategies, policies, plans approved by the Board, which are the duties and responsibilities of the Chief Executive Officer and the management in making decisions, such as procurement, recruitment of personnel to work, etc. The committee should monitor and supervise the results without interfering with decision-making unless there is a need
- (2) Matters that have prohibitions such as approving transactions that have conflict of interest with the directors.

Principle 2:

Define the business objectives and main goals for sustainability:

2.1 The Board of Directors will set or supervise the objectives and the Company's goals to adhere to sustainability, with condition that they are consistent with creating value for businesses, customers, stakeholders, and the society as a whole

2.1.1 The Board is responsible for ensuring that the business has clear and appropriate objectives and goals, which can be used as the main idea in business model defining, and communicate to everyone in the organization to move in the same direction. This may be made into a shared vision and values of the organization, or objectives and principles based on the principles of

- (1) Objectives of the establishment of the Company
- (2) Response to target customers
- (3) Profitability or competitiveness by creating value for companies and customers
- (4) Long-term existence of the Company under both opportunity and risk factors affecting the Company and stakeholders

2.1.2 In achieving company objectives goals, the Board will determine a business model that can create value for the business, stakeholders, and society as a whole, considering

- (1) Environment and changes in various factors, including the proper use of innovation and technology
- (2) The needs of customers and stakeholders

(3) Business competence, expertise and competitiveness

2.1.3 Corporate values reflect the characteristics of good corporate governance, such as accountability, integrity, transparency, due consideration of social and environmental responsibilities), etc.

2.1.4 The Board will promote communication and strengthen the purpose and the goals of the Company to be reflected in the decisions and operations of the personnel at all levels until it becomes an organizational culture.

2.2 The Board will ensure that the objectives, goals and strategies in the medium term and / or the annual plan of the Company consistent with the achievement of the objectives and company goals with innovation and technology being used appropriately and safely

2.2.1 The Board shall supervise the formulation of annual strategies and work plans in accordance with the objectives and goals of the Company, taking into account the Company's surrounding factors, as well as acceptable opportunities and risks. It shall encourage or review objectives, goals, and strategies for medium term of 3-5 years to ensure that annual strategies and plans take into account the longer term effects, and can be reasonably anticipated

2.2.2 In formulating annual strategies and work plans, the Board will ensure to analyze the environment, various factors and risks that may affect stakeholders involved throughout the value chain including various factors that may affect the achievement of company objectives and goals. There should be a mechanism to truly understand the needs of stakeholders with the following principles

- (1) Clear methods, processes, participation channels or communication channels between stakeholders and the Company, to ensure that the business can, as accurately as possible, access and receive information on issues or the needs of each stakeholder group
- (2) Identify the relevant stakeholders of the Company, both inside and outside, including individuals, groups of individuals, organizations, such as employees, shareholders, customers, business partners, communities, society, environment, government agencies, and regulators, etc.
- (3) State stakeholders' issues and expectations. to be analyzed and classified according to their importance and impacts on both the Company and the stakeholders. This is to select important matters that will create value with stakeholders to implement for good result.

2.2.3 For strategy formulation, the Board will oversee the promotion of innovation, and application of innovation and technology to build competitiveness, responding to the needs of stakeholders while remaining on the basis of social and environmental responsibility.

2.2.4 The specified goals should be suitable for the business environment and the Company's potential. The Board will set goals that are both monetary and non-monetary. Also, it is aware of the risks of setting goals that could lead to illegal behavior, or unethical conduct

2.2.5 The Board ensures that objectives and goals are passed on through strategies and plans throughout the organization.

2.2.6 The Board shall supervise the appropriate allocation of resources and operational controls and monitor the implementation of the annual strategy and work plan. It may appoint persons responsible for supervising and monitoring the performance.

Principle 3:

Strengthen Effective Board

3.1. The Board is responsible for defining and reviewing the Board structure in terms of size, composition, proportion of independent directors that are appropriate and necessary to lead the organization to objectives and the goals of the Company

3.1.1 The Board shall oversee that the Board consists of members with various qualifications in terms of skills, experience, abilities and specific characteristics, as well as gender and age, needed to achieve the company objectives and goals, by preparing a table of elements of the

directors' knowledge (skill matrix) to ensure that it gets a qualified overall Board able to understand and meet the needs of stakeholders. In addition, at least one non-executive director must have experience in the business, or the main industry in which the Company operates

3.1.2 The Board will consider an appropriate number of directors, able to perform their duties efficiently, with the number of directors not less than 5 and not more than 12, depending on the size and category, and business complexity

3.1.3 The Board of Directors has a proportion between the executive directors and non-executive directors that reflects the appropriate balance of power as follows:

- (1) Most directors should be non-executive directors who are able to freely express opinions on the operation of the management.
- (2) Directors must have the number and qualifications of independent directors in accordance with the rules of the Office of the Securities and Exchange Commission, and the Stock Exchange of Thailand. The Company also ensures that the independent directors can work efficiently with all members of the Board and can express their opinions independently.

3.1.4 The Board shall disclose a policy for determining the composition of diverse members, and directors' information such as age, gender, education background, experience, shareholding percentage, years of being directors, and the holding of director positions in other listed companies in the annual report and on the Company's website

3.2. The Board of Directors will elect a suitable person to be the Chairman of the Board and ensure that the composition and operation of the Board of Directors facilitates the exercise of independent judgment.

3.2.1 The Chairman of the Board is an independent director.

3.2.2 The President and Chief Executive Officer have different responsibilities. The Board will determine the powers and duties of the Chairman of the Board and the Chief Executive Officer to be clear, so that no one has unlimited power, including separating the person holding the position of the Chairman of the Board from the person holding the position of the Chief Executive Officer

3.2.3 The Chairman of the Board plays a leader role of the Board. The duties of the Chairman of the Board are covered in the following matters:

- (1) To supervise, monitor and ensure that performance of the Board is efficient and achieves company objectives and goals
- (2) To supervise to ensure that all directors take part in fostering an ethical corporate culture and good corporate governance
- (3) Set the agenda for the Board meetings in consultation with the Chief Executive Officer and have measures to supervise that important matters are included in the agenda
- (4) Allocate sufficient time for the management to make a proposal and for the directors to discuss important issues thoroughly. Encourage directors to exercise prudent discretion and to give opinions freely
- (5) Strengthen the relationship between executive directors and non-executive directors, and between the Board and the management

3.2.4 In the event that the Chairman of the Board and the Chief Executive Officer are not clearly separated, for example, the Chairman of the Board and the Chief Executive Officer are the same person, The Chairman of the Board is not an independent director, The Chairman of the Board and Chief Executive Officer are people of the same family, or the Chairman of the Board is a member of the executive committee, working group, or is assigned to have administrative responsibilities, etc., the Board will promote a balance of power between B and the management from

- (1) Board composition consisting of more than half of the independent directors
- (2) Appointing an independent director to consider the agenda of the board meeting

3.2.5 The Board of Directors will set a policy for independent directors to hold positions for a continuous period of not more than 9 years from the date of first appointment as independent director. In the event that an independent director is to be appointed to continue the position, the Board will reasonably consider such necessity.

3.2.6 So that important matters are considered in more detail, the Board of Directors will consider appointing sub-committees, number of meetings and number of times that each director attended the meeting in the past year, and report on the performance of every sub-committees.

3.2.7 The Board shall ensure that the roles and duties of the Board, sub-committees, number of meetings, number of times each director attended the meeting in the past year, are disclosed and reports on the performance of every sub-committees.

3.3. The Board of Directors will supervise the recruitment and selection of directors, to ensure that there is a transparent and clear process for obtaining a qualified committee with the required elements.

3.3.1 The Board of Directors will establish a Nomination and Remuneration Committee of which most of the members and the chairman should be independent directors.

3.3.2 The Nomination and Remuneration Committee will hold a meeting to consider the criteria and methods for recruiting persons to qualify for the Board of Directors with the appropriate composition, knowledge and expertise, including considering the history of such persons and proposing opinions to the Board of Directors Before presenting to the shareholders' meeting to appoint directors. In addition, shareholders will be provided with sufficient information about the persons nominated for decision-making.

3.3.3 Nomination and Remuneration Committee will review the criteria and methods for nominating directors to make recommendations to the Board of Directors prior to the selection of directors who are due to complete their term. And in case the Nominating Committee nominates the former director, it should take into account the performance of the said director.

3.3.4 In the event that the Board of Directors has appointed any person to be an advisor to the Nomination and Remuneration Committee, information of that advisor will be disclosed in the annual report, including his/her independence or the fact that he/she has no conflict of interest.

3.4. In proposing the remuneration to the shareholders for approval, the Board of Directors will consider the structure and remuneration to be suitable for their responsibilities, and motivate the Board to lead the organization to achieve both short-term and long-term goals

3.4.1 The Board of Directors will establish a Nomination and Remuneration Committee, of which most of the members and the chairman are independent directors, to consider the policies and criteria for determining remuneration.

3.4.2 Directors' remuneration is consistent with the Company's strategy and long-term plan, their experience, duties, accountabilities and responsibilities, including the benefits expected to receive from each director. Directors who are assigned additional duties and responsibilities, such as members of a sub-committee, should also receive appropriate additional compensation. This is in a comparable manner at the level practiced from the same industry.

3.4.3 Shareholders are required to approve the structure and directors' remuneration, both in forms of monetary and non-monetary. The Board of Directors will consider each type of compensation to be appropriate, both fixed-rate compensation such as remuneration, meeting allowance, etc. and performance-based compensation of the Company such as bonus, pension etc. They are linked to the value that the Company generates for shareholders, but shouldn't be so high that the Company only focus on short-term results.

3.4.4 The Board will disclose policies and criteria for determining director remuneration that reflect the duties and responsibilities of each person, including styles and the amount of compensation. The amount of compensation disclosed will include the remuneration received by each director as a director of the subsidiary company.

3.4.5 In the event that the Board has appointed any person to be an advisor to the Nomination and Remuneration Committee, information of that advisor will be disclosed in the annual report, including his/her independence or the fact that he/she has no conflict of interest.

3.5. The Board will ensure that all directors are responsible for performing their duties and allocate adequate time for them to do so.

3.5.1 The Board shall ensure that there is a mechanism to support directors to understand their roles and duties.

3.5.2 The Board will determine the criteria for the directors in holding positions in other companies by considering the performance of directors who hold positions in many companies, to ensure that directors can devote sufficient time to perform their duties in the Company. It will determine the number of listed companies each director will hold a position to suit the nature or business condition of the Company, but in total not

more than 5 listed companies. This is because the efficiency of their duties as a director may decrease if the number of companies that the director holds positions is too high. In addition, the Company has arranged to disclose the above rules.

3.5.3 The Board will establish a system for reporting other positions of the directors and disclose this information.

3.5.4 In case a director holds a position of director or executive, or have a direct or indirect interest in other businesses that have a conflict or can use the opportunity or company information to their advantage, the Board of Directors must ensure that the Company has adequate safeguards and informs the shareholders to acknowledge this.

3.5.5 Each director will attend not less than 75% of the total number of board meetings held in the year.

3.6. The Board of Directors shall ensure that there is a framework and mechanism to govern the policies and operations of subsidiaries and other businesses in which the Company has significantly invested. At the level appropriate for each business Including subsidiaries and other businesses that the Company invested has the same understanding as well.

3.6.1 The Board of Directors will consider and determine the supervision policies for subsidiary companies, including

- (1) Degree of appointment of persons to be directors, executives or controlling persons of a subsidiary company, provided in writing. In general, this should be appointed by the Board of Directors, unless such company is a small company that is operating arms of the business, the Board may assign the Chief Executive Officer to appoint it.
- (2) Determine the scope of duties and responsibilities of the person representing the Company according to item (1) and have the representative of the Company take care of the implementation of the subsidiary's policy, and in the event that a subsidiary has joint ventures, the Board should establish a policy for the representative to do the best for the benefit of the subsidiary and in accordance with the parent company's policy
- (3) Ensure sufficiently appropriate and concise internal control system of the subsidiary and that all its transactions is legal and in accordance with related regulations
- (4) Disclosure of financial position and performance of transactions with connected persons, acquisition or disposition of assets, other important transactions, capital increase, capital decrease, dissolution of subsidiaries, etc.

3.6.2 If it is a significant investment in other businesses, for example, the investment having a stake of 20% but not more than 50% of the investment amount or requiring additional investment that is significant to the Company, if necessary, the Board will ensure that shareholder's agreement or any other agreement is made to provide clarity on the administrative power and involvement in making important decisions, and performance tracking, to be able to be used as information in the preparation of financial statements of the Company according to standards and deadlines.

3.7. The Board will arrange for an annual performance evaluation of the Board, sub-committees, and individual directors. The assessment results will also be used for further development of the duties.

3.7.1 The Board and sub-committees will evaluate their performance at least once a year in order for the them to jointly consider the performance and problems for further improvement, by stipulating the norms that will be used to compare with the performance.

3.7.2 In evaluating the performance, the Board assesses both on a faculty and individual basis by means of self-evaluation and cross evaluation, as well as discloses the criteria, process and overall assessment results in the annual report.

3.7.3 The Board may consider arranging an external consultant to assist in the formulation of guidelines, and recommend issues for evaluating the performance of the Board at least every three years and disclose such actions in the annual report.

3.7.4 The Board's assessment results will be used to determine the suitability of the Board composition.

3.8. The Board of Directors shall supervise the Board and each director to have knowledge and understanding about the roles, duties, nature of business operations, and laws relating to business operation, as well as encouraging all directors to acquire skills and knowledge for their performance of duties on a regular basis.

3.8.1 The Board shall ensure that persons appointed as new directors will be suggested and acquire useful information on the performance of their duties. This includes an understanding of corporate objectives, goals, and values, as well as the nature of the business and business practices of the Company.

3.8.2 The Board will ensure that the directors are continually trained and develop the necessary knowledge

3.8.3 The Board has an understanding of laws, rules, standards, risks and environment related to the business operation, including receiving updated information on a regular basis.

3.8.4 The Board will disclose information on the ongoing training and knowledge development of the Board members in the annual report.

3.9. The Board will ensure that the operations of the Board are in order and have access to necessary information, and that there are a company secretary with the necessary knowledge and experience, and is appropriate to support the operation of the Board.

3.9.1 The Board will organize meetings and set agenda of the board meeting in advance, so that directors can arrange their time and attend the meetings.

3.9.2 The number of board meetings will be considered to suit to the duties and responsibilities of the Board of Directors, including the nature of the business of the Company. The meetings are held at least 6 times per year. In case the Board does not hold a meeting every month, it will require the management to report the performance to the Board in the months that the meetings are not held, so that the Board can supervise and control the operation of the management team continuously and promptly.

3.9.3 The Board shall ensure that there is a mechanism for each Board member and the management to be free to propose matters that are beneficial to the Company on the agenda of the meeting.

3.9.4 Meeting documents Will be delivered to the directors at least 7 days in advance of the meeting date.

3.9.5 Meeting documents will be delivered to the directors at least 7 days in advance of the meeting date

3.9.6 The Board will encourage the Chief Executive Officer to invite top executives to attend the board meeting to directly provide more detailed information as it relates to the agenda and to have opportunities to get to know the top executives for the consideration of future succession plans.

3.9.7 The Board can access to additional necessary information from the Chief Executive Officer, company secretary or other executives who have been assigned, within the scope of the policy set and, if necessary, the Board may acquire independent opinions from external advisors or professionals, which is considered as expenses of the Company.

3.9.8 The Board has a policy for non-executive directors to hold meetings among themselves as necessary to discuss various issues on handling of interest without the management, and to inform the Chief Executive Officer of the said meetings.

3.9.9 The Board will determine the appropriate qualifications and experience of the company secretary to perform the duty of giving advice on legal and regulatory matters that the Board must know, oversee the management of board meeting documents, important documents, and the Board's activities, including to coordinate the implementation of the board resolutions. In addition, the Board of Directors will disclose the qualifications and experiences of the company secretary in the annual report and on the Company's website.

3.9.10 The company secretary will receive training and develop knowledge on an ongoing basis that will benefit the performance of duties. In the event that there is a Certified Program, the company secretary will be trained for the said course.

Principle 4:

Recruitment and Development of Top Executives and Personnel Management

4.1. The Board will ensure that the Chief Executive Officer and senior executives are nominated and developed to have the knowledge, skills, experience and characteristics necessary to drive the organization towards its goals.

4.1.1 The Board will consider, or assigned to the Nomination and Remuneration Committee to consider the criteria and methods for recruiting qualified persons to hold the position of Chief Executive Officer.

4.1.2 The Board will monitor and supervise the Chief Executive Officer to ensure that there is an appropriate senior executive management. At least, the Board or the Nomination and Remuneration Committee should, together with the Chief Executive Officer, consider the criteria and methods for recruiting and appointing people and agreeing to the persons whom the Chief Executive Officer proposes to be the top executives.

4.1.3 To ensure business continuity, the Board will oversee a succession plan in order to prepare for the succession of the Chief Executive Officer and senior executives. And the Chief Executive Officer shall report the performance according to the succession plan to the Board for acknowledgment periodically, at least once a year.

4.1.4 The Board will promote and support the Chief Executive Officer and senior executives to be trained and developed to increase knowledge and experience that is beneficial to the operation.

4.1.5 The Board will clearly determine policies and procedures for holding positions of directors at other companies of the Chief Executive Officer and senior executives, both in types of director positions and number of companies that they can serve in position.

4.2. The Board will oversee an appropriate regulation of compensation and evaluation structure.

4.2.1 The Board will set up an incentive structure for the Chief Executive Officer, senior executives and other personnel in all levels of work in accordance with the company objectives and goals, and in consistency with the long-term interests of the business. This includes:

- (1) To consider the appropriateness of the salary remuneration proportion, short-term results such as bonuses and long-term results such as Employee Stock Ownership Plan (ESOP).
- (2) To formulate a policy on remuneration by taking into account factors such as higher or equal compensation level to approximately industry level, and business performance
- (3) To formulate policies on evaluation criteria and communicate them

4.2.2 The Board, excluding executive directors, has a role in remuneration and performance evaluation for Chief Executive Officer In the following areas:

- (1) Approve the evaluation criteria for Chief Executive Officer with evaluation criteria. Motivate the Chief Executive Officer to operate the Company to meet the objectives, goals, strategies and in line with the long-term interests of the Company, by notifying the Chief Executive Officer about the criteria for evaluation in advance.
- (2) Evaluate the performance of the Chief Executive Officer annually, or may assign the Nomination and Remuneration Committee to assess him/her and have the Chairman of the Board or Senior Directors communicate the results of the assessment, including development issues for the Chief Executive Officer to acknowledge.
- (3) Approve the annual compensation of the Chief Executive Officer, and conduct the performance evaluation of the Chief Executive Officer, including other relevant factors.

4.2.3 The Board will approve the criteria and factors for performance evaluation, as well as approve the compensation structure of the senior executives and follow up for the Chief Executive Officer to evaluate the top executives in accordance with the said assessment principles

4.2.4 The Board shall oversee the formulation of criteria and factors for performance evaluation of the entire organization.

4.3. The Board of Directors understands the structure and relationship of shareholders that may affect the management and operation of the Company.

4.3.1 The Board understands the structure and relationship of shareholders which could take the form of an agreement within the family affairs, whether in writing or not, shareholder agreement or the policies of the parent company group. This affects the power to control the management of the Company.

4.3.2 The Board will ensure that the agreement as specified in 4.3.1 is not an obstacle to the Board's performance, such as having a suitable person to succeed the position.

4.3.3 The Board will ensure that information is disclosed according to various agreements that affect the control of the Company.

4.4. The Board will monitor the management and development of personnel to ensure appropriate amount of knowledge, skills, experience and motivation.

4.4.1 The Board shall oversee the human resource management to be in line with the direction and strategy of the Company, and that employees at all levels are knowledgeable, possess appropriate level of ability and motivation, and are treated fairly to retain the organization's talented personnel.

4.4.2 The Board will oversee the establishment of a provident fund or other mechanism to ensure that employees have sufficient savings to support retirement, as well as supporting employees to have knowledge and understanding of money management, and to choose an investment policy that corresponds to their age ranges, risk level, or ensure that there is a life path investment policy.

Principle 5:

Promote Innovation and Responsible Business Operation

5.1. The Board of Directors will focus on and support innovation that brings value to the business, while creating benefits for customers or related parties, and have social and environmental responsibility. It aims not to cause any inappropriate behavior.

5.1.1 The Board will pay more attention to the creation of an organizational culture that promotes innovation, and ensure that the management takes part in the strategy review, and development planning, and follows up the performance.

5.1.2 The Board will promote innovation to add value to the business according to the constantly changing environment. It covers business models, ways of thinking, perspective design and development of real estate models, improvement of construction processes and work processes, including cooperation with the Company's partners.

5.2. The Board of Directors monitors the management to conduct business in a responsible manners to society and environment and reflect it in the operational plan to ensure that all parties of the Company have acted in accordance with the objectives, main goals and strategic plans of the Company.

5.2.1 The Board shall oversee a mechanism to ensure that the Company conducts business ethically, has social and environmental responsibility, does not violate the rights of stakeholders, to guide all parts of the Company to achieve the main sustainable goals. The Company may formulate policies or guidelines which covers the following matters:

(1) Responsibilities to employees and workers To act in accordance with the relevant laws and standards and treat employees and employees fairly, respect human rights, including offering fair compensation and benefits, welfare that is not less than those that the law has stipulated or more as appropriate, to take care of health and safety in work environment, offer trainings to educate, develop potential and promote progress. It also provides opportunities for employees to develop their working skills in other areas.

(2) Responsibility to customers To comply with relevant laws and standards, to take into account health, safety, fairness, customer data retention, after-sales service throughout the warranty period after sales, to monitor and measure customer satisfaction results for

organizational improvement, including advertising, public relations and sales promotion (Sales Conduct). All must be done responsibly and without causing misunderstanding or taking advantage of the misunderstanding of customers.

(3) Responsibility to business partners To have a fair procurement process and terms of contracts or agreements, to give knowledge, develop potential, and raise the level of production and management to meet the standard, to clarify and supervise trade partners to respect human rights, treat labor fairly, and be responsible for society and environment. In addition, the Company will have a process for reviewing and evaluating business partners to develop sustainable business operations.

(4) Responsibility towards the community To bring knowledge and business experience to develop projects that can promote tangible benefits to the community, to track and measure long-term success progress

(5) Environmental responsibility To prevent, reduce, manage and ensure that the Company does not create or cause any negative impact on the environment, which covers the use of raw materials, energy, water, renewable resource, to take care for and restore biodiversity affected by business operations, to release and manage waste arising from doing business, and Greenhouse gas emissions, etc.

(6) Fair competition To operate business in a transparent manner and not to create unfair competitive advantages.

(7) Anti-Corruption To comply with all applicable laws and standards, to determine the Company to have and publicly announce the anti-corruption policy. This may be exercised by joining as a member of networks in the fight against corruption, including supporting other companies and business partners to have an anti-corruption policy as well as joining the network.

5.3. The Board will monitor the management to allocate and manage resources to be efficient and effective, taking into account the impact and development of resources throughout the value chain in order to achieve sustainable objectives and main goals. Resources can be categorized into six categories: finance, production, wisdom, personnel, society and relationships, and nature.

5.3.1 The Board recognizes the need for resources to be used, as well as realizing that the use of each resource affects each other.

5.3.2 The Board is aware that different business models have different effects on resources. Therefore, in deciding on a business model, the impact and cost-effectiveness should be considered, while still being on the basis of ethical conduct, responsibility, and to create sustainable business value.

5.3.3 The Board will ensure that, in achieving objectives and the main goals of the business, the management has reviewed, developed and supervised the efficient and effective use of resources by keeping in mind the changes of internal and external factors.

5.4. The Board provides a framework for corporate governance and management of information technology that correspond to the needs of the business, including ensuring that information technology is used to increase business opportunities and improve business operations, and that there is risk management, so that the business can achieve its main objectives and goals, with the governance and information technology management frameworks as follows:

- (1) The business has complied with laws, regulations, and standards related to the use of information technology
- (2) The business has an information security system for confidentiality, maintenance of integrity and data availability, as well as to prevent any misuse of information or unauthorized alteration of information.
- (3) The business has considered information technology risks and provides measures to manage such risks in various areas, such as business continuity management, incident management that affects the security of information systems, asset management, etc.
- (4) The business has considered the allocation and management of information technology resources. There are criteria and factors for determining the priorities of the information technology program, such as suitability and alignment with the strategic plan, impact on business operations, urgency of use, budget and human resources in information technology, and consistency with business model, etc.

5.4.1 The Board will establish a policy on the allocation and management of information technology resources, which covers the allocation of sufficient resources for business operations and establishment of guidelines to accommodate in the event that the resources cannot be allocated enough as specified.

5.4.2 The Board shall supervise or assign the Risk Management Committee to supervise the Company's risk management, including information technology risk management.

5.4.3 The Board will stipulate a policy and measure on the security of the information system.

Principle 6:

Ensure That There Is An Appropriate Risk Management and Internal Control System

6.1. The Board shall ensure that the Company has a risk management system and internal control to achieve its objectives effectively, and practice in accordance with relevant laws and standards.

6.1.1 The Board understands the major risks of the business and approves all acceptable risks.

6.1.2 The Board will consider and approve risk management policies that are aligned with the business' main objectives, goals, strategies and acceptable risks, as a framework for the risk management process for everyone in the organization to be in the same direction. The Board will pay attention to early warning signs and ensure that the risk management policy is reviewed at least 1 time per year.

6.1.3 The Board ensures that the Company identifies risks by considering factors both inside and outside the organization that may cause the Company to fail to achieve the specified objectives. This can be divided into all 4 sides as follows:

- (1) Strategic risk
- (2) Operational risk
- (3) Financial risk
- (4) Compliance risk

6.1.4 The Board will ensure that the Company assesses the impact and likelihood of the identified risks in order to prioritize the risks, and has appropriate risk management methods such as taking risks, treating or controlling risk, terminating risk, and transferring risk.

6.1.5 The Board can assign the Risk Management Committee or the Audit Committee to consider article 6.1.1 6.1.4 before proposing to the Board for consideration as they find appropriate for the business.

6.1.6 The Board will regularly monitor and evaluate the effectiveness of risk management.

6.1.7 The Board is responsible for ensuring that the business operates in accordance with the law, and related standards, both domestically and internationally.

6.1.8 In case the Company has a subsidiary or other businesses in which the Company has significantly invested (having 20% but not more than 50% of the voting rights), the Board of Directors will take the results of the assessment of the internal control system and the risk management as part of the consideration under article 6.1.1 - 6.1.7, too.

6.2. The Board must establish an Audit Committee capable of performing duties effectively and being independent.

6.2.1 The Board must arrange an Audit Committee consisting of at least 3 members, all of whom must be independent directors and have qualifications and duties in accordance with the regulations of the Securities and Exchange Commission and the Stock Exchange of Thailand.

6.2.2 The Board has established the duties of the Audit Committee in writing with the following functions:

- (1) To review the financial reports to ensure that they are accurate and reliable, including adequate disclosure of information by coordinating with the external auditors and the management responsible for preparing quarterly and annual reports and reviewing the Company's financial reports to be accurate and adequately disclosed.
- (2) To review to ensure that the Company has internal control systems and internal audit systems that are appropriate and efficient, to consider the independence of the internal audit department as well as to approve the appointment, transfer and termination of the head of the internal audit unit, and may suggest a review or audit of any items that are deemed necessary; to make recommendations on the important and necessary improvement of the internal control system to the Board of Directors by reviewing them together with external auditors.
- (3) To ensure that the operations of the Company are in accordance with the laws, regulations, procedures, laws on securities and exchange, SET's regulations, and the Company's announcement or regulations;
- (4) To review that the Company has a good internal audit system, to consider the adequacy of the budget, personnel and the independence of the internal audit unit;
- (5) To consider and review the performance report of the internal audit unit and approve the annual internal audit plan;
- (6) To propose recommendations to the Board of Directors in considering appointment, transfer, promotion and assess the performance of the head of the internal audit unit;
- (7) To consider the disclosure of the Company's information in the event of a connected transaction or a transaction that may lead to conflicts of interest to make it accurate and complete according to the regulations of SET and related regulations;
- (8) To select, propose to appoint an independent person to act as the auditor, including proposing the remuneration of the Company's auditors to the Board of Directors as well as to attend a meeting with the auditor without the management in the meeting at least once a year;
- (9) To ensure that the Company has an appropriate and efficient risk management system;
- (10) To report on the performance of the Audit Committee to the Board of Directors for acknowledgment at least 4 times a year;
- (11) To evaluate the internal audit performance of the Audit Committee at least once a financial year to the Board of Directors for acknowledgment.
- (12) To prepare the Audit Committee's reports and with at least the following information:
 - 12.1 Opinion on accuracy, completeness and reliability of the Company's financial reports;
 - 12.2 Opinions on the adequacy of the Company's internal control system;
 - 12.3 Opinions on the compliance with the law on securities and exchange, the regulations of the Stock Exchange of Thailand, or laws relating to the Company's business;
 - 12.4 Opinion on the suitability of the auditor;
 - 12.5 Opinion on the connected transaction or items that may have conflicts of interest;
 - 12.6 Number of Audit Committee meetings and the attendance of each member in audit committee in the meetings;
 - 12.7 Comments or overall remarks received by the Audit Committee from the performance of duties under the charter;
 - 12.8 Other items that the shareholders and investors should acknowledge under the scope and responsibilities assigned by the Board of Directors.
- (13) To participate in the review of the appointment, dismissal, and evaluation of the staff of the internal audit department;
- (14) In the performance of duties, the Audit Committee has the power to invite the management, executives, or employees of related companies to give comments, attend meetings or send documents that are relevant or necessary;
- (15) The Board must conduct self-assessment and assess overall performance;

6.2.3 The Board of Directors will ensure that the Company has a mechanism or tools to enable the Audit Committee to access information necessary for the performance of their assigned duties, such as allowing the Audit Committee to summon relevant persons to provide information, to discuss with the auditor, or to seek independent opinions from other professional advisors to be accompanied with consideration of the Audit Committee.

6.2.4 The Board will arrange for a person or an internal audit unit who are independent in performing their duties to be responsible for developing and reviewing the efficiency of the risk management system and internal control, along with reporting to the Audit Committee and disclosing the review report in the annual report.

6.2.5 The Audit Committee must comment on the adequacy of the risk management system and internal control, and disclose it in the annual report.

6.3. The Board will monitor and manage any conflicts of interest that may arise between the Company and the management, the Board of Directors or shareholders. This includes preventing improper use of company assets, information and opportunities, and doing business with those who have relationship with the Company in an inappropriate manner.

6.3.1 The Board shall supervise the information security system. This includes setting up confidentiality policies and practices, maintaining integrity and availability of information, managing market sensitive information. Moreover, senior executives and employees, as well as relevant third parties such as legal advisors, and financial advisors, must follow the information security system as well.

6.3.2 The Board will ensure management and follow up on transactions that may have conflicts of interest, including ensuring that there are guidelines and procedures in order to make such transactions proceed according to the processing and disclosure procedure as required by law. This is for the benefit of the Company and the shareholders as a whole, where stakeholders will not participate in decision-making.

6.4. The Board will supervise the formulation of a clear anti-corruption policy and practice, and communicate them at all levels of the organization and to outsiders in order to achieve practical implementation.

6.4.1 The Board will organize a project or guidelines for anti-corruption, including supporting activities that promote and instilling all employees to obey the law and related regulations.

6.5. The Board will supervise the business to have a mechanism for receiving complaints and taking actions in the case there are whistleblowers.

6.5.1 The Board shall ensure a mechanism and processes to manage (record, track progress, resolve problems, report) complaints of stakeholders, and ensure that there is more than one convenient channel for receiving complaints, including disclosing the channels for receiving complaints on the website or the annual report.

6.5.2 The Board ensures that there are clear policies and guidelines in case someone helps identifying the clues. There will be a channel for whistleblowing through the Company's website or through the assigned independent directors / Audit Committee. Additionally, there is also a process for reviewing action data and reporting to the Board.

6.5.3 The Board shall ensure that there are appropriate protective measures for the whistleblowers with good faith.

Principle 7:

Maintain Financial Credibility and Disclosure of Information.

7.1. The Board is responsible for overseeing the financial reporting system and the disclosure of important information to be correct, adequate, timely, in accordance with relevant rules, standards and practices.

7.1.1 The Board shall ensure that personnel involved in the preparation and disclosure of information have knowledge, skills and experience suitable for their duties and responsibilities, and that there are adequacy of personnel. Such personnel include chief executives of the accounting and finance department, accountants, internal auditors, company secretaries and investor relation staffs.

7.1.2 In giving approval to disclosure of information, the Board will take into account the relevant factors. In the event of a financial reports, at least the following factors will be considered:

- (1) Evaluation of the adequacy of the internal control system

- (2) Opinion of the auditors in the financial report and observations of the auditors regarding the internal control system, including observations of the auditors through other communication channels (if any).
- (3) Opinions of the Audit Committee
- (4) Consistency with the Company's objectives, main goals, strategies and policies.

7.1.3 The Board will ensure that the disclosure of information, which includes financial statements, annual report, and Form 56-1 can adequately reflect financial status and operating results. It will also encourage the Company to prepare Management Discussion and Analysis (MD&A) to accompany with the disclosure of the financial statements every quarter. This is to provide investors with better information and to make them understand the changes that occur to the financial status and operating results of each quarter, in addition to the numbers in the financial statements alone.

7.1.4 In the event that any disclosure relates to a particular director, such director will also ensure that the disclosure of his or her part is complete and accurate, such as the shareholder information of his/her group and disclosures in connection with shareholder's agreement of his/her group.

7.2. The Board will monitor the sufficiency of financial liquidity and the ability to pay debts.

7.2.1 The Board will ensure that the management monitors and evaluates the financial status of the business and regularly reports them to the Board. The Board and the management will work together to find solutions as soon as possible if there are signs of liquidity problems and debt servicing ability. The sample contract indicating financial liquidity problems and debt servicing ability is of details as follows:

- (1) Continued losses
- (2) Low cash flow
- (3) Incomplete financial information
- (4) Lack of a suitable accounting system
- (5) Lack of assessments of cash flow and budget.
- (6) No business plan
- (7) Liabilities that increase in excess of assets
- (8) Problems in inventory drainage and debt collection

7.2.2 In approving any transactions or proposing opinions to the shareholders' meeting for approval, the Board shall ensure that the occurrence of such transactions will not affect the continuity of business operation, financial liquidity, or the ability to pay debts.

7.3. In the condition that the business faces financial problems or is likely to have problems, the Board shall ensure that the business has plans to resolve the problem, or that there are other mechanisms that can solve financial problems, with consideration of the rights of stakeholders.

7.3.1 In the event that the business is likely to be unable to pay debt or has financial problems, the Board will follow it closely and ensure that the business operates with care and complies with the disclosure requirements.

7.3.2 The Board will oversee the business to formulate a plan for solving financial problems with regard to fairness to the stakeholders, including creditors, as well as follow up the problem solving by having the management report on the status regularly.

7.3.3 The Board shall ensure that any decision in solving financial problems of the Company, in any ways, must be justifiable.

7.4 The Board will consider making a sustainability report as appropriate.

7.4.1 The Board will consider the appropriateness of disclosure of legal compliance information, code of conduct, anti-corruption policy, treatment of employees and stakeholders, which includes fair treatment and respect for human rights, including social and environmental responsibility, by taking into account a nationally or internationally recognized reporting framework. Such information may be disclosed in the annual report or may be prepared as a separate book as appropriate for the business.

7.4.2 The Board will ensure that disclosures are important matters, and reflect the practice that will lead to the creation of sustainable value for the business.

7.5. The Board will direct the management to set up a unit or persons in charge of the investor relations, who communicate with the shareholders and other stakeholders such as investors and analysts. This must be done appropriately, equally and timely.

7.5.1 The Board will establish a communication policy and disclosure policy to ensure that communication and disclosure of information to third parties is appropriate, equitable, timely, using appropriate channels. In addition, it must be done in manner that protect confidential information and information that affects securities prices. Also, there must be communication with the whole organization to acknowledge and understand the implementation of the said policy.

7.5.2 The Board will set up the persons responsible for providing information to the third party. Such persons must be suitable for performing duties, understand the business of the Company, including objectives, main goals, and values and have ability to communicate well with the capital market such as the Chief Executive Officer, Managing Director and the coordinators of the Investor Relations Department, etc.

7.5.3 The Board will supervise the management to determine direction and support in investor relations, such as providing a practice guideline of information usage, management policy of information that affects share prices, while clearly stipulates duties and responsibilities of investor relations to provide effective communication and disclosure of information.

7.6. The Board will promote the application of information technology in disseminating information.

7.6.1 In addition to disseminating information according to the specified criteria and through the channels of the Stock Exchange of Thailand, the Board will consider disclosing information in both Thai and English via other channels as well, for example, the Company's website. This will be done on a regular basis, along with presenting current information. Specification of the minimum information that the business will disclose on the website is as follows:

- (1) Company vision and values
- (2) Nature of business operation of the Company
- (3) List of the Board of Directors and Executives
- (4) Financial statements and reports on financial status and operating results for both the current and the previous year
- (5) Form 56-1 and annual report that can be downloaded
- (6) Any other information or documents presented by the Company to analysts, fund managers, or various media
- (7) Direct and indirect shareholding structures
- (8) Company group structure Including subsidiaries, associates, joint ventures and special purpose enterprises / vehicles (SPEs / SPVs)
- (9) Direct and indirect major shareholders holding shares of 5 percent of the total issued shares and having voting rights.
- (10) Direct and indirect shareholding of directors, major shareholders, and senior executives
- (11) Invitations to Ordinary and Extraordinary Shareholders' Meetings
- (12) Company regulations and memorandum
- (13) Company supervision policy, anti-corruption policy, policy on information technology supervision and management, risk management policy, including methods for managing various risks
- (14) Charter, or duties, responsibilities, qualifications, term of office of the Board, including matters that need to be approved by the Board, the charter or the duties, responsibilities, qualifications, term of office of the Audit Committee, Nomination and Remuneration Committee, Risk Management Committee, and the Executive Committee
- (15) Code of conduct for employees and directors
- (16) Contact information for the complaints department or the person responsible for the investor relations, the company secretary such as the name of the person who can provide information, phone number, email, etc.

Principle 8:

Encourage Participation and Communication with Shareholders.

8.1. The Board shall ensure that the shareholders participate in making decisions on important matters of the Company.

8.1.1 The Board will take care of important matters, both issues stipulated in the law and issues that may affect the direction of operations of the business, by ensuring they have passed the consideration and / or approval of the shareholders, Such important matters will be included in the agenda of the shareholders' meeting. The notice calling for the shareholders' meeting will consist of:

- (1) Date, time and place of the shareholders' meeting
- (2) The agenda of the meeting, specifying whether it is an agenda for acknowledgment or for approval, clearly divided into matters, for example, in agenda relating to directors, there were separation of matters for the election of directors and approval of the directors' remuneration for each agenda item.
- (3) Objectives and reasons, and the opinion of the Board of Directors on each agenda item proposed, which include
 - 3.1 Dividend payment approval - dividend payment policy, proposed dividend rate, including reasons and supporting information. In the event of a proposed omission of dividend payment, reasons and information must be provided.
 - 3.2 Agenda for appointment of directors - specifying name, age, education and work history, number of listed companies and general companies the director is holding positions in, criteria and recruitment methods, type of director proposed, and in the case of proposing the name of the former director to be re-elected, information of attendance at the last year's meeting and the date of appointment as the Company's director must be provided
 - (3.3) Agenda for directors' remuneration approval - policy and criteria for determining remuneration for each director position, and remuneration for all types of directors, both in monetary form and other benefits.
 - (3.4) Term for appointment of auditors - names of auditors, affiliated company, work experience, independence of the auditors, audit fees and other service fees
- (4) Proxy form in the form prescribed by the Ministry of Commerce.
- (5) Other supporting information such as voting procedures, counting and notification of votes, the right of each type of share to vote, information of independent directors proposed by the Company to act as a proxy for shareholders, documents required from the shareholders prior to the meeting, documents for proxy, and a map of the meeting venue, etc.

8.1.2 The Board will support the participation of shareholders, namely:

- (1) Setting criteria for minority shareholders to propose additional agenda items prior to the date of the shareholders' meeting:
The Board will consider inclusion of the matters proposed by the shareholders as meeting agenda. In the event that the Board of Directors rejects the matters proposed by the shareholders on the agenda, the Board of Directors must notify the shareholders of the reasons for acknowledgment.
- (2) Criteria for minority shareholders to nominate persons to hold the position of directors:
In this regard, the Board of Directors shall ensure that such criteria are disclosed to the shareholders in advance.

8.1.3 The Board will ensure that the invitation letters of the shareholders' meetings contains correct, complete and sufficient information for exercising shareholders' rights.

8.1.4 The Board will provide opportunities to send invitation letters to the shareholders' meeting together with related documents and publish on the Company's website at least 28 days before the meeting date.

8.1.5 The Board will allow shareholders to submit questions prior to the meeting date, by setting rules for submitting questions in advance, and publishing the aforementioned criteria on the Company's website as well.

8.1.6 The invitation letters to shareholders' meetings and all related documents will be made in English, and published along with the Thai version.

8.2 The Board will ensure that the operations of the shareholders' meeting are neat, transparent, efficient and allow shareholders to exercise their rights.

8.2.1 The Board will set the date, time and venue of the meeting with regard to the convenience of shareholders' meeting attendants, such as appropriate and sufficient meeting times for discussion, meeting place that is convenient for traveling etc.

8.2.2 The Board shall ensure that there is no action that restricts the opportunity to attend the meeting or create undue burdens on the shareholders, for example, the shareholders or proxies should not be required to bring more documents or evidences than defined in the guidelines of the relevant regulators.

8.2.3 The Board will promote the use of technology in the shareholders' meeting, in shareholder registration, and score counting and display, so that the meeting can be done quickly and accurately.

8.2.4 The Chairman of the Board of Directors presiding over the shareholders' meeting is responsible for ensuring that the meeting is in accordance with the laws, relevant rules, and Company's regulations, including allocating appropriate time for each agenda specified in the invitation letters to the meeting, and allowing shareholders to express opinions and raise questions at the meeting on matters related to the Company.

8.2.5 So that the shareholders can take part in making decisions on important matters, the directors, as attendees and as shareholders, will not encourage addition of unnecessary notice not being notified in advance to the meeting agenda, especially in important agenda that shareholders need time to study information before making a decision.

8.2.6 All directors and relevant executives will attend the meeting. So that shareholders can ask them relevant questions.

8.2.7 Before the start of the meeting, shareholders will be informed of the number and proportion of shareholders attending the meeting in person and that of the shareholders who appoint someone, methods of meeting, voting and counting of votes.

8.2.8 In the event that there are many items in any agenda, the chairman of the meeting will arrange a separate resolution for each item, for example, in case the shareholders exercise their right to appoint individual directors during the appointment of directors.

8.2.9 The Board will encourage the use of ballot papers for important agenda items, and encourage independent people to count or check the votes in the meeting. It will also disclose the votes for agreeing, disagreeing and abstaining in each agenda to the meeting and record the votes in the minutes of the meeting.

8.3. The Board will ensure that the disclosure of the meeting resolutions and preparation of the minutes of the shareholders' meeting are correct and complete.

8.3.1 The Board will ensure that the Company discloses the resolution of the shareholders' meeting together with the voting results within the next business day through the news system of the Stock Exchange of Thailand and on the Company's website.

8.3.2 The Board will ensure the delivery of a copy of the minutes of the shareholders' meeting to the Stock Exchange of Thailand within 14 days from the shareholders' meeting date.

8.3.3 The Board will ensure that the minutes of the shareholders' meeting record at least the following information:

- (1) List of directors and executives who attend the meeting, and the proportion of directors who attended the meeting or do not attending the meeting
- (2) Method of voting and counting of votes, meeting resolutions and voting results (agree, disagree, abstain) of each agenda item.
- (3) Issues, questions and answers at the meeting, including the name-surname of the asker and the respondent

6.2 Code of conduct

In order for the Board of Directors, executives and employees of the Company to have good practice and behave in a way that is appropriate for professional business conduct, as well as having virtue, being aware of the responsibility to the economy, society and stakeholders based on honesty, justice, and transparency, there is a specification of ethics and business ethics of DHouse Pattana Public Company Limited as the standard to serve as a framework for conducting business and for the directors, executives, employees and all related parties to acknowledge and consider as a further practice.

The Company has established ethics and business ethics as the following standards:

1. Code of business conduct of the company

- 1.1 The Company should conduct business properly, abiding by and complying with the law.
- 1.2 The Company should conduct its business by not infringing on the intellectual property or copyright of others.
- 1.3 The Company should operate a business that is not contrary to the custom or tradition or not causing damage to the society.
- 1.4 The Company is responsible for the society and the community, including supporting activities that take part in social creation and environmental promotion.
- 1.5 The Company should conduct business and compete in the market with fairness.
- 1.6 The Company should protect the interests of all stakeholders with fairness.
- 1.7 The Company must disclose information sufficiently, timely, correctly and transparently on a regular basis.
- 1.8 The Company should be careful not to confuse stakeholders and cause their misunderstanding about the facts of information.

2. Code of Conduct of Company Directors

Directors Should have a guideline for acting in order to comply with the Company's business ethics. They should always remember that performance of their duties is not only the obligation and responsibility to the company shareholders, but also responsibility to the customer and other stakeholders. Consideration of the common interests of all such groups is an overall practice. The directors must have the responsibility to act in accordance with the following guidelines.

2.1 Perform duties professionally

- 2.1.1 All directors must be aware of the roles and responsibilities of the Board.
- 2.1.2 Directors must abide by the laws, regulations and the director's charter, by making decisions with caution, impartiality and honesty for the best interest of the Company
- 2.1.3 Directors should define corporate objectives and goals based on sustainability
- 2.1.4 Directors should cooperate in performing their duties by utilizing their own knowledge and capability fully and effectively.
- 2.1.5 Directors should protect the interests of the shareholders and treat stakeholders with fairness.

2.2 No conflict of interest with the Company

All directors will disclose their interests that may conflict with the Company, avoid events that may lead to conflicts, and protect the interests of the company both in areas of inside information and correct use of information or company assets.

2.3 Be good role models for the organization

All directors will abide by the principles of good corporate governance and are leaders in implementing the Company's various corporate governance policies, which are based on balanced responsibility to stakeholders.

3. Executives' Code of Conduct

All executives should act in accordance with the directions and goals set by the Board, and perform duties as a representative of the organization, taking into account the duties and responsibilities to the Company, and the responsibilities to other stakeholders, including employees, shareholders, customers, business partners, competitors, creditors, environment, society and community. The executives will strictly adhere to the following guidelines.

- 3.1) Executives should abide by the law, rules and regulations within the framework of morality and good tradition, ignore bad behavior, and decide to take any action with all sincerity for the best interests of the Company, customers, shareholders and employees.
- 3.2) Executives should manage the work with honesty, by considering the interests of the Company rather than their personal interests.
- 3.3) Executives should have broad vision, manage the work with care and prudence, be examples for efficiency enhancement and effectiveness with ethics, to achieve the Company's objectives and goals.
- 3.4) Executives must demonstrate adherence to ethics and code of conduct, by behaving as role models for employees.
- 3.5) Executives do not use their positions or duties for unjustifiable personal gain.
- 3.6) Executives should treat employees politely, rule subordinates with fairness, and do not use power in a wrong way.
- 3.7) Executives should support capacity development and increase the efficiency of employees' work by providing appropriate welfare for employees, with sincerity, respect for their rights and listen to employees' opinions

4. Employees' code of conduct.

In order to encourage good and efficient work, and to promote happiness in the workplace, employees should follow these guidelines:

4.1 Things to behave towards oneself:

- 4.1.1 Employees must strictly abide by laws, rules, regulations, policies and procedures within the framework of good morality and tradition, and ignore bad behaviors.
- 4.1.2 Employees should perform their duties with honesty, diligence, and determination, and improve work efficiency even further for the benefit of employees and the Company.
- 4.1.3 Employees must perform their duties with knowledge and abilities to the fullest extent.
- 4.1.4 Employees should have a positive attitude towards the Company, respect and obey the instructions of the supervisor in accordance with the Company's policies and regulations.

4.2 Code of conduct to treat colleagues

- 4.2.1 Employees should treat their colleagues in a friendly manner, have good courtesy, have sincerity, respect for rights of and respect one another, to promote a good working environment.
- 4.2.2 Employees should have solidarity with one other, be generous to help one other without causing conflicts that will lead to damages to others and the Company.
- 4.2.3 Employees should avoid bringing information or stories of others, both with regard to work performance and personal matters, to reveal to others or to criticize in a way that will cause damage both to fellow employees and to the Company.

4.3 Code of conduct to the Company

- 4.3.1 Employees should have faith, confidence, loyalty to, and maintain the reputation of the company.
- 4.3.2 Employees should report matters affecting the operations or the reputation of the Company to the supervisor without delay.

4.3.3 Employees should keep the Company's secret, and should not disseminate the Company's information, news, innovation, both in objective and intellectual areas, which will have a damaging effect on the Company.

4.3.4 Employees will not use the Company's assets and information for personal gain.

4.4 Points to avoid in the conduct that are contrary to the interests of the company

4.4.1 Employees should not use their positions or duties for personal gain.

4.4.2 Employees do not use the Company's assets and information, and customer information for personal benefit.

4.4.3 Employees should not engage in direct and indirect actions in businesses that compete with the Company or have conflict of interests with the Company.

4.4.4 Employees should not have financial interests with customers or business partners, whether in the position of business owner, partner, shareholder, director, creditor, debtor or advisor. If there is such stake, it must be disclosed to the supervisor

4.4.5 Employees should not charge or accept any property from customers and people doing business with the Company other than expenses and the fees charged by the Company

4.5 Behaviors towards customers

4.5.1 Employees should provide good service to customers on a regular basis, be honest and able to explain to customers about their rights as well as being responsible for the interests of customers.

4.5.2 Employees are expected to provide services that are fast, honest, and fair in order to impress and build confidence and trust from the customers to meet customer needs.

4.6 Code of conduct towards business partners and third parties

4.6.1 Employees should treat business partners or third parties with dignity, honesty, and equality.

4.6.2 Employees must not bring secrets or trade information of business partners or third parties to be disclosed to other persons or the public and should not insult the partner.

4.6.3 Employees should not call for or receive dishonest property or benefits with partners or third parties.

5. Codes of conduct regarding environmental conditions.

- 5.1 Have a sense of environmental responsibility such as saving natural resources and energy and choosing a work model that is environmentally friendly.
- 5.2 Use natural resources as efficiently as possible.
- 5.3 Bring back used items that can be reused to be used with the most benefits.
- 5.4 Conserve and improve buildings, premises, tools, machines and the environment to make them better, be in a neat condition, and hygienic.
- 5.5 Maintain and improve safety standards to eliminate the possible danger.

6. Recommendations when problems occur

Code of conduct established this document is unable to cover all matters. Employees may encounter unexpected circumstances. When they are unsure of the suitability of conduct, employees should consult the supervisor according to order of hierarchy.

7. Monitoring

Any directors, executives, and employees who do not comply with or act contrarily to the code of business conduct of the Company shall be punished as appropriate in each case from verbal admonition to dismissal (refer to the penalties of the HR department).

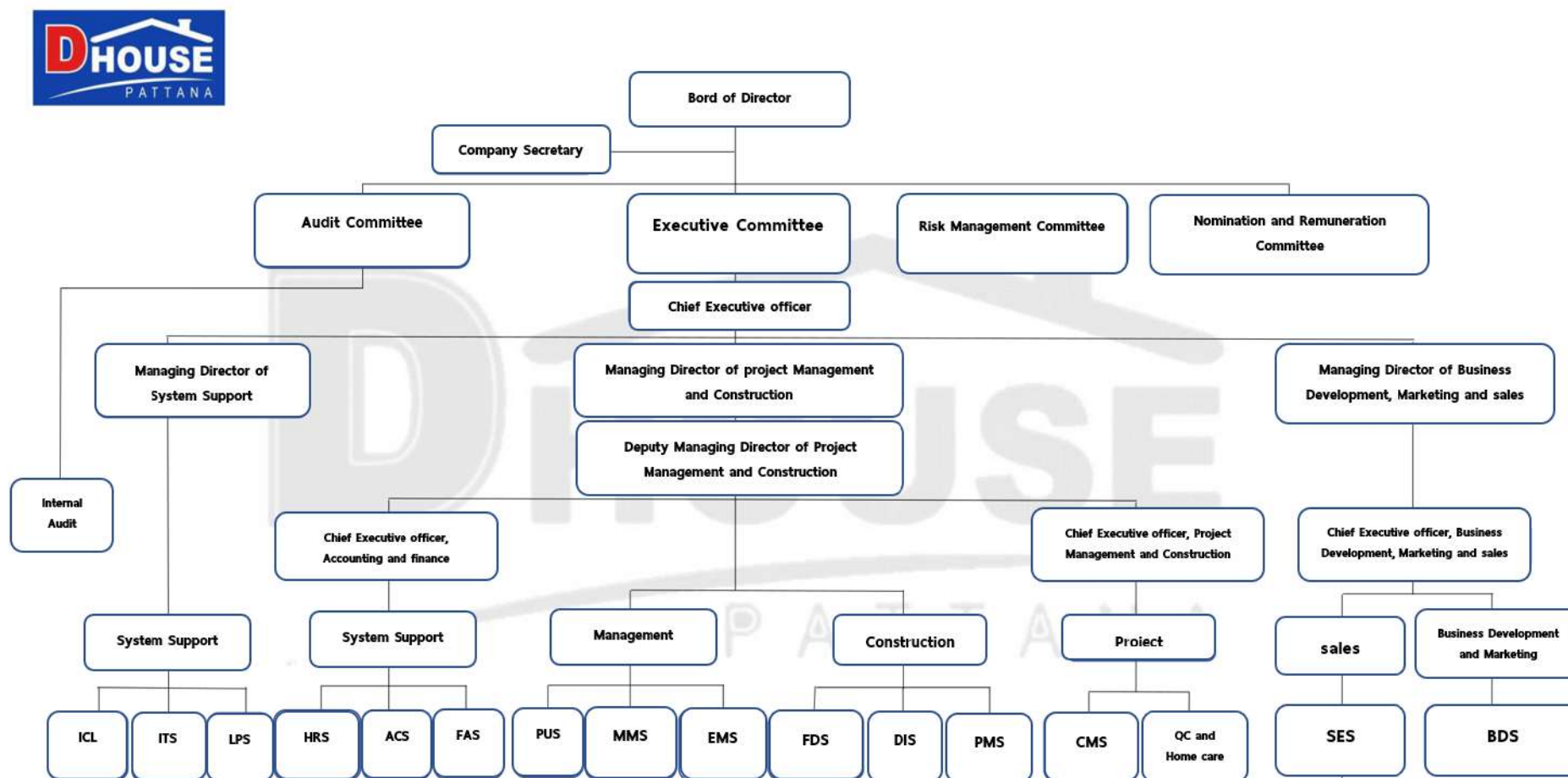
8. Review

This code of conduct is required to be reviewed every year or when necessary.

6.3 Major Changes and Developments of Policy, Practices and Corporate Governance System in the past year, for the year of 2020

The Company has established a good corporate governance manual. This was approved by the Board of Directors Meeting No. 3/2020 on August 13, 2020, referring to the principles of good corporate governance for listed companies in 2017 (Corporate Governance Code for Listed Companies 2017) as a guideline for organizational management, ensuring that any operation of the Company is fair and takes into account the best interests of the shareholders and all stakeholders.

7.1 Corporate Governance Structure and Important Information of the Board of Directors, Sub-committees, Executive Employees and Others



7.1 Corporate Governance Structure

The position of Managing Director of Project Management and Construction And the positions of Director of Business Development, Marketing and Sales are in the process of recruiting suitable people to serve in the future. Therefore, Mr. Pongpot Lerdrungporn and Mr. Att Lerdrungporn temporarily act for these positions. For the internal audit department, the Company has outsourced company audit the internal control system annually. This company reports directly to the Audit Committee.

*Note: Ms. Piathip Khantom resigned from the position of Director of Accounting and Finance as of 25th February 2021 due to personal reasons. This is effective on 25th February 2021.

7.2 Board information

Organizational structure approved by the Board of Directors Meeting No. 2/2020 on 14th May 2020 consists of the Board of Directors, Audit Committee, Risk Management Committee, Nomination and Remuneration Committee And the Executive Committee. These committees consist of experts who have qualifications under Section 68 of the Public Limited Companies Act B.E. 2535 and the Capital Market Supervisory Board Notification No. Tor Chor. 39/2559, regarding Application for and Approval for Offer for Sale of Newly Issued Shares, dated 30th September 2016 in all respects as follows:

Board of Directors

The Board of Directors as of 31st December 2023 consists of 11 members as follows:

order	Name list	position
1	Asst. Prof. Dr. Teerapan Ungphakorn	Chairman of the Board / Audit Committee / Independent Director
2	Mr. Chaikut Lerdrungporn	Vice Chairman/ Director
3	Mrs. Pranee Lerdrungporn	Director
4	Mr. Pongpot Lerdrungporn	Director / Chief Executive Officer
5	Dr. Pongnarin Lerdrungporn	Director
6	Mr. Att Lerdrungporn	Director
7	Mr. Chaichan Kaewwisit	Director
8	Mr. Channarong Kaewwisit	Director
9	Dr. Ong-art Chanprasitchai	Chairman of the Audit Committee / Independent Director
10	Mr. Apishar Nithianantporn	Audit Committee / Independent Director
11	Asst. Prof. Dr. Utis Bhongchirawantana	Independent Director

Note: 1.: All Directors have passed the Director Accreditation Program (DAP) or Director Certification Program (DCP) of the Thai Institute of Directors already. Asst. Prof. Dr. Teerapan Ungphakorn is an independent director and audit committee with knowledge and ability in accounting and finance. She has Ph.D. in Finance from University of Birmingham, United Kingdom.

Authorized Director

The directors authorized to sign on behalf of the Company are Mr. Pongpot Lerdrungporn, Mr. Att Lerdrungporn, Mr. Pongnarin Lerdrungporn, Mr. Chaichan Kaewwisit, and Mr. Channarong Kaewwisit. Two of these five directors jointly sign and seal the Company's seal.

Appointment, term of office, and vacation of office

1) The shareholders' meeting shall elect the Company directors in accordance with the rules and methods as follows:

- A shareholder has one (1) vote per one (1) share.
- In the election of directors, the voting may be used to elect directors individually, one person at a time, or several persons at a time as the shareholders' meeting deems appropriate. But in each vote Shareholders must also vote. All votes according to item 1 cannot be divided in the number of votes to any one person, therefore the shareholders cannot divide their votes in the election of directors to offer to any person more or less according to Section 70, paragraph one of the Public Company Act (use NON-CUMALATIVE VOTING method only).
- Persons who receive the highest number of votes in descending order shall be elected as directors equal to the number of directors required or to be elected at that time. In the event that the persons elected in descending order have an equal number of votes, and that number exceeds of the number of directors required or to be elected at that time, the chairman of the meeting shall cast a casting vote.

2) The appointment of directors is transparent and is made by the resolution of the meeting or by the Board of Directors in the event that the director's position is vacant before the end of the term.

3) The Board of Directors has duties to manage business operation of the Company. The term of office is in accordance with the Company's Regulations, that is, in every ordinary shareholder's meeting, one third of the total number of directors in the Board of Directors t that time must be dismissed. If the number of the Board cannot be divided into sections, the number of directors vacating the office must closest to one in three. The dismissed directors may be reelected to return to the position again.

4) Independent directors have a term of office for no more than 9 years from the date of their first appointment as the independent directors. In the event that it is necessary to appoint an independent director to hold the position further, the Board of Directors must reasonably consider such necessity.

5) a director will vacate office upon

- Death
- Resignation
- The fact that he/she is disqualified or prohibited under the Public Limited Company Law and the law of securities and stock exchange
- The fact that shareholders' meeting resolves to make that director vacate the office according to Clause 20
- The fact that the court orders him/her to leave his position

6) Any director of the Company resigning from office must submit a resignation letter to the Company. The resignation will be effective from the day the letter of resignation reaches the Company.

7) In the event that the director's positions are vacant due to reasons other than the expiration of the term, the Board shall select persons who have the qualifications and do not have prohibited characteristics under the Public Limited Companies Act Or the law on securities and exchange to be the directors in the next meeting of the Board of Directors, unless the remaining term of that director is less than 2 months, the replacement person can hold office only for the remaining term.

8) In the event that directors of the Company will serve as directors of other companies, it must be approved by the Board of Directors.

For specific committees, namely the Audit Committee, Nomination and Remuneration Committee, Risk Management Committee, there shall be a term of office for a term of 3 years. The term 1 year here refers to the period between the date of the annual ordinary shareholders' meeting of the year appointed until the date of the annual ordinary shareholders' meeting in the following year.

Scope of Duties and Responsibilities of the Board of Directors

- 1) Perform duties in accordance with the law, policy, objectives, regulations of the Company, as well as the resolution of the meeting.
- 2) Consider and approve the appointment of a person who has the qualifications and does not have any prohibited characteristics as specified by law according to the Public Limited Companies Act and the law on securities and stock exchange and announcements, regulations, including and / or regulations related to director positions, in the event that the director's position is vacant due to reasons other than the termination.
- 3) Consider the appointment of the Executive Committee, selecting from the Company's directors and / or persons deemed appropriate by the Board of Directors along with setting the scope of power, duties and responsibilities of the Executive Committee.
- 4) To consider and appoint members of the Nomination and Remuneration Committee. The selection is made from the Company's directors and / or persons deemed appropriate by the Board of Directors, along with setting the scope of power, duties and responsibilities of the Nomination and Remuneration Committee
- 5) Consider and appoint a Risk Management Committee. The selection is made from the Company's directors and / or persons deemed appropriate by the Board of Directors, along with setting the scope of power, duties and responsibilities of the Risk Management Committee.
- 6) To consider and appoint an Audit Committee based on qualifications and prohibited characteristics of independent directors and Audit Committee according to the law on securities and exchange, including relevant announcements, regulations and / or regulations of the Stock Exchange of Thailand.
- 7) To consider and propose the designation and / or amendment of the names of directors who are authorized to sign for the Company.
- 8) Appoint any other person to operate the business of the Company under the control of the Board or may authorize such person to have power and / or within the time the Board deems appropriate. The committee may cancel, revoke, change or amend such powers.
- 9) Consider and approve the acquisition transaction or dispose of the Company's assets, except in the event that the transaction must be approved by the shareholders' meeting. In this regard, such approval shall be in accordance with the relevant notifications, regulations and / or rules of the Stock Exchange of Thailand.
- 10) Consider and approve the connected transaction, except in the event that such transactions must be approved by the shareholders 'meeting, such approval must be in accordance with the announcements, regulations and / or rules related to the The Stock Exchange of Thailand.
- 11) Consider and approve the payment of interim dividends to shareholders when it can be seen that the Company is profitable enough to do so. And to report the payment of dividends to the shareholders 'meeting in the next shareholders' meeting.
- 12) Set the vision, policies and directions of operations of the Company, business strategies, annual budget, and supervise the management to act in accordance with the specified policies effectively and efficiently to maximize economic value for shareholders and create sustainable growth.
- 13) Be responsible to shareholders regularly, carry the operation by protecting the interests of shareholders, make sure accurate and complete information is disclosed to investors with standard and transparency.
- 14) Supervise the quality management system department or the management to have an appropriate and efficient risk management system.
- 15) Consider important matters such as policies and business plans, large investment projects, administrative power of the acquisition or disposition of assets and any other items stipulated by law.
- 16) Determine the authority and level of approval in doing business and various actions relating to the work of the Company to a group or person as appropriate, and to comply with the relevant law by making a manual which is conducted and reviewed at least once a year.
- 17) Establish a reliable accounting, financial reporting and auditing system, including overseeing the process of assessing the suitability of internal control.
- 18) Give approval to nominate an auditor and to consider the annual audit fee to propose to the shareholders for consideration and approval of the appointment.
- 19) Report of the committee's responsibilities for preparing the financial report to be presented in conjunction with the report of the auditors in the annual report, and make sure it covers important matters In accordance with the best practice policy for listed companies of the Stock Exchange of Thailand.
- 20) Supervise the performance of various committees to be in accordance with the specified charters.

21) The Board must self-evaluate the performance and assess their overall performance.

Details of attendance at the Board of Directors' meetings in the year as follows:

List of Board of Directors		Number of meetings attended / total meetings after taking office		
		Year 2021	Year 2022	Year 2023
1 Asst. Prof. Dr. Teeraphan	Ungphakorn	5/5	6/6	5/5
2. Mr. Chaiyut	Lerdrungporn	3/3	6/6	5/5
3. Mrs. Pranee	Lerdrungporn	5/5	6/6	5/5
4. Mr. Pongpot	Lerdrungporn	5/5	6/6	5/5
5. Dr. Pongnarin	Lerdrungporn	5/5	6/6	5/5
6. Mr.Att	Lerdrungporn	5/5	5/5	3/5
7. Mr. Chaichan	Kaewwisit	5/5	5/5	2/5
8. Mr.Channarong	Kaewwisit	5/5	6/6	4/5
9. Mr. Chanvit	Kaewwisit	5/5	6/6	5/5
10. Dr. Ong-art	Chanprasitchai	5/5	6/6	5/5
11. Mr. Apishar	Nithianantporn	5/5	6/6	5/5
12. Assoc. Prof. Dr. Utis	Bhongchirawantana	5/5	6/6	5/5

7.3 Information on the sub-committees

7.3.1 Audit Committee

The Audit Committee as of 31st December 2023 has 3 members as follows:

Order	Name list	Position
1	Dr. Ong-art Chanprasitchai	Chairman of the Audit Committee
2	Asst. Prof. Dr. Teeraphan Ungphakorn	Audit Committee
3	Mr. Apishar Nithianantporn	Audit Committee

All 3 audit committees have qualifications as audit committees in accordance with the regulations set by the Stock Exchange of Thailand, with Asst. Prof. Dr. Teeraphan Ungphakorn as an audit committee who has knowledge in financial accounting, graduated with a Ph.D. in Finance, University of Birmingham, United Kingdom.

Scope of Duties and Responsibilities of the Audit Committee is with the details as follows:

- 1) Review the financial reports to ensure that they are accurate and reliable including having adequate disclosure of information by coordinating with the external auditors and the executives who are responsible for preparing financial reports, both quarterly and annual. Review the Company's financial reports to be accurate and sufficiently disclose.
- 2) Review to ensure that the Company has appropriate and sufficient internal control system and internal audit system, and consider the independence of the internal audit department as well as to give approval for the appointment, transfer and termination of the head of the internal audit unit or any other department responsible for internal auditing, and may suggest a review or examination of any items that it

deems necessary and important. In addition, this committee must provide recommendations on important and necessary improvements to the internal control system to be presented to the Board of Directors by reviewing them together with the external auditors.

- 3) Review the operations of the Company to make them be in accordance with the laws, regulations, procedures, laws on securities and exchange and of the stock exchange, the Stock Exchange's requirements, and the Company's announcement or regulations.
- 4) Review to ensure that the Company has a good internal audit system. Consider the adequacy of budgets, personnel and the independence of the internal audit unit.
- 5) Consider and review the performance report of the internal audit unit and approve the annual internal audit plan.
- 6) Propose recommendations to the Board of Directors in considering the appointment, transfer, promotion and assessment of the performance of the head of the internal audit unit.
- 7) Consider the Company's information disclosure in the event of a connected transaction or items that may have conflicts of interest to make them correct and complete according to the regulations of the stock exchange and related regulations.
- 8) Select and propose to appoint an independent person to act as the auditor, including to consider proposing the remuneration of the Company's auditors to the Board of Directors and to attend a meeting with the auditors without the management at least once a year.
- 9) Review for the Company to make it have an appropriate and efficient risk management system.
- 10) Report on the performance of the Audit Committee to the Board of Directors for acknowledgment at least 4 times a year.
- 11) Evaluate the internal audit performance of the Audit Committee at least once a year and report it to the Board of Directors.
- 12) Prepare the Audit Committee's report and disclose it in the Company's annual report. The said report must be signed by the Chairman of the Audit Committee and must contain at least the following information:
 - 12.1) Opinion on accuracy, completeness and reliability of the financial reports of the Company
 - 12.2) Opinion on the adequacy of the Company's internal control system
 - 12.3) Opinions on the compliance with the law on securities and exchange, the regulations of the Stock Exchange of Thailand, or laws relating to the Company's business
 - 12.4) Opinion on the suitability of the auditor
 - 12.5) Opinion on connected transactions or transactions that may lead to conflicts of interest
 - 12.6) Number of Audit Committee meetings and attendance of each audit committee's meeting
 - 12.7) Opinions or overall observations received by the Audit Committee from the performance of their duties under the charter
 - 12.8) Other items that the shareholders and general investors should know, within the scope of duty and responsibilities assigned by the Board of Directors
- 13) Give opinions on the appointment, dismissal and evaluation of the staff of the internal audit unit.
- 14) In the performance of duties according to the scope of duties, the Audit Committee shall have the power to invite the management, executives or employees of the Company concerned to give opinions, attend meetings or send documents that are relevant or necessary.
- 15) The Audit Committee must self-evaluate the performance and assess their overall performance.

List of the Audit Committee	Number of meetings attended / total meetings after taking office		
	Year 2021	Year 2022	Year 2023
1 Dr. Ong-art Chanprasitchai	5/5	4/4	4/4
2 Asst. Prof. Dr. Teeraphan Ungphakorn	5/5	4/4	3/4
3 Mr. Apishar Nithianantporn	5/5	4/4	4/4

7.3.2 Risk Management Committee

The Risk Management Committee as of 31st December 2023 consists of 3 members as follows:

Order	Name list	position
1	Asst. Prof. Dr. Utis Bhongchirawantana	Chairman of the Risk Management Committee
2	Mr. Pongpot Lerdrungporn	Risk Management Committee
3	Mr. Att Lerdrungporn	Risk Management Committee

Scope of Duties and Responsibilities of the Risk Management Committee are with the details as follows:

- 1) Have the power to appoint a risk management working group. The working group consists of persons involved from the department head level up.
- 2) Have the power to invite various departments in the Company to clarify information or provide facts, or request documents from the said agency for consideration.
- 3) Establish and review policies, Enterprise Risk Management Framework, to be proposed to the Executive Committee for approval. This must be done in accordance with the risk management guidelines of the Stock Exchange of Thailand and the Institute of Internal Auditors of Thailand.
- 4) Strategize in line with the risk management policy to be able to assess, monitor and control each type of risk to an acceptable level, by supervising the risk management system to be efficient and effective according to international standards.
- 5) Push and follow up on the implementation of risk management throughout the organization to be consistent with the strategy, objectives and goals of the organization, including the changing circumstances.
- 6) Organize risk communication to employees at all levels to make all employees aware of the risk factors that will affect the goals of the Company, and set the responsibility for each risk factor clearly to ensure that there is a person responsible for developing a risk management plan, monitoring and evaluating it continuously.
- 7) Encourage employees at all levels to be aware of and focus on risk management until it becomes a corporate culture and provide support in developing the potential of employees in risk management.
- 8) Appoint a working group to help perform tasks as necessary and appropriate.
- 9) Supervise and suggest ways to prevent and reduce the risk to an acceptable level. Monitor, evaluate and improve the action plan to reduce the risk continually and suitably for business conditions to ensure that risks are managed adequately and appropriately.
- 10) Continuously and steadily promote and encourage improvement and development of a risk management system within the Company.
- 11) Communicate, exchange information, and coordinate on risks and internal control with the Audit Committee at least twice a year.
- 12) Enterprise risk management report to the Executive Committee and the Audit Committee to be proposed to the Company's Directors for acknowledgment and in case of important factors or events which may have significant impacts on the Company or stakeholders of the Company, they must be reported to the Board of Directors soon as possible.
- 13) Prepare a risk management manual, work plans to prevent, evaluate and prepare an integrated management report of risks by linking with the information system.
- 14) Have meetings of the Risk Management Committee At least twice a year. The Risk Management Committy is able to call additional meetings as they see fit or in the event that the Risk Management Committee calls for an urgent meeting to consider the issues of risks in the business operation.
- 15) In the event that the Chairman of the Risk Management Committee is absent at the meeting or unable to perform their duties, the Risk Management Committee members attending the meeting shall elect one of the Risk Management Committee members to be the chairman of the meeting.
- 16) Directors who may have conflicts or have a stake in any matter do not have the right to vote on that matter.

- 17) Perform any other duties assigned by the Board of Directors in relation to risk management.
- 18) The Risk Management Committee must self-assess the performance and assess their overall performance.

List of Risk Management Committee	Number of meetings attended / total meetings after taking office		
	Year 2021	Year 2022	Year 2023
1. Assoc. Prof. Dr. Utis Bhongchirawantana	2/2	2/2	2/2
2. Mr. Pongpot Lerdrungporn	2/2	2/2	2/2
3. Mr. Att Lerdrungporn	2/5	2/2	2/2

7.3.3 Nomination and Remuneration Committee

The Nomination and Remuneration Committee as of 31st December 2023 consists of 3 members as follows:

Order	Name list	position
1	Mr. Apishar Nithianantporn	Chairman of the Nomination and Remuneration Committee
2	Asst. Prof. Dr. Utis Bhongchirawantana	Member of the Nomination and Remuneration Committee
3	Mr. Pongpot Lerdrungporn	Member of the Nomination and Remuneration Committee

Scope of Duties and Responsibilities of the Nomination and Remuneration Committee are with details as follows:

Recruitment

- 1) Determine the method of recruiting suitable persons to hold director positions in accordance with the nature of business and business operations of the organization by defining the qualifications and expertise in each area required.
- 2) Recruit suitable persons with knowledge, abilities and experiences that are beneficial to the Company to become directors, replace the directors whose terms have expired and / or whose positions are vacant to be proposed to the Board of Directors. Conduct the appointments, consider the names of persons who have been nominated, select persons who are qualified according to the specified eligibility criteria.
- 3) Verify that the person nominated has the qualifications according to the law and the requirements of the relevant authorities.
- 4) Approach the person whose quality is consistent with the specified eligibility criteria to ensure that such person is willing to take up the position of director of the Company if appointed by shareholders.
- 5) Recruit the Chief Executive Officer as assigned by the Board of Directors.
- 6) This committee is able to find consultants to provide opinions or provide advice if necessary.

Remuneration consideration

- 1) Determine the suitable criteria for remuneration of directors, Chief Executive Officer and Managing Director by reviewing the suitability of the current criteria, comparing it with the compensation information of companies in the same industry and setting appropriate criteria to achieve the expected results to be make it fair and become appropriate return for the person who helps make the Company successful.
- 2) Review all types of compensation such as regular compensation, compensation based on performance, and meeting allowances by taking into account the practices used by the same industry, Company's performance and business size, and the responsibilities, knowledge, capabilities and experiences of the directors and senior management that the Company needs.
- 3) Consider the performance evaluation criteria of the Chief Executive Officer and Managing Director as assigned by the Board of Directors.

- 4) Determine the annual remuneration for the Directors, Chief Executive Officer and Managing Director according to the payment criteria considered and present it to the Board of Directors to approve the remuneration of the Chief Executive Officer and Managing Director. As for the remuneration of the Board of Directors, the Board of Directors must propose to the shareholders' meeting for approval.
- 5) Consider suitability and give approval in the event that new securities are offered for sale to directors and employees by adhering to the principle of fairness to the shareholders and create incentives for directors and employees to perform their duties in order to create long-term shareholder value and be able to retain truly qualified personnel.

7.3.4 Executive Committee

The Executive Committee as of 31st December 2023 consists of 7 members as follows:

order	Name list	position
1	Mr. Chaiyut Lerdrungporn / ¹	Chief Executive Officer
2	Mrs. Pranee Lerdrungporn / ¹	Executive Vice President
3	Mr. Pongpot Lerdrungporn / ¹	Executive Director
4	Mr. Att Lerdrungporn / ¹	Executive Director
5	Dr. Pongnarin Lerdrungporn / ¹	Executive Director
6	Miss Piathip Khantom / ²	Executive Director
7	Mr. Thanin Jiacharoen / ²	Executive Director

Note: Ms. Piathip Khantom resigned from the position of Director of Accounting and Finance as of 25th February 2021 due to personal reasons, effective on 26th February 2021.

Scope of Duties and Responsibilities of the Executive Committee are with the details are as follows:

- 1) Establish policies, goals, strategies, operational plans, annual budget and budget spending procedures, and management authority of the Company to be proposed the Board of Directors for approval.
- 2) Establish an effective organizational structure and management.
- 3) Supervise the management of the Company to be in accordance with the policy, goals, strategies, operational plans and the annual budget approved by the Board of Directors to make it efficient and conducive to business conditions, including to provide advice and management advice to senior executives.
- 4) Consider and approve the spending of money for investment, for conducting financial transactions with financial institutions in account opening for loan, pledge, mortgage, guarantee and any other activities including the purchase / registration of land ownership, to facilitate normal business transactions of the Company under the authority specified.
- 5) Consider and improve the Company's business plan to be appropriate for the benefit of the Company.
- 6) Consider the profit and loss of the Company and propose annual dividend payment. Consider new business initiation or business termination and propose to the Board of Directors.
- 7) Consider and approve rules, regulations, management and business operations policies of the Company, or entrances into various contracts which bind on the Company according to the authority in the authority manual.
- 8) Determine the appropriate authority and level of approval of each individual, and provide a separate division of duties that may lead to corruption, including setting steps and appropriate methods of conducting transactions with major shareholders, directors, executives or connected persons to prevent the transfer of benefits. Present them to the Board of Directors for approval of the principles and to ensure compliance with the approved principles and requirements.
- 9) Consider and screen all types of reports submitted to the Board of Directors, except those that are under the duties and responsibilities and / or under the authority of other sub-committees of the Company to be considered by and presented to the Board of Directors directly.

- 10) Report critical performance or unusual acts or illegal activities to the Board of Directors for acknowledge regularly, including various important issues that the Board of Directors should be informed in order to correct the issues within a reasonable time.
- 11) Perform other actions according to its policies, powers and responsibilities or as assigned by the Board of Directors
- 12) Conduct a meeting at least once a month or in the event of an urgent agenda.
- 13) Propose to the Executive Committee meeting on any matters which have been put to resolution and / or approved by the Executive Committee meeting. These matters must be reported to the Board of Directors for acknowledgement at the next Board of Directors meeting.
- 14) The Executive Committee must self-evaluate the performance and assess their overall performance.

7.4 Executives' information

Order	Name list		position
1	Mr. Pongpot	Lerdrungporn	Chief Executive Officer And Managing Director of Project Management and Construction (Acting)
2	Dr. Pongnarin	Lerdrungporn	Managing Director of System Support Division
3	Mr. Att	Lerdrungporn	Managing Director of Business Development, Marketing and Sales and Vice President of Business Development, Marketing and Sales (Acting)
4	Mr. Thanaphon	Pattanasoon	Deputy Managing Director of Project Management and Construction
5	Miss Wanna	Sriboonrueang	Accountant

Miss Piathip Khantom is the person who has been assigned the highest responsibility in the accounting and finance department, in accordance with the Notification of the Capital Market Supervisory Board No. Tor Jor. 39/2559 Re: Application for and Permission to Offer for Sale of Newly Issued Shares dated 30th September 2016 (including the amendment) ("Notification Tor Jor 39/2559") and is qualified according to the Notification Tor Jor. 39/2559 and Ms. Wanna Sriboonruang is the person assigned directly responsible for accounting control in accordance with the Notification Tor Jor. 39/2559 and has qualifications according to the Notification Tor Jor. 39/2559.

Note: Ms. Piathip Khantom resigned from the position of Director of Accounting and Finance as of 25th February 2021 due to personal reasons, effective on 26th February 2021.

Chief Executive Officer

At the Board of Directors Meeting No. 1/2021 on 25th February 2021, the Board of Directors has resolved to appoint Mr. Pongpot Lerdrungporn as Chief Executive Officer with the scope of duties and responsibilities as follows:

- 1) Manage, control, supervise and approve operations relevant to the day-to-day management of the Company for the benefit of the Company and in accordance with the Company's policies, strategies and operational plans set by the Board of Directors and / or the Executive Committee, for the benefit of the Company and in accordance with the objectives, regulations, rules, orders, resolutions of the Board of Directors meeting and resolutions of the shareholders' meeting of the Company under the relevant legal framework and the scope of powers and duties set by the Board of Directors.
- 2) Prepare policies, strategies, goals, business plans and the annual budget as well as the management structure and various administrative power structure of the Company to be proposed to the Executive Committee for consideration before presenting to the Board of Directors for approval.
- 3) Regularly monitor, audit, control and report the overall performance of the Company to the Board of Directors and the Executive Committee.
- 4) Ensuring senior executives and personnel in various departments perform duties and operate with efficiency and effectiveness, including pushing for continuous development of the organization and personnel as well as maintain a good image of the organization.
- 5) Have the power to consider new business investments to be presented to the Executive Committee and / or the Board of Directors.

- 6) Have the power to hire, appoint, move, lay off, dismiss and set remuneration for employees at levels lower than the Chief Executive Officer, which is within the scope of the Company's regulations and requirements.
- 7) Have the power to issue, amend, update regulations and orders about the operations of the Company in order to make it operate in accordance with the planned company policies, as well as helping to protect the interests of the Company and to maintain discipline in the organization.
- 8) Delegate and / or assign other persons to perform duties and / or to carry out any matters instead of the officer within the scope of the approval authority criteria or regulations or orders set by the Board of Directors and / or what has been set by the Board of Directors.
- 9) Have the power to act and represent the Company to third parties in any business related and beneficial to the Company.
- 10) Have the power to approve operating expenses and / or other expenses which are the Company's normal expense in the approved amount.
The officer also has the power to negotiate and approve any legal contract and / or undertaking actions related to the operation of the Company under the authority and / or the financial amount approved by the Board of Directors and / or the Executive Committee.
- 11) Carry out any action as delegated by the Executive Committee and / or the Directors.

In this regard, for delegation of authority and the responsibilities of the Chief Executive Officer as mentioned above, The Chief Executive Officer must comply with various requirements and agendas approved by the Board of Directors and this will not include the authority and / or delegation of any item that he or she or sub-authorized person or people who may have a conflict (as defined in the Notification of the Capital Market Supervisory Board) or who may have a stake or interest in any other way that conflicts with the Company. Approval of the aforementioned transactions must be submitted to the Board of Directors 'meeting and / or the shareholders' meeting. (as the case may be) to be approved as required by the Company's regulations or relevant laws.

7.4.2 Policy on remuneration of directors and executives

The Company has a policy of paying directors and executives' remuneration to motivate directors and executives to lead the organization to achieve both short-term and long-term goals. It is a rate that can compete in the same business group in the same area in order to maintain quality directors and executives. Directors and executives who are assigned more duties and responsibilities will receive additional compensation appropriate to their duties and responsibilities by taking into account the suitability of the business type, relationship with the performance of the Company, which corresponds to the market norm and the same industry, including the duties and responsibilities of each director and executive. The Nomination and Remuneration Committee is responsible for determining necessary and appropriate remunerations in monetary form for directors, sub-committees, and committees, Chief Executive Officer, including executives who have a duty to report directly to the Chief Executive Officer. For the remuneration of directors and sub-committees, the Remuneration Committee will propose to the Board of Directors' meeting for approval to be presented to the annual ordinary shareholders' meeting for approval every year.

7.4.3 Directors and executives' remuneration

Directors' remuneration

The 2021 Annual General Meeting of Shareholders held on April 26, 2021 resolved to determine the remuneration of the Company's directors for the year 2021 by determining the meeting allowance. (baht/person/time) with details as follows:

Meeting allowance	Chairman (baht per person)	Director (baht per person)
Board of Directors	10,000	8,000
Audit Committee	8,000	6,000
Risk Management Committee	7,000	5,000
Nomination and Remuneration Committee	7,000	5,000
Executive Committee	8,000	6,000

Note: Directors who are executives, who receive regular salary, will not receive remuneration (meeting allowance) each time.

Executives' remuneration

Remuneration of company executives are as follows:

List	Year 2021		Year 2022		Year 2023	
	Number of people	Compensation	Number of people	Compensation	Number of people	Compensation
	(people)	(Million baht)	(people)	(Million baht)	(people)	(Million baht)
Total Remuneration of Executives	5	4.82	5	4.45	4	4.50

Note: Total remuneration of the executives is in form of salary, provident fund contributions, employee benefits upon retirement and social security fund contributions

Other remuneration

The 2020 annual ordinary shareholders' meeting on 12th March 2020 has approved the allocation of 217,000,000 newly-issued common shares of the Company with a par value of 0.50 baht per share. 217,000,000 shares were offered for sale to the public, totaling 25.86 percent of the number of shares sold after this capital increase.

The shares offered for sale to the public in such amount were offered for sale to directors, executives and / or employees of the Company for not more than 10 percent of the shares that are offered to the public at this time. In the event that there are capital increase ordinary shares remaining from the allocation for the directors, executives and / or employees of the Company, the action must be taken to bring the remaining ordinary shares into the initial public offering (IPO). The offering price is the same price as the initial public offering (IPO) price, and the shares will be offered for sale together with the IPO.

Policy and Rules for Directors' Remuneration

The Nomination and Remuneration Committee sets the policy and criteria for the remuneration of directors and proposes to the Board of Directors for consideration and approval before presenting to the annual ordinary shareholders' meeting for approval. At the 2020 annual ordinary shareholders' meeting held on 12th March 2020, the directors' remuneration was determined in the form of meeting allowance per time when the directors attend the meeting only, with no monthly compensation and other types of compensation. The directors holding executive positions in the Company will not be entitled to receive the above remuneration.

The determination of remuneration for directors is based on their duties, responsibility and the performance of the directors that benefit the Company when comparing with that of the same industry. The remuneration must be much enough to retain the directors who have the required qualifications. The directors who have been assigned greater duties and responsibility will receive the more compensation that fits the assigned duties and responsibilities. The payment of remuneration for directors must not exceed the budget according to the resolution of the annual ordinary shareholders' meeting. It will be effective from the date of approval from the shareholders' meeting onwards until the shareholders' meeting resolves to change otherwise.

Policies and criteria for senior executives' remuneration

The Nomination and Remuneration Committee is responsible for setting up the compensation policy and criteria for senior executives, which composes of the Chief Executive Officer and Managing Director, such as salary, bonus, etc. to propose to the Board of Directors for approval. Such compensation is determined taking into account the suitability of the type of business, relationship with the performance of the

Company, which corresponds the market norm and the same industry group, including the duties and responsibilities of each senior executive. The committee also makes sure the remuneration is at a rate that can compete in the same business group in the same area in order to retain quality senior executives. Senior executives who receive additional assignments and responsibilities will receive additional compensation appropriate to their duties and responsibilities.

7.5 Personnel information

Department	31 st December 2021	31 st December 2023	31 st December 2023
	Number of employees (people)	Number of employees (people)	Number of employees (people)
System Support	12	11	11
Accounting and Finance	11	9	9
Management	8	8	8
Project Support	6	5	5
Project Construction	20	20	20
Sales	8	7	7
Business Development and Marketing	1	1	1
Internal Audit	3	3	3
Total employees	69	65	65

Total compensation of employees of the Company (excluding management) in 2019, 2020 and 2021, amounted to 4.84 million baht, 5.46 million baht and 7.98 million baht, respectively, as compensation in the form of salary, bonuses, commissions, Social Security Fund Contributions, Provident funds and employee benefits.

Provident fund

The Company has established a provident fund under the management of SCB Asset Management Co., Ltd., effective on 16th March 2020, to encourage employees' morale and to motivate them to work with the Company for long term.

Criteria for joining the provident fund for employees

1. A person who can become a member of this fund must have all the following qualifications:

- 1.1. Be an employee who is recruited as full-time employees with a service life of 1 year or more.
- 1.2. Show his/her intention to become a member of the fund
- 1.3. Have obtained approval from the fund committee to become a member. In addition, members can leave the fund and can return to members of the fund one more time after leaving the fund for one year.

2. Savings and contributions

2.1 Members have to pay the savings to the fund on a monthly basis and delivered them to the fund along with the delivery of employer contributions, my requiring the employer to deduct the accumulated money from the wages at the following rates:

- Working period is less than 3 years, the cumulative rate of 3%
- Working period is 3 years or more, the cumulative rate of 5%

2.2 The employer will pay contributions to the fund to each member, and pay on them the same day as the date of cumulative payment in item 2.1 at the following rates

- Working period is less than 3 years, 3% contribution rate
- Working period is 3 years or more, 5% contribution rate

3. Fund Committee

3.1 Establishment of the Fund Committee

3.1.1 The employer shall appoint a representative from the employer department at least 1 person to be a fund director.

3.1.2 The employee shall elect a representative of the employee department at least 1 person to be a fund director.

3.1.3 The employee representative must have the following qualifications

- a. Not being a person appointed by the employer to be the employer fund committee as already mentioned in item
- b. Be a member under this regulation
- c. Have applied to be elected according to the electoral rules for employee member of fund committee as specified in the regulations
- d. Must have a work period of 1 year or more
- e. Have completed at least a Bachelor's degree.

4.2 Power and duties of the Fund Committee

4.2.1 Signing on a matter that is specific for the Company. At least 1 person from the employer and employee members of the Fund Committee shall sign together.

4.3 Holding and vacationing of office of the Fund Committee

4.3.1 The Fund Committee members are in position until resignation.

4.3.2 In the case of an offense which causes serious damage to the employer, the Company will not pay contributions and benefits arising from such money to members. Payments of contributions and benefits arising from such money to members must be according to the following criteria:

5. Fund payment

A. In the event that an employee applies for membership for the first time

Working period	Percentage of contributions and benefits of contributions
Less than 2 years	0
At least 2 years but less than 3 years	25
At least 3 years but less than 4 years	50
At least 4 years but less than 5 years	75
5 years or more	100

B. In the event that a member resigns from the fund without resigning from work and re-applies as a member of the fund

Working period	Percentage of contributions and benefits of contributions
Less than 2 years	0
At least 2 years but less than 3 years	25
At least 3 years but less than 4 years	50
At least 4 years but less than 5 years	75
5 years or more	100

In addition, for the following cases, members will receive a 100% contribution and benefit in the event of:

- a. Death
- b. Full retirement from work
- c. Sickness to the point of being unable to work, with a certificate from a doctor accepted by the employer who concludes that the member is no longer able to perform the work of the employer.
- d. Becoming an insane person, incompetent person, or as incompetent person, with a certificate from a doctor accepted by the employer who concludes that the member can no longer perform his/her duties
- e. Permanent disability, meaning disability due to any cause to make him/her unable to perform any duties in a full-time job
- f. The employer requesting for cancellation of provident fund benefits.
- g. The employer cancelling the business.
- h. The fund being cancelled

In case the fund does not pay the contributions and benefits arising from the money the Company contributed to the fund to members upon the retirement of membership, only in the event of an offense which causes serious damage to the employer, the money that the Company pays contributions to the fund and the benefits arising from the money that the Company contributes in the part that has already been considered expenditure, whether in whole or in part, shall be regarded as the income of the Company: DHouse Pattana Public Company Limited.

6. Investment plan

Investment plans for employee provident funds are divided into

- Bond Policy (PVDMPFFI)
- Equity Policy (PVDMPFEQ)

From the investment policies above, the Fund Committee has established only one investment plan for members, namely Bond policy 80% Equity policy 20% (PVDMPFFI 80% PVDMPFEQ 20%).

Labor dispute

In the past 3 years, the Company has not had any significant labor disputes.

Human resource development policy

The company realizes the importance of training and human development in order to enhance the knowledge and capability of the employees by supporting internal and external training and seminars, and those organized external institutions with specific expertise as appropriate and necessary, with the following guidelines

- 1.) The Human Resources Department is responsible for assessing the needs of the Company's human resource development and setting up annual development plans along with budgeting for expenses to be completed before January of every year. The human resource development plan must always be done in advance based on the actual needs according to the annual development plan for each department.
- 2.) The Human Resources Department must monitor the training plan. If there is a need for changes or modifications, they must notify the relevant parties in advance.
- 4.) The Human Resources Department must control the budget for development within the specified budget plan.
- 5.) The Human Resource Department will operate as a supervisor in charge of the training. All parties who want to organize the training must cooperate and coordinate with the Human Resources Department on the date, time, place, tools and equipment that will be used, etc.
- 6.) The Human Resources Department is responsible for evaluating and monitoring the results of the courses organized.
- 7.) The Company encourages its directors to attend seminars in relevant and appropriate courses in order for them to continuously develop knowledge and lead the Company to progress.

7.6.2 List of Chief Investor Relations

Mr.Att Lerdrungporn

E-mail Address: att@thouse.in.th

Phone: 043 722 000/092 665 5656

7.6.3 Auditor's remuneration

The Company paid audit fee for the financial statements for the year 2019 - 2023 to Siam Truth Audit Company Limited and the annual ordinary shareholders' meeting for the year 2020 approved the audit fee, for the year in the period ended on 31st December 2020, to Siam Truth Audit Company Limited, totaling 2,000,000 baht. The aforementioned compensation consisted of: quarterly audit fees and annual audit fee, with details as follows:

Auditor's remuneration	Year 2021	Year 2022	Year 2023
Remuneration (baht)	2,000,000	1,550,000	2,000,000

Note: Auditor's remuneration for 2019 includes audit expenses of pro-forma consolidated financial statements audit for the year 2017.

Non-audit fee

- none -

2.8 Report on Key Performance of Corporate Governance

8.1 Summary of the Board's Performance in the past year

Board of Directors of DHouse Pattana Public Company Limited comprises of 11 persons as follows:

1. Asst. Prof. Dr. Teeraphan	Ungphakorn	Chairman of the Board – Independent Director
2. Mr. Chaiyut	Lerdrungporn	Vice Chairman of the Board / Executive Director
3. Mr. Apishar	Nithianantporn	Director - Independent Director
4. Dr. Ong-art	Chanprasitchai	Director - Independent Director
5. Asst. Prof. Dr. Utis	Bhongchirawantana	Director - Independent Director
6. Mrs. Pranee	Lerdrungporn	Director - Executive Director
7. Mr. Pongpot	Lerdrungporn	Director - Executive Director
8. Mr. Att	Lerdrungporn	Director - Executive Director
9. Dr. Pongnarin	Lerdrungporn	Director - Executive Director
10. Mr. Channarong	Kaewwisit	Director
11. Mr. Chaichan	Kaewwisit	Director

The Board of Directors has performed their duties prudently, transparently and fairly, with a wide range of knowledge, skills, and experiences. They are able to exercise their own judgment independently, have leadership, serve to define strategies, directions, policies, goals and missions of the Company to provide executives and employees with the aim of operating in the same direction. In the year 2023, there were 5 meetings, which can be summarized as follows:

1. The Board of Directors has considered and reviewed the strategy, goals and operating directions of the Company to make them appropriate and consistent with business operations, including monitoring and supervising the implementation of the Company's strategy to comply with relevant policies, rules, laws and regulations.
2. The Board has determined the management structure, nominated and approved the appointment of the Executive Committee and Chief Executive Officer, and other sub-committees such as the Audit Committee, the Nomination and Remuneration Committee and the Risk Management Committee as appropriate.
3. The Board has reviewed, examined and approved the annual business plan, and new investment projects, and business expansion plans with large investments as proposed by the management.
4. Control the management of risk to be at an appropriate level, within the legal framework, objectives and resolutions of the shareholders' meeting with honesty, careful consideration of the best interests of the Company and responsibility to shareholders and all stakeholders.
5. The Board of Directors has established a written corporate governance policy and approved the said policy and reviews it at least once a year.
6. The Board of Directors has reviewed and adapted the good corporate governance code (CG Code) to suit the business context. In 2020, the Board of Directors jointly considered and reviewed the code at the 3rd Board of Directors Meeting on 13th August 2020.
7. The Board promotes the code of ethics as follows:

The Company adheres to the transparent, honest and fair business practices and issues the code of ethics for the Board of Directors, executives and employees, and requires the directors, executives and employees to comply with the code of conduct for directors, executives and employees of the Company, to perform duties according to the Company's mission within the legal and regulatory framework of the Company on the basis of a professional code of conduct. There are activities to promote compliance with the code of conduct and a culture of good corporate governance. Also, the Company provides effective communication of guidelines and follow up on compliance with the code of conduct to all employees.

8. Prevention of conflicts of interest

The Board determines the management tools to ensure that the Company has an efficient and transparent business management for the best interests of the shareholders, the Company has established measures to eliminate conflicts of interest as follows:

- Measures to eliminate conflicts of interest

The Board of Directors has considered transactions that may lead to conflicts of interest connected transactions or related transactions appropriately within the framework of good ethics. They have been scrutinized by the Audit Committee and actions have been taken to ensure that the regulations of the Stock Exchange of Thailand and the Securities and Exchange Commission are complied with. As well, there are disclosures of information on transactions that may have conflicts of interest to the public. The Company has determined regulations and processes for approving transactions that may lead to conflicts of interest for the executives, employees and related parties to follow.

9. Risk Management

The Board of Directors attaches great importance to risk management. The Company has set and assessed the risks of the business. Measures are in place to prevent and manage risks. This includes risks affecting the Company's operations as described in the Risk Factors section. In addition, the Company has established a Risk Management Committee of which the scope of power, duties and responsibilities are clearly defined in the Risk Management Committee Charter, which has been approved by the Board of Directors.

In 2021, the Board of Directors has considered and reviewed the strategy, goals and operating directions of the Company to make them appropriate and consistent with business operations, including monitoring and supervising the implementation of the Company's strategy with compliance with policies, rules, laws and regulations related as well as managing the risks at the appropriate level, within the legal framework, objectives and resolutions of the meeting. These are done with honesty, careful consideration of the best interests of the Company and the responsibility to shareholders and to all stakeholders.

The Company's Regulations stipulate that the Board of Directors consists of: executive directors, non-executive directors and independent directors with at least one-third and not less than three independent directors. The qualifications of an independent director are subject to what the Stock Exchange of Thailand has set. The Board of Directors selects a director from the non-executive directors to be the chairman of the board. The Board of Directors selects one person to act as the secretary of the Board of Directors. The secretary of the Board of Directors may or may not be a director.

One shareholder has one vote for one share. In an election of directors, one shareholder may vote for one person at a time or several persons at a time as the shareholders' meeting deems appropriate. But in each vote, shareholders must also vote. All votes obtained under Article 1 may not be divided in the number of votes to any one person. So, the shareholders cannot divide their vote in the selection of directors to any one person with more or less votes according to Section 70, paragraph one of the Public Company Act (use NON-CUMULATIVE VOTING method only).

The persons who receive the highest number of votes, in the descending order, are elected as directors equal to the number of directors to be elected at that time. In the event that the persons elected in descending order have the same number of votes, with number of persons exceeding the number of directors to be elected at that time, the chairman of the meeting has a deciding vote.

In the event that the Company directors want to be directors of another company, it must be approved by the Board of Directors. The specific committees, namely, the Audit Committee, the Nomination and Remuneration Committee, the Risk Management Committee shall have a term of office of 3 years. The term 1 year here refers to the period between the date of the annual ordinary shareholders' meeting of the year appointed until the date of the annual ordinary shareholders' meeting in the following year.

Roles of Chief Executive Officer

The Chief Executive Officer is appointed by selection by the Nomination and Remuneration Committee or a person assigned by the Board of Directors, to be selected and proposed to the Board of Directors, which will consider, select and approve the appointment. He/she must have appropriate qualifications and not be under any of the prohibitions under the Public Limited Companies Act and must be a person with knowledge, ability and experience that is beneficial to the Company's business operations as well, with honesty and integrity. He/she must have business ethics and enough time to devote knowledge, skills and perform duties for the Company to the fullest.

The Chief Executive Officer has the following duties and responsibilities:

1. Manage, supervise and approve operations that are relevant to the day-to-day management of the Company for the benefit of the Company and in accordance with the policies, strategies and operational plans of the Company set by the Board of Directors and or the Executive Committee. Act for the benefit of the Company and in accordance with the objectives, regulations, rules, orders, resolutions of the Board of Directors 'meetings and resolutions of the shareholders' meetings of the Company within the framework of the relevant laws and the scope of powers and duties set by the Board of Directors.
2. Prepare policies, strategies, goals, business plans and the annual budget as well as the management structure and various administrative powers structure of the Company to be proposed to the Executive Committee for consideration before presenting to the Board of Directors for approval.
3. Regularly monitor, control, and report the overall performance of the Company to the Board of Directors and the Executive Committee.
4. Ensure that the senior executives and employees in various departments perform their duties and operate efficiently and effectively, including pushing for continuous development of the organization and personnel as well as maintain a good image of the organization.
5. Have the power to consider new business investments to be presented to the Executive Committee And / or the Board of Directors.
6. Have the power to hire, appoint, move, lay off, dismiss and set compensation for employees at levels lower than the Chief Executive Officer, which is within the scope of the Company's regulations and requirements.
7. Have the power to issue, amend, update rules, regulations and orders about the operation of the Company in order to operate in accordance with the established company policies, as well as help protect the interests of the Company and maintain discipline in the organization.
8. Delegate power and / or assign another person to perform duties and / or to perform any matters on his/her behalf within the scope of the approval authority criteria or regulations or orders set by the Board of Directors and / or the Executive Committee.
9. Have the power to act and represent the Company to third parties in any business related and beneficial to the Company.
10. Have the authority to approve operating expenses and / or other expenses which are normal company expenses in the approved limit, including having the power to negotiate and approve the entrance into a legal contract and / or any activities related to the operations of the Company according to the authority and / or the amount approved by the Board of Directors and / or the Executive Committee.
11. Perform any action as assigned by the Executive Committee and / or company directors.
- 12.

Business ethics

The Board of Directors has a clear policy in conducting business with ethics, honesty and integrity. The Executive Committee and all employees must perform their duties with honesty, set up ethical standards in the Company's business operations and promote good practice in the organization and business processes with awareness that If all departments reflect organization's ethical values through their operations and commitment, it is an important part of building confidence in the Company. The Company sets the expectations that the organization has for all employees. This also includes the understanding of the Company's principles, practices and intent. The Company considers it extremely important for all employees to strictly abide by the principles as well as aims to foster a good corporate culture in accordance with the good corporate governance principles of the Stock Exchange of Thailand.

Internal control and audit systems

The Company realizes the importance of an internal control system that is appropriate for the current business operation, in both management and operational levels and ensure it is effective and in accordance with the business goals, duties and responsibilities of each department. The Company clearly sets the duties and operational powers of the operators and executive in written to control and supervise the use of the Company's assets for the maximum benefit.

Risk management

The Board of Directors attaches great importance to risk management. The Company has set and assessed the risks of the business. Measures are in place to prevent and manage risks. This includes risks affecting the operations of the Company in order to assess the risks and effects of changing events in terms of economy, finance, society and law, including industry competition. Also, the Company regularly prescribes measures to manage corrective actions as appropriate.

The Company has appointed an Audit Committee, of which the members hold all positions as independent directors, to inquire about the correctness, adequate disclosure of information and the reliability of financial statements.

Important strategies and policies of the Company are communicated to the Board of Directors, executives and all employees through various tools or communication channels suitable for the content. The Board of Directors has monitored the performance and progress as well as acknowledged the performance report and provided feedback or suggestions on a quarterly basis.

Ensuring that all directors are responsible for performing their duties and allocating sufficient time.

Directors will be informed of the schedule of the Board of Directors' meetings for the next meeting in advance in order for the Board to perform their duties efficiently and allocate sufficient time. In each meeting of the Board of Directors, there is an appropriate period for consideration. The directors will receive supporting documents at least 5 days in advance to allow time to study the information. In 2021, the Board of Directors has held 5 company meetings.

Appointment of Directors and Executives

Nomination and Appointment of Directors

The Board of Directors appoints the Nomination and Remuneration Committee, consisting of 2 independent and non-executive directors and 1 executive director to define the structure and composition of the Board of Directors on the matter of qualifications of each director.

In selecting and proposing suitable persons to replace directors of the Company whose terms have expired and / or whose positions are vacant and / or with condition of additional appointment, the Nomination and Remuneration Committee will consider recruiting persons by taking into account knowledge, abilities, expertise and experience, and the fact that those persons have a good work history, good vision, including morality, ethics, and can devote sufficient time to the Company and be attentive in the performance of their duties according to their responsibilities, which are beneficial to the operation of the Company.

The Board of Directors has appropriate qualifications in accordance with the Company's business strategy and possesses diversity of knowledge, capability, skills, experience and expertise which are beneficial to the operations of the Company.

Remuneration for Directors and Executives

The Company has a policy to pay remuneration to directors and executives that motivate directors and executives lead the organization to achieve both short-term and long-term goals. It ensures that the remuneration is at a competitive rate in the same business group in order to maintain and retain quality directors and executives. Directors and executives who are assigned more duties and responsibilities will receive additional compensation appropriate to their duties and responsibilities by taking into account the suitability of the business type, relationship with the performance of the Company, which correspond to the general conditions of the market (Market Norm) and of the same industry, including the duties and responsibilities of each director and executive. The Nomination and Remuneration Committee is responsible for determining necessary and appropriate remunerations in monetary form for directors, sub-committees, and committees, Chief Executive Officer including executives who have a duty to report directly to the Chief Executive Officer. For the remuneration of directors and sub-committees, the Remuneration Committee proposes it to the Board of Directors 'meeting for approval to be presented to the regular shareholders' meeting for approval annually.

Ensuring that there is an appropriate risk management and internal control system

The Company is committed to continually developing and improving its risk management system throughout the organization in accordance with international principles and standards

(COSO-ERM) under the concept that risk management is not an activity that is excluded from the core activities or processes of an organization, but is considered a part of corporate governance, planning and strategy formulation at both departmental and corporate levels, under the supervision of the Board of Directors. The Risk Management Committee has been appointed to have appropriate risk management duties, implement, drive and support the risk management process by the Risk Management Team, by considering external and internal factors in strategic, performative, financial, and regulatory compliance areas, including the criteria for assessing risk events from the perspective of opportunity and the impact of risk events, to prioritize the determination of control and / or reduction measures of risk to the acceptable level.

8.1.1 Nomination, Development and Evaluation of the Board's Performance

Performance Evaluation

In accordance with good corporate governance principles for listed companies, the Board and sub-committees of listed companies are recommended to conduct self-assessment at least once a year in order for them to jointly consider the performance and make improvements. The assessment should be made both on a panel basis and on an individual basis, with the following scoring criteria:

0 = Strongly disagree or no action has been taken in that regard

1 = Disagree or little action has been taken on the matter

2 = Agree or some action has been taken on that matter

3 = Quite agree or some action has been taken on that matter

4 = Strongly agree or action has been very well performed on that matter

The assessment results will be calculated as a percentage of the full score from the following scoring criteria:

- Scores of 95.01% or more = Excellent, meaning excellent performance.
- Score 90.01 -95.00% = Good, meaning that the performance exceeded the specified standards and is occasionally excellent
- Score 85.01-90.00% = Medium, means that the performance is below the specified standard
- Below 85.00% = Need improvement, means that the performance is below the specified standard

Summary of the Board of Directors' Assessment Score

List	ผลการประเมินประจำปี 2565		ผลการประเมินประจำปี 2566		Note
	Score	Score (percentage)	Score	Score (percentage)	
Evaluator 1	227	95%	240	100%	
Evaluator 2	169	70%	236	98%	
Evaluator 3	237	99%	211	88%	
Evaluator 4	240	100%	187	78%	
Evaluator 5	238	99%	237	98%	
Evaluator 6	233	97%	224	93%	
Evaluator 7	240	100%	237	99%	
Evaluator 8	212	88%	222	93%	
Evaluator 9	234	98%	197	82%	
Evaluator 10	239	100%	240	100%	
Evaluator 11	207	86%	159	66%	
Assessment results		94%		90%	

Summary of the Audit Committee's Assessment Score

List	ผลการประเมินประจำปี 2565		ผลการประเมินประจำปี 2566		หมายเหตุ
	Score	Score (percentage)	Score	Score (percentage)	
Evaluator 1	80	100%	78	98%	
Evaluator 2	79	99%	77	96%	
Evaluator 3	80	100%	78	97%	
Assessment results		99%		97%	

Board of Directors

The Board of Directors set up annual performance assessment in order for the Board to review the performance, problems and obstacles during the year. In the year 2023, the Company hired a consultant from external company, Honor Audit and Advisory Company Limited, to provide advice to review and improve the performance assessment form of the Board of Directors, to implement it with appropriate criteria, make it consistent with the good practice code (CG CODE) issued by the SEC and analyze and evaluate the results obtained from the performance assessment form of the Board of Directors. In addition, the consultant also has duties to make comments and suggestions to be used by the Company in improving and developing the performance of duties of the Board of Directors. Moreover, the Company sets the annual performance index of the Board in accordance with the CG CODE and the international DJSI standard, which consist of four assessments: the Company's performance, Performance assessment results of the entire Board of Directors, The meeting attendance of the Board of Directors, and participation in expressing opinions of the Board of Directors in the meetings.

Nomination of the directors and highest executive of the Company

For the selection of persons to be appointed as directors or the highest executive of the Company, persons appointed as directors and the highest executive of the Company must be qualified persons under Section 68 of the Public Limited Companies Act 2535 and the Capital Market Supervisory Board Notification No. Tor Jor. 39/2559 regarding the application and permission to offer for sale of new stock. The Company selects persons to nominate for appointment as directors and senior management through the Nomination and Remuneration Committee, with the composition and criteria for recruiting as follows:

Nomination of the Board of Directors

In appointing Company directors, the Nomination and Remuneration Committee, consisting of 2 independent directors out of the total 3 committee members, will select and screen qualified persons according to the Company's regulations, and will nominate qualified candidates, to acquire professional and diverse directors based on the structure, size and composition of the board. The Committee proposes opinions to the Board of Directors then, the aforementioned list of directors will be presented to the shareholders' meeting to be elected as directors according to the following criteria, with elements and the qualifications of the Board of Directors being detailed as follows:

Compositions

1. Must have knowledge and understanding of the principles of good corporate governance and good practice in corporate governance.
2. Have knowledge of the business of the Company and show good communication abilities.
3. According to the Company's Regulations, the Company's Board of Directors must consist of at least 5 directors and not less than half of the Directors must reside in the Kingdom of Thailand. Company Directors must be residents of the Kingdom of Thailand and must be qualified persons as required by law, and may or may not be shareholders of the Company.
4. The Board of Directors consists of executive directors, non-executive directors, and independent directors, with least one third and not less than three independent directors. The qualifications of independent directors are as stipulated by the Stock Exchange of Thailand.

Qualifications

1. Must have appropriate qualifications and not be under any of the prohibitions under the Public Limited Companies Act.
2. Must be a knowledgeable person having abilities and experience that are beneficial to the Company's business operations. Possess a quality of honesty and have business ethics and enough time to devote knowledge and skills and perform duties for the Company to the fullest.

The Board of Directors is appointed by the shareholders' meeting for with the following appointment criteria:

- 1) A shareholder has one (1) vote per one (1) share.
- 2) In an election of directors, the voting method may be used to elect directors individually, one person at a time, or several persons at a time as the shareholders' meeting deems appropriate. But in each vote, the shareholders must vote with votes according to item (1) and the votes cannot be divided in the election of directors to any person more or less according to Section 70 of the Public Limited Companies Act (use NON-CUMULATIVE VOTING method only).
- 3) Persons who receive the highest number of votes in descending order shall be elected as directors equal to the number of directors required or to be elected at that time. In the event that the persons elected in descending order have an equal number of votes, and that number exceeds of the number of directors required or to be elected at that time, the chairman of the meeting shall cast a casting vote.

Nomination of independent directors

In the selection of independent directors, the Company has set the nomination criteria as follows:

- 1) Must have appropriate qualifications and not be under any of the prohibitions under the Public Limited Companies Act.
- 2) Must be a person who has knowledge, ability and experience that is beneficial to the Company's business operations as with integrity, business ethics and enough time to devote knowledge and potential and perform duties for the Company to the fullest.

- 3) Hold no more than 1% of the total number of shares with voting rights of the Company, parent company, subsidiary company, associated company, major shareholder or controlling person of the Company. This includes the holding of shares by connected persons of that independent director.
- 4) Not being or having been a director who takes part in management, employee, staff, advisor who earn regular salary or controlling person of the Company, parent company, subsidiary company, associated company, same level subsidiary, major shareholders or of the person having control power of the Company unless he/she has been removed from aforementioned characteristic for not less than 2 years before being appointed. This does not include the case of independent directors being a government official or advisor to the government agency, which is a major shareholder or an authorized person of the Company in the past.
- 5) Not being a person with pedigree relation with or by legal registration in the relationship of parent, spouse, sibling and child, including the spouse of the children of the executives, major shareholders, controlling persons, or a person who will be nominated as an executive or a controlling person of the Company or subsidiary.
- 6) Do not have or have ever had a business relationship with the Company, parent company, subsidiary company, associated company, major shareholders or a controlling persons of the Company in a manner that may hinder his independent judgment, including not being or having been a significant shareholder or a controlling person of a person having a business relationship with the Company, parent company, subsidiary company, associated company, major shareholders or controlling person of the Company, unless they have retired from such nature for at least 2 years, to be appointed as an independent director.
- 7) Not being or having been an auditor of the Company, parent company, subsidiary company, associated company, shareholders or controlling persons of the Company, and not being a significant shareholder, controlling person, or the audit office which has auditors of the Company, parent companies, subsidiaries, associated companies, major shareholders or the controlling persons of the company under affiliation, unless he or she has been discharged from the aforementioned characteristics for at least 2 years prior to his/her appointment as an independent director.
- 8) Not being or have been a service provider of any professional, including legal advisor or financial advisor which receives a service fee of more than 2 million baht per year from the Company, parent company, subsidiary company, associated company, major shareholders or controlling persons of the Company and not being a significant shareholder, controlling person or a partner of that professional service provider, unless he/she has ceased from having the aforementioned characteristics at least 2 years before the date of appointment as an independent director.
- 9) Not being a director who has been appointed as a representative of the Company's directors, major shareholder or a shareholder who is connected to the major shareholders.
- 10) Shall not operate a business of the same nature and in significant competition with the business of the Company, subsidiaries or not being a significant partner in a partnership or a participating director, an employee, advisor who receives salaries or hold shares more than 1% of eligible shares with voting right of other companies which operate a business of the same nature and in significant competition with the business of the Company or subsidiary.
- 11) An independent director shall hold office for a continuous period of not more than 9 years from the date of his/her first appointment as an independent director. In the event that an independent director is to be appointed to continue the position, The Board must reasonably consider such necessity.
- 12) Not having any other characteristics that make him/her incapable of expressing independent opinions with regard to the Company's operations.
- 13) The above independent director may be assigned by the Board of Directors to make operational decisions of the Company, parent company, subsidiary company, associated company, same level subsidiary, major shareholders or controlling persons by making decisions in the form collective decisions.
- 14) Be a person who is able to perform duties and express opinions or report the performance of the duties assigned independently without being under the control of the executives or the major shareholders of the Company, connected persons or persons in close relatives of such persons.
- 15) Be trusted and generally accepted.
- 16) Be able to devote sufficient time to carry out the duties of independent directors.

Nomination of the highest executive of the Company

The Board of Directors has considered and assigned the Nomination and Remuneration Committee to consider the criteria and methods for recruiting a qualified person to hold the position of Chief Executive Officer, which is the highest executive position of the Company. together with reasons provided for the Board of Directors to consider and appoint such person further. In the selection process, the Company has considered and screened a qualified person with suitable qualifications, knowledge, skills, expertise and experiences that are beneficial to the Company's operation and who understands the business of the Company very well and is able to manage work to achieve objectives and goals set by the Board of Directors.

8.1.2 Meeting attendance and remuneration for individual directors

Details of attendance at the Board of Directors' meetings in the year 2019, 2020 and 2021 are as follows:

List of Board of Directors		Number of meetings attended / total meetings after taking office
		Year 2023
1 Asst. Prof. Dr. Teeraphan	Ungphakorn	4/5
2. Mr. Chaikut	Lerdrungporn	5/5
3. Mrs. Pranee	Lerdrungporn	5/5
4. Mr. Pongpot	Lerdrungporn	5/5
5. Dr. Pongnarin	Lerdrungporn	5/5
6. Mr. Att	Lerdrungporn	5/5
7. Mr. Chaichan	Kaewwisit	3/5
8. Mr. Channarong	Kaewwisit	2/5
10. Dr. Ong-art	Chanprasitchai	5/5
11. Mr. Apishar	Nithianantporn	5/5
12. Asst. Prof. Dr. Utis	Bhongchirawantana	5/5

Note: Mr. Chanvit Kaewwisit resigned from the position of director with effect from 20th March 2020 onwards. Mrs. Pranee Lerdrungporn resigned from the Board of Directors after the end of accounting period (10th February 2021). The Company is in the process of selecting a new director and will continue to notify the Stock Exchange of Thailand.

Remuneration of directors

The Company has a policy of paying directors and executives' remuneration to motivate directors and executives to lead the organization to achieve both short-term and long-term goals. It is a rate that can compete in the same business group in the same area in order to maintain quality directors and executives. Directors and executives who are assigned more duties and responsibilities will receive additional compensation appropriate to their duties and responsibilities by taking into account the suitability of the business type, relationship with the performance of the Company, which corresponds to the market norm and the same industry, including the duties and responsibilities of each director and executive. The Nomination and Remuneration Committee is responsible for determining necessary and appropriate remunerations in monetary form for directors, sub-committees, and committees, Chief Executive Officer, including executives who have a duty to report directly to the Chief Executive Officer. For the remuneration of directors and sub-committees, the Remuneration Committee will propose to the Board of Directors' meeting for approval to be presented to the annual ordinary shareholders' meeting for approval every year.

(1) Directors' remuneration in cash

The 2023 annual ordinary shareholders' meeting, held on 12th March 2023, resolved on the remuneration of the Company's directors for the year 2020 by determining the meeting allowance (baht / person / time) with the details as follows:

Meeting allowance	Chairman (baht per person)	Director (baht per person)
Board of Directors	10,000	8,000
Audit Committee	8,000	6,000
Risk Management Committee	6,000	5,000
Nomination and Remuneration Committee	6,000	5,000
Executive Committee	8,000	6,000

Remark: For directors who are executives who receive regular salary, they will not receive remuneration (meeting allowance) each time, however, the remuneration of the Board of Directors and Sub-Committees for the year 2021, including all committees, must not exceed 1,200,000 baht (one million and two hundred thousand baht).

Summary of meeting allowances for various committees for the year 2023, DHouse Pattana Public Company Limited

that	Name-Surname	position	Board remuneration (baht)					
			Board of Directors	Executive Committee	Audit Committee	Nomination and Remuneration Committee	Risk Management Committee	Total for Year 2021
1.	Asst. Prof. Theeraphan Ungphakorn	Chairman of the Board / Independent Director / Director / Audit Committee	40,000	-	18,000	-	-	58,000
2.	Mr. Chaikut Lerdrungporn	Vice Chairman / Executive Director / Company Director	40,000	96,000	-	-	-	136,000
3.	Mrs. Pranee Lerdrungporn	Director / Director / Executive Director	40,000	72,000	-	-	-	112,000
4.	Mr. Pongnarin Lerdrungporn	Director / Director / Executive Director	-	-	-	-	-	-
5.	Mr. Pongpot Lerdrungporn	Director / Director of the Company / Member of the Nomination and Remuneration Committee / Member of the Risk Committee / Member of the Executive Committee	-	-	-	-	-	-
6.	Mr. Att Lerdrungporn	Director / Director / Risk Management Committee / Executive Director	-	-	-	-	-	-
7.	Mr. Chaichan Kaewwisit	Director / Director	24,000	-	-	-	-	24,000
8.	Mr. Channarong Kaewwisit	Director / Director	16,000	-	-	-	-	16,000

9.	Asst. Prof. Dr. Utis Bhongchirawantana	Company / Member of the Nomination and Remuneration Committee / Member of the Risk Management Committee	42,000	-	-	5,000	14,000	61,000
10.	Mr. Apishar Nithianantporn	Director / Independent Director / Director / Audit Committee / Nomination and Remuneration Committee	40,000	-	24,000	7,000	-	71,000
11.	Dr. Ong-art Chanprasitchai	Director / Independent Director / Company Director / Audit Committee	40,000	-	32,000	-	-	72,000
รวม								550,000

*Note: Directors who are executives, who receive regular salary, will not receive remuneration (meeting allowance) each time. The remuneration for all directors and sub-committees for the year 2020 must be no more than 1,200,000 baht (one million two hundred thousand baht).

Other remuneration of directors

The 2020 annual ordinary shareholders' meeting on 12th March 2020 has approved the allocation of 217,000,000 newly-issued common shares of the Company with a par value of 0.50 baht per share. 217,000,000 shares were offered for sale to the public, totaling 25.86 percent of the number of shares sold after this capital increase.

The shares offered for sale to the public in such amount were offered for sale to directors, executives and / or employees of the Company for not more than 10 percent of the shares that are offered to the public at this time. In the event that there are capital increase ordinary shares remaining from the allocation for the directors, executives and / or employees of the Company, the action must be taken to bring the remaining ordinary shares into the initial public offering (IPO). The offering price is the same price as the initial public offering (IPO) price, and the shares will be offered for sale together with the IPO.

In accordance with the resolution of the Board of Directors Meeting No. 4/2020, held on 2nd October 2020, there was an approval for the allocation of newly issued common shares to directors, executives and / or employees of the Company, totaling no more than 21,720,000 shares, representing no more than 10.00% of the number of shares offered in this time. Also, the qualifications of the directors, executives and / or employees of the Company that are entitled to receive the allocation of the newly issued common shares were determined. The meeting passed a resolution approving the allocation of the newly issued common shares to 6 directors and executives totaling not more than 7,200,000 shares, with details of each allocation as follows:

order	Name-Surname	Position / Company	Maximum number of allocated shares (shares)	% Of IPO shares
1	Asst. Prof. Dr. Teeraphan Ungphakorn	Chairman of the Board / Audit Committee / Independent Director	1,200,000	0.55%
2	Mr. Chaiyut Lerdrungporn	Vice Chairman	1,200,000	0.55%
3	Mrs. Pranee Lerdrungporn	Director	1,200,000	0.55%
4	Dr. Ong-art Chanprasitchai	Chairman of the Audit Committee / Independent Director	1,200,000	0.55%
5	Mr. Apishar Nithianantporn	Audit Committee / Independent Director	1,200,000	0.55%
6	Asst. Prof. Dr. Utis Bhongchirawantana	Independent Director	1,200,000	0.55%
Total			7,200,000	3.31%

8.1.3 Supervision of Subsidiaries and Associated Companies

-None-

8.1.4 Monitoring to ensure the implementation of the corporate governance policy and practice

The company pays attention to good corporate governance by stating related policies and practices in the Company's corporate governance policy and business ethics, including fostering real practice of corporate governance to build confidence for all groups of stakeholders. In the past year, the Company has followed up on compliance with good corporate governance in accordance with the principles of corporate governance of the Company, covering 8 principles of practice as follows:

- 1) Realize the roles and responsibilities of the Board of Directors as leaders who create sustainable value for the business.
- 2) Set objectives and the main goals of the business for sustainability.
- 3) Strengthen effective committees
- 4) Recruiting and developing top executives and personnel management

- 5) Promote innovation and conduct business with responsibility
- 6) Ensuring that there is a risk management system and appropriate internal control
- 7) Maintain financial credibility and disclosure
- 8) Support participation and communication with shareholders

The results of the follow-up revealed that the company has completely followed the guidelines for each issue. In addition, the company has followed up to ensure compliance with good corporate governance in other issues. with details as follows

(1) Prevention of Conflicts of Interest

- 1.1. Employees should not use their positions or duties for personal gain.
- 1.2. Employees do not use the Company's assets and information, and customer information for personal benefit.
- 1.3. Employees should not engage in direct and indirect actions in businesses that compete with the Company or have conflict of interests with the Company.
- 1.4. Employees should not have financial interests with customers or business partners, whether in the position of business owner, partner, shareholder, director, creditor, debtor or advisor. If there is such stake, it must be disclosed to the supervisor
- 1.5. Employees should not charge or accept any property from customers and people doing business with the Company other than expenses and the fees charged by the Company.

In the past year, the Company has examined cases that may cause conflicts of interest with the following conclusions:

The Company has a model for project developments in form of the Company supervising and supplying equipment by itself / hiring sub-contractors. During the year 2016, the Company has developed the Grand Biz project, resulting in hiring of turnkey contractors to administer construction works in areas of construction materials and labor according to the workload specified by the Company, to be responsible for the construction of the Grand Biz project. The main contractor is PB Engineering Company Limited, which has performed construction in the years 2016-2019, totaling 30 units. In 2018, the Company started construction in the Pruek Pirom project, of which the construction is operated by using the Company's engineering team to supervise the construction work and hiring the contractors to be responsible for works in parts. In Pruek Pirom project, there are some jobs such as structure building works, iron fence works, etc. that the Company hired PB Engineering Company Limited to do, resulting in the year 2018, 2019 and 2020, the Company having hired PB Engineering for 41.17%, 37.00% and 49.97% of the total construction value in each year, respectively. The audit found that PB Engineering Co., Ltd. is not involved with the directors, executives, and employees of the Company in any way.

(2) Use of inside information for benefits

The Company monitors the use of inside information in accordance with the law and good corporate governance principles, which has been defined in writing in the policy of using insider information as follows:

DHouse Pattana Public Company Limited has a policy not to allow directors, executives and persons aware of the inside information of the operating results to trade company securities from the date of being aware of the information until the information has been made public. There is also prohibition for publishing inside information that should not be disclosed in order to create a price for the securities, especially in securities trading in period of 1 month before the financial statements are released to the public and 1 day after the financial statements are released to the public.

The Company has also established measures to prevent the misuse of inside information (Insider Trading) by people with information on inside information, which means directors, executives and employees of the organization dealing with inside information (including their spouse and underage children) in writing and notify the said guidelines for everyone in the organization to follow with the details as follows:

- 1) The Board of Directors has established written guidelines for keeping and preventing the use of inside information and inform the said guidelines for everyone in the organization to follow. All directors and executives responsible for legally reporting their securities holdings must be required to submit such reports to the Board of Directors on a regular basis, including disclosure in the annual report.
- 2) 2) Directors, executives, employees and staffs of the Company must maintain confidentiality and / or internal information of the Company and subsidiaries.
- 3) 3) Directors, executives, employees and staffs of the Company must not bring any confidentiality and / or inside information of the Company and its subsidiaries to disclose or seek benefits for themselves or for the benefit of any other person, either directly or indirectly and whether or not it will be rewarded.
- 4) 4) Directors, executives, employees and staffs of the Company and subsidiaries must not trade, transfer or accept the transfer of the Company's securities using secret and / or information inside the Company and / or enter into any legal act by using secrets and / or information inside the Company, which may cause damage to the Company Whether directly or indirectly. This requirement includes the spouse and minor children of the Company's directors, executives, employees and staffs. Anyone who violates these regulations will be considered a serious offense.
- 5) It is prohibited for directors, executives and employees who are aware of information inside the Company and subsidiaries, which may have an impact on the trading price of the Company's securities, for at least 1 month before the quarterly financial statements and annual financial statements are released, and they have to wait at least 24 hours after disclosing such information to the public including prohibition for disclosure of such information to other persons.
- 6) The directors, executives and employees of the Company are prohibited from disclosing inside information of the Company and its subsidiaries to third parties or other persons who do not act in preventing the wrong use of inside information.
- 7) Interests of Directors
 - 7.1 The Board of Directors must have a requirement that directors report their interests at least before considering that agenda and record this matter in the minutes of the Board of Directors meeting.
 - 7.2 The Board of Directors must supervise the director who has a significant interest in a manner that may cause such director to be unable to independently express opinions and make him/her refrain from participating in the meeting to consider in that agenda.
 - 7.3 The Company has provided information to directors and executives on duties for which the executives have to report on holding of assets in the Company and penalties under the Securities and Exchange Act B.E. 2535 (including the amendments) and the requirements of the Stock Exchange of Thailand. In the event that the directors or executives trade the Company's securities, they must report holding of securities occurring with their own company, spouses or cohabitants as husbands and wives, underage children, and juristic persons in which themselves, their spouses or cohabitants as husbands and wives and underage children hold more than 30 percent of the total shares with voting rights, and the said combined shareholding is the largest proportion in that juristic persons according to Section 59 of the Securities and Exchange Act B.E. 2535 (including the amendments), within 3 business days to the Office of the Securities and Exchange Commission and the Stock Exchange of Thailand to acknowledged and publicize the matters further.

In this regard, the Company has prescribed disciplinary penalties for any violation of the use of inside information for personal interest which began with a written admonition, temporarily suspension of work without pay, or termination of work. The punishment will be based on the intent of the action and the seriousness of the offense.

In addition, the Company has assigned the directors and executives to be responsible for the preparation and disclosure of the securities holding report and the report on the change in securities holding every time the Company's securities are traded, transferred or accepted within 3 business days from the date of trading, transfer or acceptance to the Securities and Exchange Commission and The Stock Exchange of Thailand, and prepared reports of interests of directors and executives to the Company, to provide the Company with information for internal use. The Company Secretary sends a copy of the said report to the Chairman of the Board of Directors and the Chairman of the Audit Committee within 7 days from the date the Company receives the report.

(3) Anti-Corruption

The Company has established policies and procedures to counteract corruption. The Board has assigned the Audit Committee to supervise the internal control system. The executives are responsible for raising awareness and communicating their duties in good faith to all employees through the formulation of an anti-corruption policy, with details as follows:

The Board of Directors of DHouse Pattana Public Company Limited has a policy to not accept any corruption by defining the definition of "corruption" as "acts that are unlawful or with the intention to circumvent the law or violate generally accepted standards of moral conduct to obtain the benefit of themselves or the Company, such as abuse of power in a position, informing to give assets or benefits to the officials, etc. "

The Company's anti-corruption policy covers all businesses and transactions in all related departments. In this regard, any form of corruption is prohibited by the directors, executives, employees of the Company, including subsidiaries, associated companies, other companies that the Company has power to control, or third parties associated with the Company.

Anti-Corruption Work Plan

The Company requires the executives in each department to work together with their employees in order to assess the risks that may cause corruption in the Company and jointly find anti-corruption measures to suit the assessable risks, and propose them to the Board of Directors for acknowledgment and for approval on an annual basis.

Scope and practice

1. Gifts, hospitality fees and other expenses that are similar to gifts or hospitality fees

The Company prohibits giving or accepting gifts, hospitality fees, or other expenses which resembles gifts or a hospitality fee worth more than 3,000 baht per time.

2. Convenience Payments

The Company forbids convenience payments or payments conducted to speed up the process or for the facilitation of conducting business.

3. Charitable Donations

The Company can donate charitable money the foundations, associations, public charities according to the announcement of the Revenue Department about requesting a donation deduction.

4. Business relationship

The Company prohibits bribery or support fund in conducting business with any other business, which occurs directly or through third parties, including subsidiaries, joint venture companies, agents, consultants, brokers, trading partners, contractors or intermediaries which are directly under the control of the Company. If there is any transaction that resembles support fund support, the transaction must be processed through the procurement process to be able to show transparency in the use of such fund.

5. Government procurement

All company operations and government dealings must be transparent, honest, legitimate according to regulations related to government procurement as well as laws that prohibit efforts to improperly influence government officials, including rules and regulations issued by the Office of the National Anti-Corruption Commission.

6. Political contributions or assistance

The Company must not provide any financial support or assistance in politics, either directly or indirectly with political parties, officials of political parties, election candidate, organizations or persons involved in politics, to be used as one of the channels for bribery, however, if the company wants to make political contributions, it must be transparent, and the Company must take action according to applicable laws.

Requirements for the implementation of the plan

1. Communication

The Company has implemented the anti-corruption policy and posted the announcement on the publicity board in front of the head office, and branch offices of the Company.

2. Leader

The Board of Directors will consider updating or revising the anti-corruption policy annually by authorizing the Chief Executive Officer to plan the work for use in practice in all areas of the Company.

3. Financial Records and Audits

The Finance and Accounting Department is responsible for defining unique accounting codes and keeping documents relevant to the transactions in the scope and above guidelines, by separately stored them in separate folders, in order to facilitate the audit. Besides, the Company has a policy to hire an internal auditor to develop and maintain an appropriate financial reporting mechanism with accuracy and transparency, including internal mechanisms to monitor and control the financial reporting system to be in accordance with international accepted accounting standards.

4. Human resources

By following an anti-corruption policy, no employee will be demoted or adversely affected by a denial of bribery. However, if any director, executive or employee fails to comply with the anti-corruption policy, they will be subject to appropriate penalties in each case, starting from salary cuts, suspension, with the maximum penalty of termination of employment.

5. Monitoring and Review

The Company has a policy to hire an internal auditor to monitor and review the appropriateness, sufficiency and efficiency of the audit work plan from time to time, and takes steps to make the improvements as appropriate. The company secretary delivers annual reports of the audit and review results of the audit work plan to the Audit Committee of the Company. In an urgent case, the Company secretary must promptly report to the Board of Directors and the Audit Committee. The Audit Committee will assess the adequacy of the audit work plan and disclose the audit results in the annual report for the shareholders to acknowledge.

6. Expressing Concerns and Recommendation

The Company allows employees and outsiders to whistle blow through the channels specified in the document about special communication channel for reporting fraud. The company secretary will be responsible for hearing opinions and recommend implementation of anti-corruption measures.

7. Training

The Company provides an orientation training for all new employees and annual training for directors, executives and employees to gain knowledge and understanding of the Company's anti-corruption policy.

8. Management and Responsibility

The Chief Executive Officer is responsible and delegated to oversee the effective implementation of the plan in accordance with a clear line of command.

(4) Whistleblowing

The Company has provided a channel for complaints and whistleblowing to receive complaints, comments, or suggestions from the executives, employees of the Company, stakeholders who are affected or are at risk of being affected by the Company's business operations or from the performance of duties of the Board of Directors, executives and employees of the Company relating to illegal acts or lacks of ethics, including behaviors that reflect the corruption associated with the Company, with the following communication channels:

- 1) **By mail:** Audit Committee DHouse Pattana Public Company Limited 99 Sarakham-Wapi Pathum Road, Talat Subdistrict, Mueang Maha Sarakham District, Maha Sarakham Province 44000
- 2) **by Email:** Boad.AC@dhhouse.in.th
- 3) **On the website:** <https://www.dhousepattana.com/>
- 4) **By phone:** 043-722-000, 088-557-6708, 088-557-3027

In the past year, the Company did not find any complaints on all communication channels related to fraud or violation of the Company's good corporate governance policy.

8.2 Report on the performance of duties of the Audit Committee for the past year

8.2.1 The number of meetings and attendance of the individual Audit Committee

Details of attending the Audit Committee meetings as follows:

List of the Audit Committee	Number of meetings attended / total meetings after taking office	
	Year 2022	Year 2023
1 Dr. Ong-art Chanprasitchai	4/4	4/4
2 Asst.Prof.Dr. Teeraphan Ungphakorn	4/4	3/4
3 Mr. Apishar Nithianantporn	4/4	4/4

8.2.2 Performance Results of the Audit Committee

Report from the Audit Committee

The Audit Committee of the Company consists of 3 independent directors who are experts and have experience in management, accounting and law.

The Audit Committee performs duties as assigned by the Board of Directors by being able to perform duties independently, without restrictions on receiving information. They have received good cooperation from the Company, which corresponds with the regulations of the Stock Exchange of Thailand. In the year 2023, the Audit Committee held 4 meetings. In addition, there were discussions and exchanges with the executives, auditors and internal auditors as appropriate.

The Audit Committee supports the Board of Directors to carry out their duties successfully, while monitoring and promoting good corporate governance. Summary of the key results of the operations are as follows:

1. Internal control and management

The Audit Committee has jointly reviewed the internal audit plan for the year, which was prepared by the Internal Audit Division By considering various business risk factors, including the manpower rate plan, and reviewed the audit report of the Internal Audit Division and the auditor about the evaluation of the internal control system, risk management, and good corporate governance.

The Audit Committee is of the opinion that, during the inspection period, the Company has a good level of internal control and management system. There is an environment that helps to promote the Company's internal control system. The Company has a concrete risk management. There is operational control of both the management and the operations department, including a system to monitor the performance on a regular basis. In case there are observations, there are discussions with the executives of the Company in order to make improvements according to suggestions in some issues to increase the effectiveness of internal controls and increase operational efficiency. The management has clearly set guidelines for improvement and set the responsible persons and the correction period. And improvements have been made on important issues.

2. Compliance with the Company's regulations

The Audit Committee jointly assessed the performance of the Company's regulations. The Internal Audit Committee is of the opinion that, from the selected audited items, in most cases, the organization has followed the established rules and procedures. The deficiencies that were detected were discussed with the management of the agency to be fixed and improved to comply with the specified operating procedures. The management has clearly set guidelines for improvement and determining the responsible person and the correction period and appropriate follow-up has been taken.

3. Financial accounting transactions and legal compliance

The Audit Committee has reviewed the compliance with the laws on securities and exchange, the regulations of the Stock Exchange, and the other laws relating to the Company's business on a regular basis. The Internal Audit Committee is of the opinion that, during the inspection period, the Company has internal control system and the process of preparing financial accounting transactions so that the financial reports are reliable and correct as they should, has complete, accurate and up-to-date financial and necessary information for management, and the document is stored well for easy inspection. The Company has been complying with the law relating to the Company.

4. Consideration of the connected transactions

The Audit Committee has reviewed the appropriateness and sufficiency of connected transactions, including transactions with connected persons, that may cause conflicts of interest. It was found that in the year 2020, the Company entered into connected transactions which are characterized as a normal trade transaction. They are reasonable and are for the most benefits to the business of the Company. There are transparency, accuracy, and complete disclosure of information.

5. Consideration and approval of scope of work and annual audit plan

The Audit Committee has reviewed and approved the scope of work and the audit plan for the year 2020, as well as overseeing the work of the internal control system auditors. It covers risk supervision and management and internal control. The Audit Committee also made recommendations and additional recommendations to the management and related departments in order to operate efficiently and continuously.

In the year 2021, the Audit Committee has performed all duties as assigned by the Board of Directors with full knowledge and skills. They can act independently. There has been no restrictions on obtaining information from directors, executives, employees and related parties. As well, the Committee has given opinions and recommendations for the benefit of all stakeholders equally.

In the overall picture, the Audit Committee is of the opinion that the Company adheres to business ethics. The Board of Directors and the Company's management are also committed to performing their duties in order to achieve the Company's goals in a professional manner with accurate reporting of financial and operational information. There are appropriate and efficient systems of internal control and internal audit. There is corporate governance by adhering to transparency, honesty, responsibility for the performance of duties, and competitiveness, including legal compliance and correct relevant official regulations.

8.3 Summary of performance of duties of other committees

8.3.1 Number of meetings and attendance of individual sub-committees

Details of the meeting attendance of the Risk Management Committee in 2020 and 2021 are as follows: The ability to compete, compliance with the law and the relevant official regulations are correct

Attendance details of the Risk Management Committee meetings

List of Risk Management Committee	Number of meetings attended / total meetings after taking office		
	Year 2021	Year 2022	Year 2023
1. Asst.Prof.Dr. Utis Bhongchirawantana	2/2	2/2	2/2
2. Mr. Pongpot Lerdrungporn	2/2	2/2	2/2
3. Mr. Att Lerdrungporn	2/2	2/2	2/2

Attendance details of the Nomination and Remuneration Committee meetings

List of the Nomination and Remuneration Committee	Number of meetings attended / total meetings after taking office		
	Year 2021	Year 2022	Year 2023
1. Mr. Apishar Nithianantporn	1/1	1/1	1/1
2. Asst.Prof.Dr. Utis Bhongchirawantana	1/1	1/1	1/1
3. Mr. Pongpot Lerdrungporn	1/1	1/1	1/1

Note: Mr. Att Lerdrungporn resigned from the Nomination and Remuneration Committee, with effect from 30th January 2020 onwards

Report of the Nomination and Remuneration Committee for the year 2020

Board of Directors DHouse Pattana Public Company Limited has appointed the Nomination and Remuneration Committee which consists of 3 independent directors as follows:

- | | | |
|-------------------------|-------------------|---|
| 1. Mr. Apishar | Nithianantporn | - Chairman of the Nomination and Remuneration Committee |
| 2. Asst. Prof. Dr. Utis | Bhongchirawantana | - Member of the Nomination and Remuneration Committee |
| 3. Mr. Pongpot | Lerdrungporn | - Member of the Nomination and Remuneration Committee |

Nomination and Remuneration Committee's duties and responsibilities are in accordance with the Charter of the Nomination and Remuneration Committee. In 2023, the Nomination and Remuneration Committee held a meeting 1 time and reported a summary of the performance to the Board of Directors for acknowledgment, which can be summarized the essence as follows:

1. Considered the remuneration for the Board of Directors of the Company, along with remuneration for the Company's sub-committees.

The Nomination and Remuneration Committee has considered the determination of remuneration for the Board of Directors and the remuneration for the sub-committees by comparing with the remuneration for directors in the property business at the same level, including the scope of duties and responsibilities of directors and sub-committees. Therefore, it recommends the increased remuneration to the Board of Directors and additional committees for the year 2023 to fit the responsibility and additional duties of the Board of Directors and sub-committees after listing the

Company in the Market for Alternative Investment (MAI) with details of the increase in remuneration as follows:

Committees	2020	2021 (baht)
<u>Position</u>	<u>Meeting allowance per time</u>	<u>Meeting allowance per time</u>
<u>Board of Directors</u>	9,000	10,000
• Chairman of the Board of Directors	7,000	8,000
• Directors		
<u>Audit Committee</u>	7,000	8,000
• Chairman of the Audit Committee	5,000	6,000
• Members of Audit Committee		
<u>Risk Management Committee</u>	5,000	7,000
• Chairman of the Risk Management Committee	3,000	5,000
• Members of Risk Management Committee		
<u>Nomination and Remuneration Committee</u>	5,000	7,000
• Chairman of the Nomination and Remuneration Committee	3,000	5,000
• Members of the Nomination and Remuneration Committee		
<u>Executive Committee</u>	7,000	8,000
• Chairman of the Executive Committee	5,000	6,000
• Executive Directors		

2. Reviewed the Charter of the Nomination and Remuneration Committee.

The Nomination and Remuneration Committee has reviewed the Charter of the Nomination and Remuneration Committee to be appropriate and complete in accordance with the current situation and in accordance with the principles of good corporate governance.

3. Evaluated the performance of the Board of Directors (both as a committee and individuals) and sub-committees (as entire committees).

Nomination and Remuneration Committee has organized an evaluation of the performance of the Board of Directors (both as a committee and individuals), sub-committees (as entire committees) in accordance with the principles of corporate governance of the Stock Exchange of Thailand and the Securities and Exchange Commission (SEC) to use the results of the assessment to improve and develop performance for better efficiency.

Report of the Risk Management Committee for the Year 2023

DHouse Pattana Public Company Limited realizes the importance of enterprise risk management covering strategic risks, financial risks, operational risks, and compliance risks. The Company has established a Risk Management Committee consisting of executive directors and independent directors who are experienced, have knowledge, as well as have understanding of the Company's business operations. They serve to provide suggestions on directions and plans for implementing the Company's risk management framework. This is to ensure that the Company can manage risks effectively and grow sustainably, in line with the vision and mission shown to stakeholders. There are 3 members of the Risk Management Committee as follows:

Asst. Prof. Dr. Utis	Bhongchirawantana	Chairman of the Risk Management Committee (Independent Director)
Mr. Pongpot	Lerdrungporn	Member of the Risk Management Committee (Independent Director)
Mr. Att	Lerdrungporn	Member of the Risk Management Committee (Independent Director)

The Risk Management Committee has performed its duties within the scope of responsibilities set out in the Charter of Risk Management Committee, which requires at least two meetings a year and special meetings as appropriate. For the year 2023, there are 2 Risk Management Committee meetings, which can be summarized as follows:

1. Consider and approve the Company's risk management plan for the year 2021.
2. Consider and approve the risk management governance structure, by appointing a secretary of the Risk Management Committee to supervise the activities, coordinate the meeting, present the topic of the meeting according to the agendas, and prepare a report summarizing the meeting resolution.
3. Review the risk management policy throughout the organization, including risk management process, and the level of risks accepted by the Company to suit the current situation and the business operations to be efficient and in accordance with international standards.
4. Consider and approve the establishment of Key Risk Indicators (KRIs) as a tool for monitoring and controlling risk factors related to the Company's business operations and the timely management.
5. Consider and approve the results of corporate and departmental risk assessments, focusing on measures to control and manage the risk events that have serious impacts on the Company.

In 2021, the Risk Management Committee remains committed to overseeing the efficiency and effectiveness of corporate risk management under changing business strategies. This is to ensure that risk management is adequate and is continuously implemented. And that it is able to manage the risk to an acceptable level, enabling the Company to achieve the objectives of the business operation as defined for the best benefits of shareholders and stakeholders of all groups.

Report of Executive Committee

In 2021, Thailand's economic situation continues to slow down and faces various internal and external risk factors that continue to occur. For this reason, the Company is aware of the situation and is not complacent about the problem that arises. Therefore, it accelerates the strengthening of the organization in all aspects in order to be able to operate the business continuously and ready to move forward to expand the business for sustainable growth. The Executive Board assists the Board of Directors in considering, auditing and scrutinizing important matters before proposing to the Board of Directors for consideration. This allows the Company to run its business very well.

The Executive Board of DHouse Pattana Public Company Limited consists of 7 members as follows:

1. Mr. Chaiyut	Lerdrungporn	Chief Executive Officer
2. Mrs. Pranee	Lerdrungporn	Vice Chairman of the Executive Board
3. Mr. Pongpot	Lerdrungporn	Director
4. Mr. Att	Lerdrungporn	Director
5. Dr. Pongnarin	Lerdrungporn	Director
6. Ms. Piathip	Khanthom	Director
7. Mr. Thanin	Chiacharoen	Director

The Executive Board assists the Board of Directors in considering, auditing and scrutinizing important matters before proposing to the Board of Directors for consideration. This enables the Company to run the business very well. In the year 2023, there were 13 meetings which can be summarized as follows:

1. Set up a business strategy plan

Determining the strategy and operating plan of the Company on a quarterly basis. The plan has been passed on to executives and employees at all levels in the organization for acknowledgment, to be implemented in accordance with and to achieve the goals set.

2. Check and follow up on the performance of the Company

Checking and monitoring the performance of the business on a monthly basis in order to be in accordance with the work plan and as what has been assigned by the Board of Directors.

3. Perform actions as assigned by the Board of Directors.

Considering and approving the annual budget and investment of the Company before proposing to the Board of Directors for approval.

The Executive Board is committed to performing its duties with great care, honesty, prudence, and is ready to develop the business to the fullest capacity, by taking into account the best interests of the Company, shareholders and all stakeholders, including ensuring that the Company has operating systems in a manner that is lawful and ethical in accordance with good corporate governance principles to lead the organization towards stable and sustainable progress.

2.9 Internal control and connected transactions

2.9.1 internal control

The Company pays attention to good internal control system. This will help run the business more efficiently and effectively. The Company has an Audit Committee responsible for reviewing the internal control and operating systems of the Company through coordination with the auditors, internal auditors and the Company's management in the areas related to the review of financial reports to have adequate and reliable disclosure of information and to approve transactions relating to the Company's internal control system with an auditor, internal auditors and management attending the meeting appropriately. This is done to present to the Audit Committee for acknowledgment, track of progress and to find ways to resolve matters in observations so that the matters in observations can be corrected promptly.

2.9.1.1 Sufficiency and suitability of the internal control system

At the Board of Directors' meeting No. 2/2021 on 25th February 2021, 4 independent directors and 3 members of Audit Committee attended the meeting. The Board of Directors has assessed and considered the adequacy of the Company's internal control system according to the internal control system adequacy assessment form of the Office of the Securities and Exchange Commission by inquiring information from the management and related departments under the concept of COSO (The Committee of Sponsoring Organization of the Treadway Commission) which consists of:

- 1.) Control of Environment
- 2.) Risk Assessment
- 3.) Control of Activities
- 4.) Information & Communication
- 5.) Monitoring Activities

From the consideration of the Board of Directors, it is of the opinion that The Company has an internal control system that is adequate and suitable for the business operations. The Company has provided sufficient personnel to operate the system efficiently. In addition, the Company has an internal control system for monitoring, controlling and supervising the operations to be able to protect the Company's assets from improper or unauthorized use by directors or executives. This includes adequate transactions with persons who may have conflicts and connected persons.

In addition, Siam Truth Audit Co., Ltd. by Mr. Kraisit Silmongkolkul, the auditor license number 9429, who is the Company's auditor and is a certified public accountant from the Office of the Securities and Exchange Commission has audited the Company's financial statements for the quarterly and for the year 2021 ended 31st December 2023 and presented the Audit Report dated 25th February 2021. The auditor's report provided an unconditional opinion that the company financial statements shows the Company's consolidated financial position as of 31st December 2021, the Company's operating results and cash flows for the year ended the same day. This was proposed to the Audit Committee Meeting No. 2/2021 on 25th February 2021 and the Board of Directors Meeting No. 2/2023 on 28th February 2023, whereby the auditor has audited the internal control system related to the Company's operation in preparing and presenting financial statements in a reasonable manner, and the risk assessment of material misstatement of the Company. And there are no reports of observations and suggestions on the Company's accounting internal control system for the year 2023

The results of the internal control system audit in 2021 can be summarized as follows:

1. Internal control and management

The internal auditor is of the opinion that during the audit period, the Company's internal control and management systems were at a satisfactory level, with an environment that helps promote the Company's internal control system. Policies have been established and there is control over operation of both the management and operations departments. Also, there is a system for monitoring performance results regularly

2. Compliance with the Company's regulations

The internal auditor is of the opinion that in most of the items selected to be audited, the agency has complied with the established rules and procedures. However, the defects that are detected have been discussed with the agency's management for improvement to be in accordance with the predetermined operating procedures.

3. Financial accounting transactions and compliance with Laws

The internal auditor is of the opinion that during the audit period, the Company has a system to control the preparation of financial accounting transactions, and has prepared financial information and information necessary for the administration related to the work system that is adequately audited. Moreover, the documents are stored for easy inspection and it has complied with the law related to the Company.

2.9.1.2 Correction of deficiencies relating to the internal control system

The Company realizes the importance of a good internal control system. This will help run the business more efficiently and effectively. The Company has an Audit Committee and a Risk Management Committee to perform the duty of reviewing the appropriate internal control system. And there are internal audits in accordance with the principles of good corporate governance. In this regard, the Audit Committee and Risk Management Committee have meetings to approve transactions relating to the Company's internal control system, submit the information to the Audit Committee and the Risk Management Committee for acknowledgment, track the progress, and find ways to resolve matters in observations so that the matters in observations can be corrected promptly.

The Company has provided an internal auditor, which is an external agency, such as Honor Audit and Advisory Company Limited, to act as a consultant in establishing a strong internal control system, along with eliminating risks and investigating unusual transactions. This is to assess that the Company has established internal controls and has designed them reasonably and sufficiently to prevent any risks that may arise, and corresponds with the guidelines of COSO (The Committee of Sponsoring Organization of the Treadway Commission) as well as the guidelines of the Stock Exchange of Thailand. The internal auditors considered five key elements: the Control of Environment, Risk Assessment, Control of Activities, Information & Communication, and Monitoring. This has been checked continuously on a quarterly basis. There is a determination to set the audit report to be delivered directly to the Audit Committee so that the internal auditors can work independently and honestly present audit reports. It is divided into important work systems with details of the work system as follows:

Work system
1. Control of environment
2. Risk assessment
3. Control of activities
- Business development system and land recruitment and purchase system
- Sales system and after-sales service
- System of control and management of construction projects and inventories

Work system
- Cost control and project budget systems
- All types of procurement (project and general procurement)
- Human resource management, payment of salaries and wages
- Accounting and financial reporting system
- Accounting and financial systems related to the above systems
4.Information technology system

Criteria for determining the level of risk of controlled activities

Prioritization (very important, important and deserving attention) of the detected issues as a guideline for considering the Company's corrective action according to the level of risk that the organization can accept

Prioritization

Priority	Criteria for Determination
Very important	<p>Control about the policy, strategy of the Company or agency. Without such control, it will affect the direction and procedures involved, including the measurement of the effectiveness of the work as well as the reputation and credibility of the organization.</p> <p>In this situation the actions should be taken to speed up and implement plans to control such weaknesses to be completed within 3 months, for example, the absence of a policy, rules and regulations or the presence without compliance, lack of good control, deficiencies in recording and reporting accounting and financial information or other deficiencies that have a high impact on the organization. The management should make basic adjustments as well as supervise the operation until there is confidence that the risk control system will be improved, or in the case of human errors of 20.01% or more.</p>
Important	<p>Control that reduces or prevents the risk of causing fraud or operating errors.</p> <p>In this situation, the management should complete the rectification within 6 months or in case of errors due to human error from 5.01% - 20.00%.</p>
Deserving attention	<p>A control that increases the efficiency of the work, performance monitoring and control of performance</p> <p>In this situation potential risk and effect or damage to the organization are less likely to happen or in the case of human error from 0.01% - 5.00%.</p>

As for the audit report in the 4th quarter of 2021, which was audited in December 2021 and presented to the Audit Committee meeting on 25th February 2021, there were 14 observations and recommendations, with details. as follows

Summary of audit observations in the fourth quarter of 2023

No.	Activities	Notice	Risks and Effects	Priority level	Suggestions	Administrative Opinion / Completion Schedule	OIC
Human resources system Salary and wages							
1.	Policies, manuals and operating procedures	<p>The company has established policies, manuals and operating regulations that don't cover some important matters. and is in the process of reviewing details to be appropriate and consistent with current operations</p> <p>From reviewing policies, manuals, and operating procedures related to the Human Resource Management System, payment of salaries and wages. It is found that</p> <p>- There is a determination that does not cover important matters as follows:</p> <p>1. Policies and procedures regarding salary structure determination.</p>	<ul style="list-style-type: none"> • May cause employees to not perform their work according to the same guidelines and standards. And there is a risk of errors from operators. There is also a risk of continuity of work if employees resign or are unable to continue working. • If there is no review of policies, regulations, and operating manuals to be consistent with actual operations. In that case, it may cause employees confused, and incomprehensive about the operating process and they may have arguments that the 	High	<ul style="list-style-type: none"> •The company should have a comprehensive and appropriate review of policies, regulations, and operating manuals related to the Human Resources system, Payment of salaries and wages in every important activity which should be consistent with current operations, Along with clearly presenting it to those with authority to consider and approve to use as a guideline for work and reduce the risk of misunderstandings in the work process. 	<p>Agreed and will proceed with the suggestions.</p> <p>Schedule : 2nd Quarter 2024</p>	Mrs. Waew manee (Human Resources and General Administration Officer)

		2. Steps for checking educational history and work history.					
		<p>3. Orientation process for new employees.</p> <p>4. Resignation process in the case that employees do not notify in advance.</p> <p>- The "Employee welfare management policy at each job level (DHP-HRS-12)" version was approved and effective on March 21, 2022. It is stated that the benefits that employees receive do not cover what is paid according to the employee salary payment report, namely professional fees such as Professional Engineer Licensing fees or Certificate fees</p> <p>- The draft of the "Operational Manual on Human Resource Management (DHP-WM-03)" of the company is in the editing process. In this regard, there has been a determination of the person responsible</p>	<p>company has unclearly defined operating procedures which would be a reason why employees may have erroneous work in the future.</p>				
		for checking salaries that are not consistent with actual operations.					

		<p>Which was designated as the accounting department but in practice, it was the director of accounting and finance management.</p> <p>The “Regulations” promulgated on October 25, 2023 (current copy) have not yet been signed by the authorized person and promulgated.</p>					
2.	Operating Authority Manual	<p>The company has established approval authority related to the Human Resource Management System, payment of salaries and wages is not comprehensive and inappropriate in some matters.</p> <p>From examining the operating authority manual the version that approved and effective on November 14, 2023, found that</p>	<p>If there is no review or determine a transaction approval authority to be complete and consistent with current actual operations. In that case, it may cause employees confused or not knowing the approval authority to carry out various activities in the work system that correspond to the</p>	High		<p>Agreed and will proceed with the suggestions.</p> <p>Schedule : 2nd Quarter 2024</p>	<p>Mrs. Sunisa (Internal Control and Legal Department Officer)</p>
		<p>approval authority related to the Human Resource Management System has been established payment salary and wages are not covered and inappropriate in some matters</p>	<p>current situation. This may affect the efficiency of supervision. And there may be risks that various activities will not receive proper approval from an authority</p>				

3.	Storing important documents	<p>The Company has improper and incomplete storage of important documents from the Human Resources and General Administration departments.</p> <p>From observing the document storage location of the Human Resources and General Administration Department as of December 15, 2023, it was found that</p> <ul style="list-style-type: none"> - Documents containing employee salary figures and personal information including other information about employees were inappropriately stored and it was stored in a document shelf with 	<ul style="list-style-type: none"> • Make it easy for unrelated people to access important Human resources and General Administrative information that is confidential or contains employees' personal information. In the case of salary numbers, This may cause unrelated people and those who see the information to become dissatisfied and affect the work together within the organization. • Causes a lack of evidence referring to the payment of 	High	<p>The company should take steps to improve the storage and document storage of all Human resources and General Administrative Departments especially data that includes employee salary figures, personal information, or secrets to be appropriate and concise. It may be stored in a cabinet with a closed door/chest of drawers, keep the key locked when not in use or when there is no one around. This should specify that the person holding the key should be only the Human Resources and General Administration Department officer</p>	<p>Agreed and will proceed with the suggestions by setting up restrictions on entering and exiting the Human Resources and General Administration rooms for only those involved and tagging a sign posted for general employees to contact at the front as if outsiders were coming</p>	<p>Mrs. Waewmanee (Human Resources and General Administration Officer)</p>
		<p>no door or lock in the Human Resources and General Administration room which outsiders can enter and exit at any time because the room does not have a fingerprint scanning system or key lock during the day, such as</p> <p>1. Social Security contributions document file.</p>	<p>meeting allowances for directors that is complete and systematic.</p>		<p>(currently there are 2 people) and consider the entry and exit of the Human Resources and General Administration Department rooms from unauthorized persons to be more secure and tight</p> <ul style="list-style-type: none"> • The company should instruct employees to have a complete copy of documents for paying meeting 	<p>to contact the company.</p> <p>Schedule : Fix it immediately January 2024</p>	

		<p>2. List of employees to pay PND 1 tax.</p> <p>1. Employee salary payment document file.</p> <p>2. Performance results document file according to key performance indicators (KPI)</p> <p>3. Provident fund document file.</p> <p>- Documents copying payment of meeting allowances for directors were not kept complete. In practice, meeting allowance</p>			<p>allowances to directors in the director's document file every time meeting allowances are paid.</p>		
		<p>payments for each committee member will be paid according to the meeting round. The Human Resources and General Administration Department will make a copy of the payment document and enter it into the director's document file to keep evidence of every payment.</p>					
4.	Preparation of short-term plans and Budgets	<p>The company follows up on the implementation of the plans and budgets set every month. But in cases where it does not go according to plan, management is notified verbally without evidence</p>	<p>• Makes the reporting of operational monitoring results unreliable. There is no evidence to confirm whether the monitoring information has been acknowledged by the</p>	should pay attention	<p>• Human resources and General Administration officers should submit data comparing planned operations and information comparing the annual budget with actual expenses to the</p>	<p>Agreed and will proceed with the suggestions Schedule : Fix it immediately February 2024</p>	<p>Mrs. Waewmanee (Human Resources and General</p>

		of a written report and there is no clear reporting of budget spending to the Administrative Department.	management and has any opinions or solutions to the operations or not. As a result, the management team doesn't have information to control and		management for official acknowledgment. This may send information in the form of document reports, follow-up results, or e-mails as evidence for reporting operating results and for the management to clearly		Administration Officer)
			monitor performance, both according to plan and budget. It may make it impossible to know whether or not each period during the operation is following the set goals		specify or respond to comments to follow up in cases where abnormalities or problems are found.		
5.	Process in case of delayed recruitment	<p>The company has recruited employees later than the date specified in the Manpower Requisition Form. And there was no clear cause/reason specified.</p> <p>From the inspection of the recruitment of 10 new employees between June and December 2023 (continuation scope from the issue of manpower applications that were closing in the third quarter of 2023), it was found that there were Recruiting and accepting</p>	<ul style="list-style-type: none"> It may cause the company to have insufficient human resources for Operations to meet the workload at each time. This results in operations not being as per the set goals. <p>If no cause is identified In the case that the recruitment doesn't follow the date specified in the Manpower Requisition Form, This may lead to a lack of evidence for implementing and measuring the performance of</p>	should pay attention	In cases where there is a delay in recruitment and admission which causes it to not be as specified in the "Manpower Requisition Form", both due to delays in processing by the Human Resources and General Administration Departments, and the management department specifying that recruitment must be delayed or by other factors that has an impact on the recruitment process, The requesting agency should be notified to assess	Agreed and will proceed with the suggestions Schedule : Fix it immediately January 2024	Mrs. Waew manee (Human Resources and General Administration Officer)

		employees later than the date specified in the Manpower			appropriate manpower management and		
		Requisition Form Due to being unable to recruit which was no clear cause/reason for the delay, totaling 5 cases.	the Human Resources and Administrative departments. And it would be no information to use in planning the recruitment of manpower for the same positions in the future in an appropriate and timely manner.		workload during the recruitment period. and specify the clear reasons for the delayed action in the “Manpower Requisition Form”		
6.	Preparation of employee recruitment documents	<p>The preparation of employee recruitment documents including specified details and signed is incompletely stored in employee personnel files</p> <p>From the inspection of new employees from January to December 2023, a total of 21 items were found that</p> <ul style="list-style-type: none"> - The preparation of the process of employee recruitment and admission documents according to the work manual 	<ul style="list-style-type: none"> • If there is no complete preparation of the "Manpower Requisition Form" There may be no evidence in the manpower request that there is a need to recruit according to the manpower plan or additional items outside the plan. It may cause the recruiting officer to not be aware of the length of time 	High	<ul style="list-style-type: none"> • The company should ensure that the documents for the recruitment and admission process are prepared and kept completely according to the established work regulations as pieces of evidence of fair operations, and it can be traced back immediately to provide the company with information that will be used in considering further personnel actions. 	<p>proceed with the suggestions</p> <p>Schedule : Fix it immediately January 2024</p>	<p>Mrs. Waewmanee (Human Resources and General Administration Officer)</p>

No.	Activities	Notice	Risks and Effects	Priority level	Suggestions	Administrative Opinion / Completion Schedule	OIC
		<p>on Human Resource Management (DHP-WM-03) is incomplete as follows:</p> <ol style="list-style-type: none"> 1. There is no personnel requisition form for 2 people: Ms. Panida Kaewbutsa, the position of purchasing officer, and Ms. Rosarin Supho, the position of purchasing officer. 2. There are no brief employee regulations documents for 2 people, namely Mr. Tharadon Khamphonthan, the position of deputy manager of construction supervision of the AP project, and Ms. Areerat Chaiyasoda, the position of construction coordination officer of the AP project. <p>- In the job interview evaluation form documents, scores were not specified in every topic, 1 person was Ms. Rosarin.</p>	<p>required by the requesting department. And may result in the employee recruitment process not being able to keep up with the desired date and affect the company's operations.</p> <ul style="list-style-type: none"> • There is no evidence to show that recruitment procedures were fully followed, and there is a Lack of evidence to confirm that job applicants were briefly aware of the work regulations. If problems arise after being hired as an employee, there may be an argument that they were not informed about the work regulations. • If no score is specified in the job applicant interview 		<ul style="list-style-type: none"> • Companies should instruct operators to check documents related to employee recruitment to ensure that important details are complete before sending them to authorized persons for approval, This is to prevent the presentation of incomplete or insufficient information for consideration by authorized persons. The company should instruct those involved in signing the employment contract, both the "employer" and the "witnesses" as well as the "Human Resources and General Administration officers" to sign the employment contract completely. This is to ensure that various operations are carried out by authorized persons as specified by 		

		Supho, position: Purchasing Officer (But the evaluator and approver are completely signed because the document was made retrospectively) - In Permanent employee contract documents, there were no signatures of 5 "employers", signatures of 9 "witnesses", and signatures of 1 "Human Resources and General Administration officer"	evaluation form, It may cause the evaluation to be unreliable. and results in unfair admissions. If the contract document is incompletely signed causing the employment contract to be incomplete, there may be unfairness in hiring and the practices will not be at the same standard throughout the company, including when there are disputes or lawsuits from workers, the company will not have any reliable documents or evidence to explain the agreement between them.		the company as well as to prevent disputes or lawsuits from workers.		
7.	Preparation of probationary evaluation	The internal auditor didn't receive the probationary evaluation documents for the audit. From the inspection of new employees from January to December 2023, there were a total of 21 items, with details as follows: - 4 employees left work before the probation evaluation was due.	<ul style="list-style-type: none"> Caused works to not be performed according to the established procedures and may cause errors or the risks of missing important evidence for appropriate reference. There may be disputes regarding the probation evaluation period according to	should pay attention	The company should complete a probation evaluation document and approve the evaluation results before the 1-month and 4-month probation evaluation period is due and should communicate to employees the results of the probation evaluation whether they passed or failed, or if there is something they need to	The original sample documents have been checked and signed by the management team. New items will be processed according to the suggestions.	Executives

		<p>- 1 employee has not yet reached the 1-month probation evaluation deadline.</p> <p>- Employees who are due for a 1-month probation evaluation but have not yet completed 120 days, totaling 6 cases.</p> <p>- Employees who are due for a 120-day probation evaluation period, 10 people.</p> <p>The internal auditor didn't receive the probation evaluation form documents</p>	<p>the employment contract, which is set at 1 month and 4 months. If the evaluation is carried out until approval of The evaluation results after the expiration period, the employer considers whether the probation period has not yet been completed or not hired It may be necessary to pay compensation according to the Labor Protection</p>		<p>improve, This is to prevent errors in operating according to the guidelines set by the company or a legal issue where if the documents are. Prepared late, the employee has the right to claim benefits as required by law. Including preventing conflicts among employees within the organization.</p>	<p>Schedule: Fix it immediately</p>	
		<p>for 16 employees who were due for probationary evaluation because the Administrative Department was still in the process of approving the results of the probation period. It caused the preparation of documents not to comply with the work manual on Human Resource Management (DHP-WM-03) that requires a probation evaluation every month. However, the Human Resources and General Administration department informed</p>	<p>Act, Section 118 (1), which stipulates that employers must pay compensation to employees who have worked for 120 days but not complete 1 year at a rate not less than the last wage rate for 30 days. and must notify employees in advance If not notified correctly, the company may have to pay compensation for not giving advance notice one round before salary</p>				

		that the Executives only signed off on the probationary evaluation form. But the evaluation results will be based on the evaluation by the supervisor that everyone has passed the probation evaluation.	payment period to the employees.				
8.	Requesting For Overtime Approval	<p>The company didn't provide a Request for approval Overtime in writing.</p> <p>From a randomly inspection of employee salary payments about 17 employees in November, 2023, it was found that there was no clearly Overtime Approval document provided for 1 case. Found that the Requesting for Overtime Approval was directly requested to manager, and manager informed details of the employee's name, number of hours, and working days to the Human Resources and General Administration Department through Application Line, Which wasn't in an accordance with the process that need to requires the Human Resources and General Administration</p>	<p>• This caused a lack of evidence to request Overtime approval as specified by the company.</p> <p>Unable to properly reference evidence of providing benefits to employees. Due to the fact that Application Line may have a lot of communication massages, in case of being used as a evidence for approval by an authorized person without the documents of Requesting For Overtime Approval immediately or later, Or without storing evidence of that request/approval. As time passes, if there are requires to trace back or use an information, you may not be</p>	should pay attention	<p>• Heads of various departments should be instructed to prepare documents requesting for Overtime approval by specifying details in requesting Overtime approval and report to the Human Resources and General Administration department for inspecting before presenting to the authorized person for approval every time as an evidence to confirm that the employee actually requesting for overtime approval correctly according to the process that specified by the company or</p> <p>• Incase that the head of department is working onsite, there should be prepared a document requesting for Overtime approval and report the</p>	Agreed and will proceed with the suggestions. Schedule: Fix it immediately, January 2024	Mrs. Waewm anee (Human Resources and General Administration Officer)

			able to find the information or take time to		scanned file or image to Human source		
		Department to inspect before report approval to the authorized person.	search, and Line application may not be a good source of information.		department or general administration department for information and preliminary inspection through Application Line before report to an authorized person to approval. In case of an authorized person is not working onsite, they can send the document for approval through Application Line and report the original documents to the Human Resources and General Administration Department to sign the original documents completely later. Additionally, the Human resources and General Administration Department should keep the evidence completely while waiting for inspecting the original document. This ensures that employees' overtime approval document is acknowledged and		

					inspected before an appropriate compensation.		
9.	Employee welfare	<p>Welfares were paid to the sales department as specified by the welfare policy, but they paid at different rates which is not clearly specified in the Employment Contract or addendum of the Employment Contract.</p> <p>From a randomly inspection of employee salary payments about 17 employees in November 2023, found that there was a welfare payment "travel allowance" for sales department officer 1 person, named Mrs. Phensri Butmat, Sales Department Manager. This is in accordance with the employee welfare management policy for each position</p>	<p>As a result, there was no clear evidence referring to the provision of welfare "travel allowance" of the mentioned sales department officer. Because it wasn't stated in any document that the company has agreed to provide the daily rate. There may be an argument later that the company was not clearly defined.</p>	High	<p>The company should set clear criteria for providing benefits for fuel and travel allowance welfare payment. To be used as a reference and to request approval for appropriate payments consistent with off-site work each time. Or in the case of setting a fixed rate for individual person as agreed, welfare conditions should be specified. "travel allowance" of sales officer must be clearly stated in the employee contract. And in the case that welfare are provided to employees later, a document should be addendum to the employment contract specifying the employee's name, job position, and</p>	<p>Agreed and will proceed with the suggestions. Schedule : correct it at once, January 2024</p>	<p>Mrs. Waewm anee (Human Resources and General Administration Officer)</p>
		<p>(DHP-HRS-12). However each salesperson was paid differently depending on the location of travel. Which wasn't clearly specified in the</p>			<p>welfare received. and effective date along with clearly presenting to the person with authority to consider and approve the addendum to the Employment Contract</p>		

		Employment Contract or addendum of the Employment Contract.					
10.	Opening an account for job guarantee Money	The company has not opened an account for the job guarantee in accordance with the Employee Job Guarantee Policy (DHP-HRS-03). From a random inspection of employee salary payments in November 2023, 17 cases, it was found that there was no action to open an account for job guarantee money according to the	<ul style="list-style-type: none"> Caused the company to not comply with the specified policy 	should pay attention	The company should open a deposit account for job guarantee money in accordance with the Employee Job Guarantee Policy (DHP-HRS-03). In cases there are limitations on the authority person to open a job guarantee account, it may be considered as follows.	The company will collect the security deposit in cash. Schedule : March 31, 2024 Creating a policy to control the storage of guarantee money and	Administrative Department
11.	Correspondence of the Allowance Declaration	Preparation of the Allowance Declaration Form (Lor.Yor. 01.) is incomplete and the deduction information in the Excel file used to	<ul style="list-style-type: none"> It caused no information on deductions that the company must take into account when calculating withholding tax to 	Should pay Attention	<ul style="list-style-type: none"> Human Resources and General Administration Department should prepare and submit to employees to fill out deduction information in the 	Agreed and will proceed with the suggestions.	Mrs. Waewmanee (Human

No.	Activities	Notice	Risks and effects	Priority level	Suggestions	opinion of executives / completion schedule	OIC
	Form (Lor.Yor. 01.) with the calculation of deductions in the Excel system.	calculate the net income does not match the Allowance Declaration Form. (Lor.Yor.01.) And the withholding tax for some employees wasn't calculated. From a random inspection of the preparation of the declaration form for deductions (Lor.Yor.01) of 17 employees, the following observations were found: - There was no preparation of the Allowance Declaration Form for (Lor.Yor. 01.) for 5 employees. - The deductions items in the Excel file do not correspond to the the Allowance Declaration Form for (Lor.Yor. 01.) For 3 employees. - There was no calculation of withholding tax for 7 employees.	submit and report to Revenue Department as required by law. • This may affect the reliability of the expense reduction data in Excel, which results in incorrect calculations of withholding tax for remittance. This is due to the fact that the deductible information is not correspondence as specified in the Allowance Declaration Form (Lor.Yor.01.) or there is another reason that the deductible item is not follow as specified • If the company remits the withholding tax per month incorrectly, there may be a risk that the company will have to co-pay the missing tax amount.		Allowance Declaration Form (Lor.Yor.01.) completely and truthfully, then send it back to the Human Resources and General Administration Department for complete collection and filing. • Human resources and general administration departments should inspect the deductions specified in the Excel file with the Allowance Declaration Form (Lor.Yor.01.) to ensure that the information is correct and consistent. And ensure if it in accordance with the law that has been enacted to allow the reduction in that year or not. • Deduction information should be reviewed regularly to keep it current to be used as a database for calculating withholding tax correctly	Schedule: correct it at once	Resources and General Administration Officer)

			According to Section 54, paragraph one of the Revenue Code and must pay an additional 1.5 percent per month or fraction of the month of the tax that must be paid or remitted. Not including the penalty according to Section 27 of the Revenue Code.		and appropriately. The calculation of withholding tax for all employees should be completed, either pass a criterion to paying taxes or not. In order for the company to have a database used to remit withholding taxes according to the duties and responsibilities required by law.		
12.	Personnel development and training	The company has inappropriately prepared a training plan for 2023 and is in the process of preparing a training plan for 2024, including no follow-up of training according to the plan. From the review of personnel development and training in 2023, it was found that <ul style="list-style-type: none"> • The company has prepared an inappropriately training plan in 2023. 	<ul style="list-style-type: none"> • If the plan is determined without reference to the results of the needs survey, this may cause employees to have repeated training on the same topic. And employees do not learn a new knowledge that it can be used to develop the company's work processes. 	High	<ul style="list-style-type: none"> • The company should create an annual training plan, it is based on information from a training request survey that is report back to each department each year. Including considering the courses required by law or courses that the management considers important and necessary 	Agreed and will proceed with the suggestions. And the training plan for 2024 is in the process of being presented and signed for approval by the authorized person.	Mrs. Waew manee (Human Resources and General Administration Officer)

No.	Activities	Notice	Risks and Effects	Priority level	Suggestions	Administrative Opinion / Completion Schedule	OIC
		In 2023, there was preparing a survey of training needs from each department. But the Human Resources and General Administration departments do not use it as a reference. But refer to the 2022 plan, meanwhile there are in the process of preparing the 2024 training plan (according to the work manual, it will be completed in December). The company has recorded the training results that do not correspond to what actually happened, namely the TFRS for NPAEs Update 2021 course, trained by the accounting department. It was recorded that there was a postponement, but practically the accounting department has already carried	<ul style="list-style-type: none"> • If there is no follow-up of training according to the plan regularly and the training information is not recorded correctly as it actually happened. This may cause the preparation of data comparing the training plan with the actual training to be unreliable and the Administrative Department may receive inaccurate monthly reporting information, because it shows incorrect information as what it actually happened. 		<p>for employees to train. So that can be used to develop the company's work processes and achieve the company's objectives in each subjects.</p> <ul style="list-style-type: none"> • In the case that training plan information from the previous year is used for prepare the next year's plan, there are should be communicate to employees who need to receive training about the reason for needing training in the same matters as previously specified. So that employees can prepare and manage their routine tasks successfully, including not affecting their current normal operations. The human 	Schedule: February 2024	

		out training course. But the training documents were			resources and general administration departments should		
		not reported to the Human Resources and General Administration Departments. But they didn't follow up on training as planned. (It was reported that this was due to a miscommunication) which does not comply with the Human Resources Management Work Manual (DHP-WM-03) which requires the Human Resources and General Administration departments to regularly follow up on training plans and must store training documents in a file.			regularly follow up on planned training as required. It should also be communicated to employees who receive training to submit training documents as soon as they return to the company.		
13.	Performance evaluation	The consideration of annual wage rate adjustment didn't follow the specified time frame. From inspecting the policy and	<ul style="list-style-type: none"> It may cause injustice to employees within the organization. This causes various 	High	<ul style="list-style-type: none"> The company should consider and adjust salaries according to the specified cycle and in accordance with the approval resolution of the 	Fix it immediately	Administrative Department

No.	Activities	Notice	Risks and Effects	Priority level	Suggestions	Administrative Opinion / Completion Schedule	OIC
	and wage adjustment	Criteria for annual salary increases according to the evaluation results KPI (DHP-HRS-21), approved and announced on October 25, 2023, it was found that the time period for salary adjustment evaluation was set in November. But at present, in December 2023, there has been no consideration of salary adjustments to be completed within the specified period. From the inquiry of the Chief Executive Officer on December 27, 2023, it was stated that employee salaries had been considered and adjusted on December 26, 2023, but the internal auditor did not receive such information. However, the company has not yet inspected the KPI	doubts and leads the employees lack morale in performing their jobs. • Employee performance data used in considering wage adjustments and bonus payments may not be appropriate. This is because the information has been in the past for a long time and is not close to current performance.		budget for annual salary increase for employees, that presented to the Nomination and Remuneration Committee and the Board of Directors. The company should consider inspecting employee performance evaluation results used in salary adjustments to be appropriately connected and similar to the current salary adjustment period.		

No.	Activities	Notice	Risks and Effects	Priority level	Suggestions	Administrative Opinion / Completion Schedule	OIC
		Assessment cycle to be consistent with the newly determined salary adjustment cycle. According to the performance evaluation policy (DHP-HRS-05) dated December 24, 2020 version, performance evaluation is required and completed within January of every year. The salary adjustment in 2023 will still using employee KPI assessment data in January - December of the previous year (full year 2022), which may not be appropriate.					
14.	Documen-	Documenting the resignation process did not in accordance with the work manual. From the inspection they are 30 employees	• As a result, the resignation process has incomplete documentation as specified. This	High	Human Resources and General Administration Officers should prepare complete documents for the	Agreed and will proceed with the suggestions.	Mrs. Waew manee

	ting the resignation process	resigned between January and December 2023, it was found that the resignation process documents were not in accordance with the work manual on human resource	may lead to lack of evidence in various actions, including failure to be properly considered by those with authority.		resignation process as specified in the Human Resource Management Work Manual (DHP-WM-03) and should be checked for accuracy and	Schedule: correct it at once, January 2024	(Human Resources and General
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No.	Activities	Notice	Risks and Effects	Priority level	Suggestions	Administrative Opinion / Completion Schedule	OIC
		management (DHP-WM-03) as follows.- No preparation “Employment Request Form” (in the case of employees leaving according to normal resignation procedures), totaling 5 employees - No preparation “Resignation Request Form” (in the case where an employee leaves without prior notice) totaling 13 employees	• Human Resources and General Officers are at risk of not notifying employees of their names from social security within the time limit specified by law. Because there is no complete process documentation, it may cause human errors in the process.		completeness of specifying information. Including the signatures of those involved in the documents supporting the resignation process should be completed before the date the employee will be terminated, to provide information that can be traceability and prevent mistakes or disputes that may occur later.		Administ ration Departm ent)

		<p>- No preparation "Termination of Employment letter" Number of 2 employees : Miss Natthawan Kaewkornnanthakul position of construction coordination officer for the PS4 project and Mr. Thawatchai Phunilamai the deputy manager of construction supervision of the PS project</p> <p>- No documentation "Form to check completeness before employees resign"</p>	<p>• This may result in resigned employees not having their commitments checked before presenting them to the authorized person to sign for approval. And it is not possible to know whether the company's assets that the employees had to bring back have been returned or not. Additionally, in the case</p>				
		<p>totaling 15 employees, there was a signature of the employee and supervision on "Form to check completeness before employees resign" is incomplete, 1 case, namely Mr. Weerawut Suwanwong, working on Deputy Manager Construction Supervision, PS Project.</p>	<p>that an employee causes damage to the company's property, It may not be possible to trace and prosecute.</p> <p>• If the form to check for completion before the employee resigns is incomplete signature. May cause a lack of credibility and if the money is deducted to</p>				

			compensate for damages, there may be disputes.				
15.	IT Rights cancellation form	IT Rights cancellation form was incomplete and was prepared and approved by management after the employee left. From inspection the document form requesting to cancel the Username and Password about 30 employees in December 13, 2023. It was	• If the Username and Password cancellation request form is not documented, the resigning employee's rights may not be processed. This is for preventing the access to information as specified by the company.	High	Information technology officers should prepare a document requesting username and password cancellation forms and request approval to release rights or cancel access to work systems through all channels, including e-mail, as soon	Agreed and will proceed with the suggestions. Schedule: correct it at once, January 2024	Mr. Thanakorn (Information Technology)

No.	Activities	Notice	Risks and Effects	Priority level	Suggestions	Administrative Opinion / Completion Schedule	OIC
		found that - There has not yet been a documentation form to request cancellation of Username and Password for 2 cases: 1. Miss Natthawan Kaewkornnanthakul. Employee status terminated on November 27, 2023	• In the case of access rights to the system or program, If the server is located at the company, There may not be a risk of access from outsiders who are not employees of the company. But in the case of the right to use E-mail, if the right		as they know that the employee has terminated to be an employee.		Department)

		2. Mr. Thawatchai Phunilamai. Employee status terminated on November 29, 2023. Document form requesting to cancel Username and Password has been approved by management after 1 employee has left, namely Mr. Weerawut Suwanwong, who has terminated his employee status and filled out the document form requesting cancellation of Username and Password on September 24, 2023, but received the cancellation approval from department head of	cancellation notice or password reset is not done immediately upon knowing that the employee has terminated to be an employee, There may be risks in accessing it from online systems or Webmail.				
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No.	Activities	Notice	Risks and Effects	Priority level	Suggestions	Administrative Opinion / Completion Schedule	OIC
		Information Technology Officer and Managing Director of System Support on September 29, 2023					

16.	Work insurance Refund	<p>The company does not prepare a report on insurance refunds and there is a delay in refunding the work insurance money than the law and some manuals require. From a random inspection of the refund of work insurance money upon termination of employment between January and December 2023, a total of 30 employees were found to have operations not in accordance with the Human Resources Management Operations Manual (DHP-WM-03) as follows</p> <p>- There was no report on the refund of employee insurance money for 6 cases.</p>	<ul style="list-style-type: none"> • Lack of evidence to show details of how much security money that the company has collected from employees. Including no evidence submitted to relevant agencies to apply for approval for reimbursement. There may be errors from operations. • As a result, the work does not comply with the procedures for refunding employee insurance money to resigned employees as specified by the company. Including the fact that the 	High	<ul style="list-style-type: none"> • The Human Resources and general Administration Departments should prepare complete documentation reporting employee insurance refunds. So that the work process is as specified by the company, and can be traceability immediately if there are any doubts or objections from employees or someone with authority to approve the refund of the security deposit. <p>The company should consider taking action at least in accordance with the time frame specified in the Human Resources Management Operations</p>	<p>The Administrative Department is of the opinion that in practice it is not possible to return the work security deposit within the period specified by law. But the return will be considered in accordance with the operating manual, which is 30 days in the 1 month period</p>	<p>Administrative Department/Human Resources and General Administration Department</p>
		<p>-There were 10 employees that the work insurance money was returned later than the law and work manual required. The law stipulates that the money be returned within 7 days from the date the employer</p>	<p>company has set a period for returning the guaranteed money within 30 days after the employee resigns. It may not be consistent with the legal time</p>		<p>Work Manual (DHP-WM-03) which is to return job guarantee money to employees within 30 days when the time period expires in 1 month after resignation takes effect. There should</p>	<p>after the resignation takes effect.</p> <p>Schedule : Fix it Immediately</p>	

		terminated the job or the day the employee resigned. Or the date the insurance contract expires and the operating manual is due to be returned within 30 days at the end of the period of 1 month after the resignation takes effect.	period specified in the Labor Protection Act B.E. 2541 (1998). Section 10, paragraph two, stipulates that “in the case where the employer demands or receives security or enter into an insurance contract with the employee to compensate for damages caused by the employee. When the employer terminates employment or the employee resigns or the insurance contract expires, the employer shall return the		be clear communication or agreement with employees, to prevent disputes if there is a lawsuit from an employee who resigns and does not receive job insurance for a longer period than specified.		
			security with interest (if any), to the employee within seven days from the date the employer terminates the employment or the date the employee resigns, or the date the insurance contract				

			expires, as the case may be.” It may result in damage to the company's reputation.				
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Guidelines for resolving issues in observations from internal audits for the year 2023

2.9.1.4 Internal control system audit supervisor

At the Audit Committee Meeting Honor Audit and Advisory Company Limited was appointed to act as the Company's internal auditor. Ms. Piyamas Rueangsangrop is the main person responsible for performing the duties of the Company's internal auditor, performing duties from 1st January 2020 - 31st December 2020. the Audit Committee has considered the qualifications of Honor Audit and Advisory Co., Ltd. and Ms.Piyamas Rueangsangrop and saw that they were appropriate enough to perform such duties, because they are independent persons, have knowledge and ability to inspect various departments, and have a good understanding of business. The Company hired Honor Auditor and Advisory Company Limited on 25th January 2018 in examining the Company's internal control system during July 2018 in all systems, in accordance with the principles of COSO (The Committee of Sponsoring Organization of the Treadway Commission) and the guidelines of the Association of Internal Auditors of Thailand, and continuously monitor the performance of the Company's internal control system to ensure that the Company has an efficient and effective internal control system. This will affect the performance of employees and the organization in accordance with the plan and make it achieve the goals set by the management smoothly and efficiently, and bring about the benefit of management, including reliable financial reports. The internal auditor of the Company will present various relevant reports to the Audit Committee and the Company's executives to benefit in good corporate governance.

In 2021, the Company started auditing the internal control system according to the annual audit plan. This is in accordance with the appropriate audit of the internal control system according to the audit plan to enable the Company to develop the internal control system efficiently. The qualifications of a person holding the position of Internal Audit Supervisor are shown in Attachment 3.

2.9.1.5 Appointment, removal and transfer of the person holding the position of Internal Audit Supervisor

The approval, appointment, removal and transfer of the Company's Internal Audit Supervisor must be approved by the Audit Committee.

9.2. Connected transactions

9.2.1 List of connected persons and the nature of the relationship

Companies / individuals who may have conflicts	Nature of business	Relationship	Connected transactions (have = Ü, none = X)	
			Year 2021 ended 31 st December 2022	Year 2022 ended 31 st December 2023
1. Mr. Chaiyut Lerdrungporn	-	<ul style="list-style-type: none"> - Vice Chairman of the Board of Directors, Company Directors, Chief Executive Officer - Father of Mr. Pongpoj Lertrungporn, Mr. At Lertrungporn and Mr. Pongnarin Lertrungporn, the Company's major shareholders and spouse of Mrs. Pranee Lertrungporn - Uncle of Mr. Channarong Kaewwisit and Mr. Chaichan Kaewwisit 	Ü	Ü
2. Mrs. Pranee Lerdrungporn	-	<ul style="list-style-type: none"> - Director, Executive Vice President - Mother of Mr. Pongpoj Lertrungporn, Mr. At Lertrungporn and Mr. Pongnarin Lertrungporn, the major shareholders of the Company and spouse of Chaiyuth Lertrungporn who are directors of the Company. - Aunt-in-law of Mr. Channarong Kaewwisit and Mr. Chaichan Kaewwisit 	Ü	Ü
3. Mr. Pongpot Lerdrungporn	-	<ul style="list-style-type: none"> - Director, Authorized Director, Executive Director, Chief Executive Officer and a shareholder holding 17.30 percent of the shares - Son of Mr. Chaiyut Lertrungporn and Mrs. Pranee Lertrungporn 	Ü	Ü
4. Mr. Att Lerdrungporn	-	<ul style="list-style-type: none"> - Director, Authorized Director, Executive Director, Managing Director of Business Development, Sales and Marketing Division and holds 17.50% of the shares. - Son of Mr. Chaiyut Lertrungporn and Mrs. Pranee Lertrungporn 	Ü	Ü
5. Dr. Pongnarin Lerdrungporn	-	<ul style="list-style-type: none"> - Director, Authorized Director, Executive Director, Managing Director of System Support Division And a shareholder holding 17.30 percent of the shares - Son of Mr. Chaiyut Lertrungporn and Mrs. Pranee Lertrungporn 	Ü	Ü

Companies / individuals who may have conflicts	Nature of business	Relationship	Connected transactions (have = Ü, none = X)	
			Year 2021 ended 31 st December 2022	Year 2022 ended 31 st December 2023
6. Mr. Chanvit Kaewwisit	-	- Shareholders holding 7.52 percent of the shares, nephew of Mr. Chaiyut Lertrungporn and Mrs. Pranee Lertrungporn	Ü	Ü
7. Mr. Chaichan Kaewwisit	-	- Director, Authorized Director, and a shareholder holding 7.52 percent of the shares - Nephew of Mr. Chaiyut Lertrungporn and Mrs. Pranee Lertrungporn	Ü	Ü
8. Mr. Channarong Kaewwisit	-	- Director, Authorized Director, and a shareholder holding 7.00 percent of the shares - Nephew of Mr. Chaiyut Lertrungporn and Mrs. Pranee Lertrungporn	Ü	Ü
9. Miss Krittipha Kiatsuranon	-	- Wife of Mr. Pongpot Lertrungporn, a major shareholder of the Company	X	Ü
10. Mr. Krich Kiatsuranon ^{1 /}	-	- Shareholder with proportion of 0.42% - The father of Miss Krittipha Kiatsuranon, who is the wife of Mr. Pongpot Lertrungporn, a major shareholder of the Company	Ü	Ü
11. Mrs. Chutima Sanguantrakul ^{2 /}	-	- Shareholder with proportion 0.42% - Mother of Ms. Nawaporn Sanguantrakul who is the wife of Mr. Att Lerdrungporn, a major shareholder of the Company	Ü	Ü
12. Ms. Suchada Kunwasi ^{3 /}	-	- Shareholder with proportion 0.42% - Sister of Mrs. Chutima Sanguantrakul who the mother (with status as aunt) of Miss Nawaporn Sanguantrakul, wife of Mr. Att, Lerdrungporn a major shareholder of the Company.	Ü	Ü

Companies / individuals who may have conflicts	Nature of business	Relationship	Connected transactions (have = Ü, none = X)	
			Year 2021 ended 31 st December 2022	Year 2022 ended 31 st December 2023
13. Sarakham Petroleum Company Limited	Business of fuel retailer (Gas station)	<p>- Mr. Channarong Kaewwisit, Mr. Chanvit Kaewwisit, Mr. Chai Chan Kaewwisit, Mrs. Rapeepan Kaewwisit (mother of Mr. Channarong, Mr. Chanvit and Mr. Chaichan Kaewwisit and Mr. Pongpot Lerdrungporn, collectively hold 100.00 percent of shares.</p> <p>- Mr. Channarong Kaewwisit, Mr. Chanvit Kaewwisit, Mr. Chaichan Kaewwisit, Mrs. Rapeepan Kaewwisit (mother of Mr. Channarong, Mr. Chanvit and Mr. Chaichan Kaewwisit) and Mr. Pongpot Lerdrungporn are authorized directors.</p>	Ü	Ü
14. Farm Mart Corporation Company Limited	Business of rental property	<p>- Mr. Chaiyut Lerdrungporn, Mrs. Pranee Lerdrungporn, Mr. Pongpot Lerdrungporn, Mr. Att Lerdrungporn, Dr. Pongnarin Lerdrungporn, collectively hold 100.00 percent of shares.</p> <p>- Mr. Chaiyut Lerdrungporn, Mrs. Pranee Lerdrungporn, Mr. Pongpot Lerdrungporn, Mr. Att Lerdrungporn, Dr. Pongnarin Lerdrungporn are authorized directors.</p>	X	Ü

Note: ^{1 /} Mr. Krich Kiatsuranon is not considered a connected person of the Company according to the Notification of the Capital Market Supervisory Board No. Tor Jor. 21/2551 Re: Rules on Connected Transactions, since Mr. Krich Kiatsuranon is the father of Miss Kritipa Kiatsuranon who is the wife of Mr. Pongpot Lerdrungporn, who is an executive director and a major shareholder of the Company. Therefore, it does not fall within the scope of the definition. However, the disclosure of information in this section is aimed at transparency, fairness and benefit to the shareholders of the Company. ^{2 /} Mrs. Chutima Sanguantrakul is not considered a connected person of the Company according to the Notification of the Capital Market Supervisory Board No. Tor Jor. 21/2551 Re: Rules on Connected Transactions since Mrs. Chutima Sanguantrakul is the mother of Miss Nawaporn Sanguantrakul, the wife of Mr. Att Lerdrungporn, who is an executive director and a major shareholder of the Company. Therefore, it does not fall within the scope of the definition. ^{3 /} Ms. Suchada Kunwasi is not considered a connected person of the Company according to the Notification of the Capital Market Supervisory Board No. Tor Jor. 21/2551 Re: Rules on Connected Transactions since Miss Suchada Kunwasi is the aunt of Miss Nawaporn Sanguantrakul, the wife of Mr. Att Lerdrungporn, who is an executive director and a major shareholder of the Company. Therefore, it does not fall within the scope of the definition. However, the disclosure of information in this section is aimed at transparency, fairness and benefit to the shareholders of the Company.

Opinion of the Audit Committee

In the Audit Committee Meeting No. 1/2023 on 27th February 2023, there were opinions on connected transactions of the Company with the Company or with people that may have conflicts of interest, have interests, may have conflicts of interest in the future according to the announcement of the Securities and Exchange Commission. The meeting has considered that the transactions are reasonable and in accordance with fair trade conditions and are treated in the same manner as other unrelated parties, and there is no transfer of benefits between the Company and the connected persons.

9.2.3 Measures and procedures for approval of connected transactions

At the Board of Directors' Meeting No. 1/2023 on 27th February 2023, the Board of Directors has approved the principles for measures and procedures for approving connected transactions as follows:

Measures and procedures for approving connected transactions

In the event that there is a transaction between the Company and the connected persons, persons who may have conflicts of interest, who have stakes, or may have conflicts of interest in the future, which is a commercial agreement in the same manner as a general would do with a common counterpart in the same situation, with trade bargaining power without influence in having the status of directors, executives or connected persons, and with normal trading conditions or market prices, under reasonable conditions, and with the condition that this transaction can be examined and does not cause a transfer of benefits, the Company's management can operate this normally under the principles approved by the Board of Directors and prepare a summary report to report to the Audit Committee every quarter.

In the event that there is a connected transaction that is not a normal trade transaction, the Company will provide an opinion by the Audit Committee on the necessity and appropriateness of the transaction. In the event that the Audit Committee does not have expertise in considering possible connected transactions, the Company will provide independent appraisers, specialized independent experts, or auditors to give opinions on the said related transactions to the Audit Committee. This is to be used by the Audit Committee in decision-making and aforementioned persons are also responsible in giving opinions to the Board of Directors or shareholders as the case may be. The Company has disclosed the connected transactions in the notes to the financial statements audited by the Company's auditors. The Company disclosed such transactions in the Annual Registration Statement (Form 56-1) and the Company's Annual Report (Form 56-2) in accordance with the rules and laws governing securities and exchange. Approvals of such related transactions has complied with the law on securities and exchange and regulations, announcements, orders or rules of the Stock Exchange of Thailand. Those who may have conflicts or have an interest in making connected transactions will not have the right to vote on such connected transactions.

14.5 Policy or tendency of future connected transactions

In the future, if the Company has a need to enter into a connected transaction with a person who may have a conflict of interest with the Company, the Company will prescribe various conditions according to the nature of normal business operation and market prices which can be compared with the conditions or prices incurred with the same type of business that the Company does with third parties. The Company will have Audit Committee comments on price, rate of compensation, including the necessity and appropriateness of the said transaction. In the event that the Audit Committee does not have expertise in considering possible connected transactions, the Company will provide independent appraisers, independent experts or the Company's auditor to give opinions on the said transaction. This is to be used by the Audit Committee in decision-making and giving opinions to the Board of Directors or shareholders as the case may be.

For the connected transactions that may occur in the future, directors must comply with the criteria established by the SEC and the Stock Exchange of Thailand and directors must not approve any transaction that he/she or the person who may have a conflict of interest in any manner

with the Company conducts and must disclose such transaction to the Board of Directors for consideration. The Company must comply with the law on securities and exchange and regulations, announcements, orders or rules of the Stock Exchange of Thailand. This includes complying with the requirements regarding information disclosure, connected transactions and the acquisition or disposition of the Company's assets, and in accordance with the accounting standards stipulated by the Association of Accountants strictly. In addition, the Company will not enter into connected transactions with connected companies that are not the normal business operations of the Company.

However, the current and ongoing transactions in the future compose of: 1) Lease of land from Mr. Chaiyut Lerdrungporn, Mrs. Pranee Lerdrungporn, Dr. Pongnarin Lerdrungporn, Mr. Pongpot Lerdrungporn and Mr. Att Lerdrungporn for use as office locations. The rental price is according to the appraisal price by using the market price comparison method, assessed by the capital market appraisal company and the main appraiser approved by the Office of the Securities and Exchange Commission; 2) Lease of building from Mr. Att Lerdrungporn to keep materials and equipment in the business. The rental price is according to the appraisal price by using the market price comparison method, assessed by the capital market appraisal company and the main appraiser approved by the Securities and Exchange Commission; 3) Purchase of fuel from Sarakham Petroleum Company Limited for use in business operations, in which the Company has compared prices and conditions with other suppliers and found out that they are not different from services with general partners, and considered the location of the business which is close to the Company's office.

For loan items from directors and connected persons, the Company has a policy to borrow money from any connected person or juristic person. For the list of short-term loans from directors and connected persons of the Company, the Company has a policy to reduce dependence on borrowings from directors and connected persons. This is because the Company has a policy to source its own funds. In addition, the Company has funding from the initial public offering of the newly issued common shares. This allows the Company to have sufficient working capital to operate its business without having to rely on borrowings from the directors.

For reliance on the directors, executives and their family in the guarantees of loans from financial institutions of the Company, including the allocation of personal assets as collateral for loans from financial institutions of Mr. Chaiyut Lerdrungporn, Mrs. Pranee Lerdrungporn, Dr. Pongnarin Lerdrungporn, Mr. Pongpot Lerdrungporn, Mr. Att Lerdrungporn, Mr. Chanvit Kaewwisit, Mr. Chan Narong Kaewwisit and Mr. Chaichan Kaewwisit without any compensation for guaranteeing or taking the property as collateral, the Company can withdraw the loan guarantee and release some collateral to reduce the financial dependence from the directors, executives, and their family.

14.6 Investor Protection Measures

In order to protect the investors, if there is any connected transaction in the future between the Company and its subsidiaries with a person who may have conflicts of interest, have a stake or there may have conflicts of interest in the future, the Company will arrange a presentation of the said item through the Audit Committee meeting and a meeting of the Board of Directors attended by the Audit Committee (except for connected transactions where there are trade agreements with general trade terms, which the Board of Directors has approved in principle that the management can proceed at the Board of Directors' Meeting No. 2/2020 on 25th February 2020). In order to ensure that the transactions are fair and have a reasonable pricing policy, the Board of Directors must perform duties in accordance with the law on securities and exchange and the regulations, announcements and rules of the Stock Exchange of Thailand, including compliance with the disclosure requirements of the connected transaction. In addition, the Company has disclosed the related transactions in the notes to the audited financial statements and the annual report form (56-1 One Report) completely.



DHOUSE PATTANA Public Company Limited

Part 3

Financial Statements

DHOUSE PATTANA PUBLIC COMPANY LIMITED
FINANCIAL STATEMENTS AND AUDITOR'S REPORT
FOR THE YEAR ENDED DECEMBER 31, 2023



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AUDITOR'S REPORT

To the Shareholders of Dhouse Pattana Public Company Limited

Opinion

I have audited the accompanying consolidated and separate financial statements of Dhouse Pattana Public Company Limited and its subsidiaries ("the Group") and of Dhouse Pattana Public Company Limited ("the Company"), respectively, which comprise the consolidated and separate statement of financial position as at December 31, 2023, the consolidated and separate statement of comprehensive income, changes in shareholders' equity and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying consolidated and separate financial statements present fairly, in all material respects, the consolidated and separate financial position of Dhouse Pattana Public Company Limited and its subsidiaries and of Dhouse Pattana Public Company Limited as at December 31, 2023, and their consolidated and separate financial performance and cash flows for the year then ended in accordance with Thai Financial Reporting Standards.

Basis for Opinion

I conducted my audit in accordance with Thai Standards on Auditing. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated and Separate Financial Statements section of my report. I am independent of the Group in accordance with the Code of Ethics for Professional Accountants including Independence Standards issued by the Federation of Accounting Professions (Code of Ethics for Professional Accountants) that are relevant to my audit of the consolidated and separate financial statements, and I have fulfilled my other ethical responsibilities in accordance with the Code of Ethics for Professional Accountants. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Key Audit Matters

Key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the consolidated and separate financial statements of the current period. These matters were addressed in the context of my audit of the consolidated and separate financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

<i>The key audit matter</i>	<i>Audit procedures</i>
<p><i>Cost of property development and land held for development</i></p> <p>Cost of property development and land held for development are significant high value transaction, cost of property development comprise a various cost component such as cost of land, cost of land development, construction costs, related cost for property development and capitalized borrowing cost. In addition, land held for development was delayed for the property development resulting that it has to be stated at the lower of cost or net realizable value. As at December 31, 2023, the carrying amount of cost of property development and land held for development are of Baht 194.80 million and Baht 431.59 million, respectively, as disclosed in notes 7 and note 10 to the financial statements, respectively.</p> <p>I have identified cost of property development and land held for development to be the key audit matters as its high value is significant to the consolidated financial statements and comprise a various cost component, which affects to the complicated records, allocations and computations.</p>	<p>Other than making the inquiries, the audit procedures for cost of property development and land held for development included sampling test as follows:</p> <ul style="list-style-type: none"> - assessing the efficiency and test of internal control relates to the purchase system and property development system. - inspecting the evidences relating to the property development which is from the distributor and subcontractor such as purchase and sale agreement, related contracts, invoices and evidence payment. - allocation test of cost of property development per unit. - testing the valuation model for the calculation of net realizable value regarding to land held for development as per the appraisal report of an independent appraiser, including assess and test the appropriateness of the variables and estimation comprising the market price of other assets and the dissimilarity of detail of asset.

Other Information

Management is responsible for the other information. The other information comprises the information included in annual report of the Group, but does not include the consolidated and separate financial statements and my auditor's report thereon. The annual report of the Group is expected to be made available to me after the date of this auditor's report.

My opinion on the consolidated and separate financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.

In connection with my audit of the consolidated and separate financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated and separate financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated.

When I read the annual report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to those charged with governance for correction of the misstatement.

Responsibilities of Management and Those Charged with Governance for the Consolidated and Separate Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated and separate financial statements in accordance with Thai Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated and separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated and separate financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated and Separate Financial Statements

My objectives are to obtain reasonable assurance about whether the consolidated and separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Thai Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated and separate financial statements.

As part of an audit in accordance with Thai Standards on Auditing, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the consolidated and separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the consolidated and separate financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated and separate financial statements, including the disclosures, and whether the consolidated and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the Group and business activities within the Group to express an opinion on the consolidated financial statements. I am responsible for the direction, supervision and performance of the Group audit. I remain solely responsible for my audit opinion.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I also provide those charged with governance with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the consolidated and separate financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



Kraisit Silapamongkonkul
Certified Public Accountant
Registration Number 9429

Siam Truth Audit Company Limited
Bangkok
February 28, 2024

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2023

Baht

	Note	Consolidated financial statements		Separate financial statements	
		2023	2022	2023	2022
Assets					
Current assets					
Cash and cash equivalents	5	29,082,683	18,648,438	20,823,150	13,032,015
Trade and other receivables	6	1,355,187	423,966	453,817	187,129
Cost of property development	7	194,797,351	132,009,985	194,797,351	132,009,985
Inventories	8	7,614,390	6,918,313	5,361,821	5,610,873
Other current assets		600,750	1,587,394	211,775	992,248
Total current assets		233,450,361	159,588,096	221,647,914	151,832,250
Non-current assets					
Restricted bank deposits		271,200	323,527	271,200	323,527
Investments in subsidiaries	9	-	-	57,000,000	3,000,000
Land held for development	10	431,586,417	430,264,627	381,739,516	430,264,627
Investments property	11	47,900,708	44,191,062	134,529,700	126,236,441
Property, plant and equipment	12	105,991,609	97,309,319	13,525,347	14,632,157
Right-of-use assets	13	2,155,753	2,586,662	1,737,455	2,586,662
Intangible assets		467,490	573,195	467,490	573,195
Other non-current assets		2,177,120	2,815,842	1,298,129	2,211,870
Total non-current assets		590,550,297	578,064,234	590,568,837	579,828,479
Total assets		824,000,658	737,652,330	812,216,751	731,660,729

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2023

Baht

	Note	Consolidated		Separate	
		financial statements		financial statements	
		2023	2022	2023	2022
Liabilities and shareholders' equity					
Current liabilities					
Bank overdrafts and short-term loans					
from financial institutions	14	20,013,823	9,951,873	4,927,256	9,951,873
Trade and other payables	15	4,817,339	3,675,803	3,990,886	3,334,891
Current portion of liabilities	17	7,865,979	6,322,221	3,020,286	2,855,979
Current portion of lease liabilities	13	623,311	732,907	525,360	732,907
Short-term loans from related parties	4	114,000,000	137,000,000	147,000,000	144,000,000
Income tax payable		164,296	-	-	-
Advance received	16	300,000	9,620,588	300,000	9,620,588
Other current liabilities		1,119,763	788,834	1,061,078	776,415
Total current liabilities		148,904,511	168,092,226	160,824,866	171,272,653
Non-current liabilities					
Long-term loans from financial institutions	17	32,800,821	16,477,389	2,602,595	5,622,881
Lease liabilities	13	2,079,649	3,043,192	1,749,711	3,043,192
Debenture	18	172,440,988	116,590,193	172,440,988	116,590,193
Provisions for employee benefit	19	3,802,800	3,271,738	3,779,600	3,271,738
Provisions	20	1,957,416	1,936,381	1,957,416	1,936,381
Other non-current liabilities		2,102,826	1,969,014	6,777,215	1,968,304
Total non-current liabilities		215,184,500	143,287,907	189,307,525	132,432,689
Total liabilities		364,089,011	311,380,133	350,132,391	303,705,342
Shareholders' equity					
Share capital					
Share capital	21				
Ordinary shares		453,333,330	420,000,000	453,333,330	420,000,000
Premium on share capital		28,459,197	7,792,527	28,459,197	7,792,527
Retained earnings (deficit)					
Appropriated					
Legal reserve	22	746,600	746,600	746,600	746,600
Unappropriated		(22,627,480)	(2,266,930)	(20,454,767)	(583,740)
Total shareholders' equity		459,911,647	426,272,197	462,084,360	427,955,387
Total liabilities and shareholders' equity		824,000,658	737,652,330	812,216,751	731,660,729

The accompanying notes are an integral part of these financial statements.

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED DECEMBER 31, 2023

Baht

	Note	Consolidated financial statements		Separate financial statements	
		2023	2022	2023	2022
Revenue					
Revenue from sales	23	145,071,514	32,105,361	22,206,048	32,091,146
Revenue from rendering of services	23	3,768,589	-	2,400,000	-
Total revenue		148,840,103	32,105,361	24,606,048	32,091,146
Cost					
Cost of sales	25, 26	(133,348,219)	(21,943,429)	(15,827,598)	(21,927,725)
Cost of rendering of services	25, 26	(2,548,784)	-	(924,815)	-
Total cost		(135,897,003)	(21,943,429)	(16,752,413)	(21,927,725)
Gross profit		12,943,100	10,161,932	7,853,635	10,163,421
Other income	23	7,932,514	1,214,991	8,137,608	980,003
Selling expenses	25, 26	(4,865,002)	(3,022,862)	(2,461,788)	(2,946,167)
Administrative expenses	25, 26	(21,918,872)	(20,521,930)	(20,370,247)	(19,673,991)
Loss from operations		(5,908,260)	(12,167,869)	(6,840,792)	(11,476,734)
Expected credit loss		(407,101)	-	(47,101)	-
Finance costs	27	(13,919,857)	(8,272,438)	(12,983,134)	(7,500,371)
Loss before income tax		(20,235,218)	(20,440,307)	(19,871,027)	(18,977,105)
Tax expense	28	(125,332)	(3,372,398)	-	(3,372,398)
Loss for the year		(20,360,550)	(23,812,705)	(19,871,027)	(22,349,503)
Other comprehensive loss		-	-	-	-
Total comprehensive loss		(20,360,550)	(23,812,705)	(19,871,027)	(22,349,503)
Loss per share					
Basic loss per share		(0.0225)	(0.0283)	(0.0219)	(0.0266)
Weighted average number of ordinary shares (shares)		906,666,660	840,000,000	906,666,660	840,000,000

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE YEAR ENDED DECEMBER 31, 2023

Baht

	Note	Consolidated financial statements			
		Issued and paid-up share capital	Premium on share capital	Retained earnings(deficit)	
				Appropriated legal reserve	Unappropriated
					Total shareholders' equity
Balance as at January 1, 2022		420,000,000	7,792,527	746,600	21,545,775
Total comprehensive loss		-	-	-	(23,812,705)
Balance as at December 31, 2022		420,000,000	7,792,527	746,600	(2,266,930)
Increase in ordinary shares	21	33,333,330	20,666,670	-	-
Total comprehensive loss		-	-	-	(20,360,550)
Balance as at December 31, 2023		453,333,330	28,459,197	746,600	(22,627,480)

The accompanying notes are an integral part of these financial statements.

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DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE YEAR ENDED DECEMBER 31, 2023

Baht

	Note	Separate financial statements				Total shareholders' equity
		Issued and paid-up share capital	Premium on share capital	Retained earnings(deficit)		
				Appropriated legal reserve	Unappropriated	
Balance as at January 1, 2022		420,000,000	7,792,527	746,600	21,765,763	450,304,890
Total comprehensive loss		-	-	-	(22,349,503)	(22,349,503)
Balance as at December 31, 2022		420,000,000	7,792,527	746,600	(583,740)	427,955,387
Increase in ordinary shares	21	33,333,330	20,666,670	-	-	54,000,000
Total comprehensive loss		-	-	-	(19,871,027)	(19,871,027)
Balance as at December 31, 2023		453,333,330	28,459,197	746,600	(20,454,767)	462,084,360

The accompanying notes are an integral part of these financial statements.

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DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2023
Balut

	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Cash flows from operating activities				
Loss for the year	(20,360,550)	(23,812,705)	(19,871,027)	(22,349,503)
Adjustments to reconcile loss for the year				
to cash generated (paid) from operating activities				
Depreciation and amortization	3,804,151	2,527,314	3,251,016	2,515,801
Loss on written-off of assets	-	1,967	-	1,967
Gain on disposal of assets	-	(429,999)	-	(429,999)
Expected credit loss	407,101	-	47,101	-
Employee benefit	691,062	593,677	667,862	593,677
Interest income	(22,234)	(4,160)	(16,562)	(855)
Finance costs	13,919,857	8,272,438	12,983,134	7,500,371
Tax expense	125,332	3,372,398	-	3,372,398
Cash flows from operating activities before changes				
in operations assets and liabilities	(1,435,281)	(9,479,070)	(2,938,476)	(8,796,143)
Operating assets decrease (increase)				
Trade and other receivables	(931,221)	(348,825)	(266,688)	(111,988)
Cost of property development	(14,342,480)	3,495,165	(14,342,480)	3,495,165
Inventories	(696,077)	(3,986,191)	249,053	(2,678,751)
Other current assets	626,643	235,845	780,473	830,991
Restricted bank deposits	52,327	(30,778)	52,327	(30,778)
Land held for development	1,876,849	-	819,676	-
Other non-current assets	117,267	18,783	407,791	622,755
Operating liabilities increase (decrease)				
Trade and other payables	500,807	1,609,389	78,794	1,344,989
Advance received	(9,320,588)	3,578,000	(9,320,588)	3,578,000
Other current liabilities	330,929	59,852	284,664	47,926
Provisions	21,035	14,543	21,035	14,543
Other non-current liabilities	133,812	73,083	4,808,911	72,373
Cash flows used in operations activities	(23,065,978)	(4,760,204)	(19,365,508)	(1,610,918)
Employee benefit paid	(160,000)	-	(160,000)	-
Interest received	22,234	4,160	16,562	855
Income tax paid	(322,190)	-	(315,774)	-
Income tax returned	774,623	-	774,623	-
Net cash flows used in operating activities	(22,751,311)	(4,756,044)	(19,050,097)	(1,610,063)

The accompanying notes are an integral part of these financial statements.

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DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2023
Baht

	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Cash flows from investing activities				
Proceeds from purchase of investments in subsidiary	3,270,893	-	-	-
Purchase of investments property	(3,709,646)	(760,849)	(9,218,075)	(25,374,975)
Purchase of building and equipments	(12,194,637)	(26,311,763)	(1,032,163)	(1,054,342)
Disposal of assets	-	430,000	-	430,000
Net cash flows used in investing activities	(12,633,390)	(26,642,612)	(10,250,238)	(25,999,317)
Cash flows from financing activities				
Increase (decrease) in bank overdrafts and				
short-term loans from financial institutions	10,061,951	(139,647,230)	(5,024,617)	(139,647,230)
Proceeds from loan from related parties	41,740,000	117,000,000	92,000,000	122,000,000
Repayment for loan from related parties	(64,740,000)	(73,250,000)	(89,000,000)	(71,250,000)
Proceeds from long-term loans from financial institutions	23,910,000	14,508,159	-	108,159
Repayment for long-term loans from financial institutions	(6,146,081)	(13,882,785)	(2,880,000)	(13,882,785)
Repayment for financial fees	(50,000)	(79,250)	-	-
Repayment for lease liabilities	(1,007,576)	(1,381,828)	(887,576)	(1,381,828)
Finance cost paid	(10,390,336)	(7,377,252)	(9,557,325)	(6,631,696)
Proceeds from debenture	56,100,000	120,000,000	56,100,000	120,000,000
Repayment for debenture issuing cost	(3,659,012)	(3,409,807)	(3,659,012)	(3,409,807)
Net cash flows provided by financing activities	45,818,946	12,480,007	37,091,470	5,904,813
Net increase (decrease) in cash and cash equivalents	10,434,245	(18,918,649)	7,791,135	(21,704,567)
Cash and cash equivalents at the beginning of the year	18,648,438	37,567,087	13,032,015	34,736,582
Cash and cash equivalents at end of the year	29,082,683	18,648,438	20,823,150	13,032,015

Additional details of non-cash items

Year 2023

The Company purchased investment in a subsidiary in the amount of Baht 54 million paid by the increased ordinary shares of the Company.

Year 2022

The Group purchased the vehicles at cost in the amount of Baht 1.25 million

paid by cash of Baht 0.37 million and the remaining amount had been made by entering into a lease agreement.

The accompanying notes are an integral part of these financial statements.

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2023

1. GENERAL INFORMATION

Dhouse Pattana Public Company Limited (“the Company”) is incorporated in Thailand.

Its registered office is at 99 Sarakham-Wapi Pathum Road, Talat, Mueang Maha Sarakham, Maha Sarakham

The Company was listed on the Stock Exchange of Thailand in the “Market for Alternative Investment (mai)” on October 26, 2020.

The Company and its subsidiaries (“the Group”) are engaged in 3 principal businesses as follows:

- Property development.
- Wholesale for general products.
- Oil station and retail business.

The Company’s major shareholders were as follow:

Major shareholders	Nationality	Shareholding	
		December 31,	
		2023	2022
Lerdrungporn Group	Thai	48.92	52.80
Kaewwisit Group	Thai	26.40	28.63

The financial statements have been approved for issue by the Company’s Board of Directors on February 28, 2024.

2. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

The financial statements are prepared in accordance with Thai Financial Reporting Standards (“TFRS”), including the related interpretations and guidelines promulgated by the Federation of Accounting Professions (“TFAC”) and the financial reporting requirements of the Securities and Exchange Commission.

The financial statements in Thai language are presented in Thai Baht, which is the Group’s functional currency. The preparation of these official statutory financial statements is issued for Thai reporting purposes. The financial statements in English language have been translated from the financial statements in Thai language.

The preparation of the financial statements in conformity with Thai Financial Reporting Standards (“TFRS”) requires management to make judgments estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about carrying amounts of assets and liabilities that are not readily apparent from other sources. Subsequent actual results may differ from these estimates.

New financial reporting standards

a) New financial reporting standards that became effective in the current year

During the year, the Group has adopted the revised financial reporting standards, including the accounting guidances which are effective for fiscal years beginning on or after January 1, 2023. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the clarification of accounting practices and accounting guidances to users of TFRSs.

The management assessed there are not any significant impact on the Group's financial statements in the year those financial reporting standards are initially adopted.

b) Financial reporting standard that will become effective in the future

The Federation of Accounting Professions promulgated the numbers of revised financial reporting standards, which are effective for fiscal years beginning on or after January 1, 2024. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the clarification of accounting practices and accounting guidances to users of TFRSs.

The management of the Group believes that the revision of TFRSs does not have any significant impact on the Group's financial statements.

3. SIGNIFICANT ACCOUNTING POLICIES

The measurement bases used in preparing the financial statements

Other than those disclosed elsewhere in the significant accounting policies and other notes to the financial statements, the financial statements are prepared on the historical cost basis.

Revenue

The Group accounts for a contract with a customer when it has entered into an agreement between counter parties that creates enforceable rights and obligations. The Group has to identify its performance obligations and allocate a transaction price to each obligation on an appropriate basis.

Revenue from contracts with customers is recognized when control of the goods or services is transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services, excluding those amounts collected on behalf of third parties, value added tax and is after deduction of any trade discounts and volume rebates. Depending on the terms of the contract and the laws that apply to the contract, control of the asset may be transferred over time or at a point in time.

Revenues from contracts with multiple elements are allocated by fair value of standalone selling price in each performance obligation. In case of contracts have both obligations to perform at point of time and overtime, difference from revenue recognition and performance obligations at the beginning of contracts is recognized as contract assets or contract liabilities and recognized over the contract periods.

Revenue from sale of real estate

Revenue from sale of land and house is recognized when control is transferred to the customer, generally upon the Group transfers the legal of ownership (Freehold) to the customers at the point in time.

Revenue from sale is measured at the amount of the consideration received or expected to be received after deducting discounts and consideration payable to a customer.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised, if the revision affects only that accounting period, and in the accounting period of the revision and future periods, if the revision affects both current and future accounting periods.

BASIS OF PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements include the financial statements of Dhouse Pattana Public Company Limited and its subsidiaries (together referred to as the “Group”)

Subsidiaries	Country of incorporation	Business type	%	
			Shareholding	
			December 31,	
			2023	2022
Direct subsidiaries				
D Group Holdings Company Limited	Thailand	Holding investments	100	100
Asset Group Khonkaen Company Limited	Thailand	Property development	100	-
Indirect subsidiary				
D Energy and Retail Company Limited	Thailand	Oil station and retail business	100	100

The preparations of the consolidated financial statements have been based on the same accounting policies for the same or similar accounting transactions or accounting events.

Acquisitions from entities under common control

Business combination of the entities or the business combination under common control are accounted for using a method similar to the pooling of interest method. Under that method the acquirer recognizes assets and liabilities of the acquired businesses at their carrying amounts in the consolidated financial statements of the ultimate parent company at the moment of the transaction. The difference between the carrying amount of the acquired net assets and the consideration transferred is recognized as surplus or discount from business combinations under common control in shareholder’s equity. The surplus or discount will be transferred to retained earnings upon divestment of the businesses acquired.

The results from operations of the acquired businesses will be included in the consolidated financial statements of the acquirer from the beginning of the comparative period or the moment the businesses came under common control, whichever date is later, until control ceases.

Subsidiaries

Subsidiaries are an entity controlled by the Group. The Company is deemed to have control over subsidiaries if it has rights, or is exposed, to variable returns from its involvement with subsidiaries, and it has the ability to affect those returns through its power over the Group.

The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealized income or expenses arising from intra-group transactions, are eliminated.

Sale of real estate contract, which includes provision for items without charge or the sale price includes the price of various premiums such as furniture and fixtures because the free of charge items are component parts of real estates, which are the main performance obligations under the contracts. In the event that the Group has not yet delivered any premiums to the customer, the Group has to adjust revenue from sale of real estate for premiums and record such value as deferred revenue from sale of real estate. The costs of provision for items without charge are recognized as part of cost of sale of real estate.

The Group makes payments such as registration fee for the transfer and lease of real estates and common area fee to the juristic person of real estate projects on behalf of customers. If the Group receives distinct goods or services from the customer, the Group recognizes such payments as an expense when the distinct goods or services are consumed. But if not, such payments are recognized as a reduction of revenue.

No revenue is recognized if there is continuing management involvement with the goods or there are significant uncertainties regarding recovery of the consideration due.

Sale of goods and rendering of services

Revenue from sales of goods is recognized when a customer obtains control of the goods, generally on delivery of the goods to the customers. For contracts that permit the customers to return the goods, revenue is recognized to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognized will not occur. Therefore, the amount of revenue recognized is adjusted for estimated returns.

For bundled packages, the Group accounts for individual products and services separately if they are distinct, or a product or service is separately identifiable from other items and a customer can benefit from it, or the multiple services are rendered in different reporting periods. The consideration received is allocated based on their relative stand-alone selling prices of products and services.

Advances

Advances received from customers is classified as current liabilities and recognized as revenue when the Group transferred control over the goods to the customers. For the advances that contain a significant financing component, they include the interest expense accreted on the contract liability under the effective interest method. The Group uses practical expedient which is not adjust the consideration for any effects of a significant financing component if the period of financing is 12 months or less.

Revenue from rendering of services

The Group recognized services revenue over the contract period. Such recognition is on a straight-line basis according to the proportion of the rendered services over the contract period.

Revenue for rendering of services is recognized as services are provided.

Rental income and its related services

Rental income and its related services from investment property are recognized on a straight-line basis over the term of the lease. Contingent rentals are recognized as income in the accounting period in which they are occurred. The related service income is recognized over the term of the lease.

Interest income

Interest income is recognized using the effective interest method.

Interest income is calculated by applying the effective interest rate to the gross book value of financial assets.

When financial assets are determined to credit impair, interest income is calculated by applying the effective interest rate to the net book value (gross book value less allowance for expected credit losses) of the financial assets. If the financial assets are not credit impaired, interest income is calculated basing on the original gross book value.

Other income

Other income is recognized on an accrual basis.

Consideration payable to the customer

The Group recognizes the consideration payable to the customer as a reduction of the revenue from contract with customers.

Expenses

Finance cost

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective assets.

All other borrowing costs are expensed in the period they are incurred basing on the effective interest method. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds, unwinding of the discount on provisions and contingent consideration.

The interest component of finance lease payments is recognized using the effective interest method.

Interest expenses are recognized as an expenses over the term of loan. Interest expenses are calculated from the outstanding of loan principal on an accrual basis using the effective interest method.

Expenses are recognized on an accrual basis.

Deferred financial fees

Financial expenses related to borrowings that are typically incurred on or before signing facility agreements and before actual draw down of the loans are recorded as deferred financial fees and presented as a deduction against the related loan account and amortized using the effective interest method over the term of loan.

Financial instruments

Financial assets and financial liabilities are recognized in the Group's consolidated and separate statements of financial position when the Group becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities and subsequently measured at amortized cost or fair value through other comprehensive income are added to or deducted from the fair value of the financial assets or financial liabilities. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities subsequently measured at fair value through profit or loss are recognized immediately in profit or loss.

Classification and measurement of financial assets and financial liabilities

Financial assets classified as debt instruments

The Group classifies financial assets that are debt instruments as financial assets that are subsequently measured at amortized cost or fair value depends on the Group's business model for managing financial assets and the contractual cash flow characteristics of the financial assets as follows:

Financial assets measured at amortized cost

The financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and the contractual terms of the financial assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. These financial assets are initially recognized at fair value on trade date and subsequently measured at amortized cost net of allowance for expected credit losses (if any).

Amortized cost basing on the effective interest method

The effective interest method is a method of calculating the amortized cost of a debt instrument and of allocating interest income over the relevant period. Interest income is recognized in profit or loss and is included in the "interest income" item.

Offsetting

Financial assets and financial liabilities are offset, and the net amount is presented in the statement of financial position when the Group has a legal right to offset the amounts and intends to settle on a net basis or to realize the asset and settle the liability simultaneously.

Derecognition of financial assets

The Group derecognizes a financial asset when the contractual cash flows from the asset expire or it transfers its rights to receive contractual cash flows on the financial asset in a transaction in which all or substantially all the risks and rewards of ownership are transferred. Any interest from transferred financial assets, which is created, controlled or retained by the Group, are still recognized as financial assets and recognized as borrowing which have collateral for proceeds received.

On derecognition of a financial asset measured at amortized cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognized in profit or loss.

Write-off

The Group writes off debts (either partially or in full) when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or in the legal criteria for bad debts written-off, whichever occurs sooner. Bad debt written-off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. However, the Group continues to execute the case, in order to comply with the Group's recovery policy.

The gross carrying amount of a financial asset is written off when the Group has no reasonable expectations of recovering. Subsequent recoveries of an asset that was previously written off, are recognized as a reversal of impairment in profit or loss in the period in which the recovery occurs.

Allowance for expected credit losses on financial assets

The Group applies the Simplified Approach for recognition of expected credit losses of financial assets - debt instruments which are deposit at financial institutions, trade and other receivables, the contractual assets, and certain of other assets.

The Group recognizes allowance for expected credit losses at an amount equal to the lifetime expected credit losses in cases where there has been a significant increase in credit risk since initial recognition, but the assets are not credit impaired, or where the assets are credit impaired.

At every reporting date, the amount of allowance for expected credit losses is reassessed to reflect changes in credit risk of financial assets since initial recognition of related financial instruments.

Simplified Approach

The measurement of expected credit losses on financial assets by applying the Simplified Approach is a calculation to estimate using a provision matrix depended on the Group's historical credit loss experience adjusted with the factors that are specific to the receivables, general economic conditions, forecast of future economic conditions an assessment of both the current as well as the forecast direction of conditions at the reporting date, and time value of money, as appropriate. In addition, the Group shall principally determine the past due status of the customers and also their capability to maintain the value of collateral relative to the terms of contract.

At every reporting date, the Group determines whether the credit risk of other debt instruments and deposit at financial institutions has increased significantly since initial recognition, by mainly taking into account internal and external credit rating of the counterparties as well as overdue status.

The Group assesses whether the credit risk has increased significantly from the date of initial recognition on an individual or collective basis. In order to perform collective evaluation of impairment, the Group financial assets on the basis of shared credit risk characteristics, such as the type of instrument, internal credit rating, overdue status, and other relevant factors.

Financial assets are assessed to be credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of the counterparties have occurred, there are indications that the borrower is experiencing significant financial difficulties, or there is a breach of contract, as well as delinquency.

The Group recognizes an allowance for expected credit losses by adjusting to the carrying amount of related accounts. For the increase (decrease) in an allowance for expected credit losses is recognized as expenses during the period in the statements of income, except for investments in debt instruments that are measured at fair value through other comprehensive income, for which the loss allowance is recognized in other comprehensive income and accumulated in the investment revaluation reserve, and does not reduce the carrying amount of the financial asset in the statement of financial position.

Financial liabilities

Financial liabilities are initially recognized at fair value and subsequently measured at amortized cost using the effective interest method or at fair value through profit or loss.

The effective interest method is a method of calculating the amortized cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or a shorter period, to the amortized cost of a financial liability.

Financial liabilities designated at fair value through profit or loss

Financial liabilities may be designated at fair value through profit or loss upon initial recognition if;

- Such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- The financial liability forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Group's documented risk management or investment strategy, and information about the grouping is provided internally on that basis.

Financial liabilities that are designated at fair value through profit or loss are measured at fair value, with any gains or losses arising on changes in fair value recognized in profit or loss.

Financial liabilities that are designated as at fair value through profit or loss, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is recognized in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss. The remaining amount of change in the fair value of liability is recognized in profit or loss. Changes in fair value attributable to a financial liability's credit risk that are recognized in other comprehensive income are transferred to retained earnings upon derecognition of the financial liability.

Derecognition of financial liabilities

The Group derecognizes financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognized and the consideration paid and payable is recognized in profit or loss.

Trade and other receivables

Trade and other receivables are stated at their invoice value less allowance for expected credit losses.

A receivable is recognized when the Group has an unconditional right to receive consideration. If revenue has been recognized before the Group has an unconditional right to receive consideration, the amount is recognized as a contract asset that means accrued income.

The Group estimates expected credit losses, using a provision matrix to find the expected credit losses rate. This method groups the debtors based on shared credit risk characteristics and past due status, taking into account historical credit loss data, adjusted for factors that are specific to the debtors and an assessment of both current economic conditions and forward-looking general economic conditions at the reporting date.

Employee benefits

Short-term benefits

Short-term employee benefits are expensed as the related service is provided. A liability is recognized for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Post-employment benefits

The Group and its employees have jointly established the provident funds which is a monthly contributed and defined contribution plan. The fund's asset of the provident fund is separated from the Group's asset and has been managed by a licensed fund manager.

The provident fund receives a cash contribution from employee and the Group. The contribution expenditure of the provident fund and obligation in respect of defined contribution plan is recognized as expense in profit or loss for the period that transaction incurred.

The employee benefit obligations in relation to the severance payment under the labor law and the additions determined by the Group are recognized as a charge to results of operations over the employee's service period. It is calculated by the estimation of the amount of future benefit to be earned by the employee in return for the service provided to the Group through the service period up to the retirement age and the amount is discounted to determine the present value. The reference discount rate is the yield rate of government bonds as at the reporting date. The calculation is based on the actuarial technique using the Projected Unit Credit Method.

When the employee benefits are improved, the portion of the increased benefit relating to past service rendered by employee is recognized in profit or loss on a straight-line basis over the average period until the benefits become vested.

When the actuarial assumptions are changed, the Group recognizes actuarial gains (losses) immediately in other comprehensive income.

Past service costs relating the amendment of plan are recognized as an expense in other comprehensive income when the plan amendment is effective.

Termination benefits

Termination benefits are recognized as liability and as expense in profit or loss when the Group are committed demonstrably, without realistic possibility of withdrawal, to a formal detailed plan to either terminate employment before the normal retirement date, or to provide termination benefits as a result of an offer made to encourage voluntary redundancy or the Group have made an offer of voluntary redundancy, it is probable that the offer will be accepted, and the number of acceptances can be estimated reliably. If benefits are payable more than 12 months after the end of the reporting period, then they are discounted to their present value.

Income tax

Income tax for the year comprises current tax and deferred tax.

Current tax and deferred taxes are recognized in profit or loss.

Deferred tax in the extent that they relate to items recognized directly in shareholders' equity are recognized in other comprehensive income.

Current tax

The expected tax payable or receivable is calculated on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the end of reporting period date, and any adjustment to tax payable in respect of previous years.

Deferred tax

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities and the amounts used for taxation purposes.

The Group does not recognise a deferred tax liability of all taxable temporary differences associated with investments in subsidiaries, associates and joint ventures as the Group is able to control the timing of reversal of the temporary differences and it is probable that the temporary difference will not reverse in the foreseeable future. The Group will recognise a deferred tax liability of all taxable temporary differences associated with investments in subsidiaries, associates and joint ventures immediately when it is probable that The Group will dispose the investments in subsidiaries, associates and joint ventures in the foreseeable future.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, using tax rates enacted or substantively enacted at the end of reporting period date.

In determining the amount of current and deferred tax, the Group takes into account the impact of uncertain tax positions and whether additional taxes and interest may be due. The Group believes that its accruals for tax liabilities are adequate for all open tax years based on its assessment of many factors, including interpretations of tax law and prior experience. This assessment relies on estimates and assumptions and may involve a series of judgements about future events. New information may become available that causes the Group to change their judgement regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact tax expense in the period that such a determination is made.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax assets and liabilities, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realized simultaneously.

A deferred tax asset is recognized to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilized, including unutilized taxable losses. Deferred tax assets are reviewed at the end of reporting period date and reduced its carrying amount to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized against to the temporary differences and unutilized taxable losses.

Cash and cash equivalents

Cash and cash equivalents comprise cash, cash at banks type current accounts and saving accounts, cash at bank with an original maturity not exceeding 3 months, including negotiable certificate of deposit and highly liquid short-term investments in bill of exchange or promissory notes issued by financial institutions due at call or with original maturities of three months or less, excluded deposits at bank on obligation or subject to withdrawal restrictions and insignificant risk of change in value.

Cost of property development

Cost of property development are stated at the lower of cost or net realisable value, which is the value after recognized the cost of property sold.

Cost comprises cost of land, construction costs, including the capitalized borrowing cost for property development.

The details of cost calculation

- | | |
|--------------|--|
| Land | - Purchase price of land, cost for the acquisition and development of land using the average method and allocating based on salable area for each project. |
| Construction | - Construction cost comprises <ol style="list-style-type: none"> 1) The design fees, construction cost of utilities and public facilities, direct costs relating to property development are allocated based on salable area. |

2) Construction costs of houses are allocated based on salable area.

Capitalized borrowing cost - Interest expense and fee incurred from loans in bringing the property development, arising before the project will be fully developed, are allocated based on actual incurred relevant to land and construction.

Net realizable value is the estimated selling price in the normal course of business less estimated costs to make the sale.

Selling expenses such as specific business tax and transfer fee are recognized as expenses in the period that sales incur.

Loss on devaluation of cost of property development is recognized in profit or loss.

In determining the cost of property sold, the anticipated total development costs (taking into account actual costs incurred to date) are attributed on the basis of the salable area.

Cost of property development are estimated from the total cost incurred until the project fully completed, considering by their experiences in property business. The estimations are also regularly reviewed.

Cost of property sold are also including cost of other products which the Group transfers to the customer relating to the contract such as furniture and fixture is considered as a component of house.

Land held for development

Land held for development which is to be developed in the future is stated at cost less allowance for impairment (if any). It is shown net of deduction as cost of sales.

Cost comprises of cost of land and related expenses.

Loss on impairment of assets is included in profit or loss.

Inventories

Inventories are stated at the lower of cost or net realizable value.

Cost of inventories is calculated by using the first in – first out method.

Cost comprises all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

Net realizable value is the estimated selling price in the ordinary course of business less the estimated costs to complete and to make the sale.

The Group records the allowance for devaluation of inventories for all deteriorated, damaged, obsolete and slow-moving inventories.

Capitalization of interest cost

Interest cost especially from loan incurred in bringing land and project development, is capitalized as part of the cost of those assets until the projects is completed or break down or when the construction is condition necessary for it to be capable of operating for their intended use. The capitalization of interest shall be resumed when the project is re-activated.

Investments in subsidiaries

Investments in subsidiaries in the separate financial statements are accounted for using the cost method net of allowance for impairment (if any).

Impairment losses, if any, are recognized in profit or loss.

Investment property

Investment properties are properties which are held as a right-of-use asset and properties held to earn rental income, for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Investment properties are measured at cost less accumulated depreciation and accumulated impairment losses (if any).

Cost includes expenditure that is directly attributable to the acquisition of the investment properties. The cost of self-constructed investment properties includes the cost of materials and direct labour, and other costs directly attributable to bringing the investment properties to a working condition for its intended use, including capitalized borrowing costs when meets the criteria.

Depreciation is charged to profit or loss on a straight-line basis over the estimated useful lives of each property.

The estimated useful lives are as follows:

	<i>Years</i>
Buildings	20
Utility system	5 and 10

Depreciation is included in determining income and no depreciation is provided for land and construction in progress.

Subsequent costs

The cost of replacing a part of an item of land and building is recognized in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group, and its cost can be measured reliably. The carrying amount of the replaced part is derecognized. The costs of the day-to-day servicing of land and building are recognized in profit or loss as incurred.

Gains and losses on disposal of an item of investment properties, determined as the difference between the net disposal proceeds less cost to sale and the carrying amount, are recognized net within income or expenses in profit or loss.

Reclassification to property, plant and equipment

When the use of an investment properties changes such that it is reclassified as property, plant and equipment, its carrying amount at the date of reclassification becomes its cost for subsequent accounting.

Property, plant and equipment

Owned assets

Land is stated at cost less allowance for impairment losses (if any).

Building and equipment are measured at cost less accumulated depreciation and allowance for impairment losses (if any).

Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the cost of materials and direct labour, any other costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating for their intended use, the costs of dismantling and removing the items and restoring the site on which they are located, including capitalized borrowing costs when meets the criteria.

Purchased software that is integral to the functionality of the related equipment is capitalized as part of that equipment.

When parts of an item of property, plant and equipment have different consumption patterns or useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Gains and losses on disposal of an item of property, plant and equipment are determined as the difference between the net disposal proceeds less cost to sale and the carrying amount of property, plant and equipment, and are recognized net within other income or other expenses in profit or loss.

An item of property, plant and equipment is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on disposal of an asset is included in profit or loss when the asset is derecognized

Leased assets

Leases in terms of which the Group substantially assume all the risk and rewards of ownership are classified as finance leases. Property, plant and equipment acquired by way of finance leases is capitalized at the lower of its fair value and the present value of the minimum lease payments at the inception of the lease, less accumulated depreciation and allowance for impairment losses (if any).

Lease payments are apportioned between the finance cost and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance cost are recognized in the of profit or loss.

Reclassification to investment properties

When the use of a property changes from owner-occupied to investment properties, its carrying amount is recognized and reclassified as investment properties.

Subsequent costs

The cost of replacing a part of an item of property, plant and equipment and cost of renovations are recognized in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group within more than one accounting period, and its cost can be measured reliably. The carrying amount of the replaced part is derecognized. The costs of the day-to-day servicing of property, plant and equipment are recognized in profit or loss as incurred.

Depreciation

Depreciation is calculated based on the depreciable amount of building and equipment, which is the cost of an asset, or other amount substituted for cost, less its residual value.

Assets from cost of replacement and cost of renovations are depreciated over the remaining useful life of the related asset.

Depreciation is calculated basing on a straight-line basis over the estimated useful lives of each component of an item of assets.

The estimated useful lives are as follows:

	<i>Years</i>
Buildings	5, 10 and 20
Machinery and equipment	5
Office equipment	5
Vehicles	5 and 10

Depreciation is recognized as an expense in profit or loss.

No depreciation is provided on freehold land and assets under construction.

Depreciation for the finance lease assets is charged as expense for each reporting period. The depreciation method for leased assets is consistent with that for depreciable assets that are owned by the Group.

The residual value of an asset is the estimated amount that the Group would currently obtain from disposal of the asset, after deducting the estimated costs of disposal, if the asset were already of the age and in the condition expected at the end of its useful life.

The depreciation method, residual value and useful life of an asset should be reviewed at least at each financial year-end and, if expectations differ from previous estimates, any change is accounted for prospectively as a change in estimate.

Intangible assets

The Group initially recognizes at cost. Following the initial recognition, the intangible assets are carried at cost less any accumulated amortization and any allowance for impairment losses (if any).

Subsequent expenditure

Subsequent expenditure is capitalized only when it increases the future economic benefits embodied in the specific asset to which it relates.

All other expenditure, including expenditure on internally generated goodwill and brands, is recognized in profit or loss as incurred.

Amortization

Amortization is based on the cost of the asset, or other amount substituted for cost, less its residual value.

Amortization is recognized in profit or loss on a straight-line basis over the estimated useful lives of intangible assets from the date that they are available for use.

The estimated useful lives are as follows:

	<i>Years</i>
Software license	10

No amortization is provided on intangible assets under development and installation.

The Group regularly review the amortization methods, useful lives and residual values at least at each financial year-end, any changes are treated as a change in the estimates.

An item of intangible asset is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Gains or losses on disposal are the difference between the net proceeds from disposal and the carrying amount of intangible asset, and are recognized net in the profit or loss.

Impairment of non-financial assets

The carrying amounts of the Group's non-financial assets in respect of property, plant and equipment, investments property, intangible assets, right-of-use assets and other assets, are reviewed at each reporting period to determine whether there is any indication of impairment. If any such indication exists, the assets' recoverable amounts are estimated.

An impairment loss is recognized if the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. The impairment loss is recognized in profit or loss unless it reverses a previous revaluation credited to equity, in which case it is charged to equity.

Calculation of recoverable amount

The recoverable amount of a non-financial asset is the greater of the asset's value in use and fair value less costs to sell.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the cash-generating unit to which the asset belongs.

In determining fair value less costs to sell, an appropriate valuation model is used. These calculations are corroborated by a valuation model that, based on information available, reflects the amount that the Group could obtain from the disposal of the asset in an arm's length transaction between knowledgeable, willing parties, after deducting the costs of disposal.

Reversals of impairment

An impairment loss in respect of financial asset is reversed if the subsequent increase in recoverable amount can be related objectively to an event occurring after the impairment loss was recognized in profit or loss.

Impairment losses recognized in prior periods in respect of other non-financial assets are assessed at each reporting period for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of accumulated depreciation or accumulated amortization, if no impairment loss been recognized.

Leases

As a lessee

The Group assesses whether a contract is or contains a lease, at inception of the contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Group recognizes right-of-use assets and lease liabilities for all leases with a term of more than 12 months, unless the underlying asset is low value.

Right-of-use assets

The Group recognizes right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use) or the date of lease modification. Right-of-use assets are measured at cost, less any accumulated amortization and allowance for impairment losses (if any) and adjusted for any remeasurement of lease liabilities.

The right-of-use assets comprise the initial measurement of the corresponding lease liability, any lease payments made at or before the commencement date less any lease incentives received, including any initial direct costs and an estimate of costs in restoration.

Whenever the Group incurs an obligation for costs to dismantle and remove a leased asset, restore the site on which it is located or restore the underlying asset to the condition required by the terms and conditions of the lease, such provision is recognized and measured to the extent that the costs relate to a right-of-use asset.

The Group allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices of each component. The Group has elected not to separate non-lease components and accounted for the lease and non-lease components as a single lease component.

Amortization of right-of-use assets is recognized in profit or loss and calculated by reference to their costs, on the straight-line basis over the shorter of the estimated lease term and the estimated useful lives as follows:

	<i>Years</i>
Lands	3 and 20
Buildings	3
Equipment	5

If ownership of the underlying asset transfers to the Group at the end of the lease term they are classified as part of property, plant and equipment. The cost of such asset reflects the exercise of a purchase option. The amortization is calculated using the estimated useful life of the asset.

If the Group is unable to obtain reasonable assurance that the ownership of the underlying asset is substantially transferred to the Group at the end of the lease term, the right-of-use assets will be amortized on the straight-line method from the commencement date to the end of the useful lives or the end of the lease term, which is earlier.

The Group applies the derecognition and impairment requirements, in according to the financial instrument principle, to the net investment in the lease. The Group further regularly reviews estimated unguaranteed residual values used in calculating the gross investment in the lease.

Lease liabilities

The lease liability is initially measured at the present value of the lease payments to be made over the lease term, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. The lease payments included fixed payments less any lease incentive receivable and amounts expected to be payable under a residual value guarantee. The lease payments also include amount under purchase, extension or termination option if the Group is reasonably certain to exercise option.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made. Interest expense is recognized in profit or loss.

Judgements of management

The preparation of financial statements in conformity with financial reporting standards requires management to make subjective judgments to determine the accounting policies, estimates regarding matters that are inherently uncertain and various assumptions.

Significant judgements and accounting estimates are as follow:

a) Recognition and derecognition of assets and liabilities

In considering whether to recognize or to derecognize assets or liabilities, the management is required to make judgment on whether the Group transfers or have been transferred the significant risk and rewards of those assets or liabilities, based on their best knowledge of the current circumstances and arrangements.

b) Fair value of financial instruments

In determining the fair value of financial instruments that are not actively traded and for which quoted market prices are not readily available, the management exercise judgment, using a variety of valuation techniques and models. The input to these models is taken from observable markets, and includes consideration of credit risks, liquidity, correlation and long-term volatility of financial instruments. Any changes in assumption related to the inputs may affect to the fair value stated in the financial statements and disclosure of fair value hierarchy.

c) Allowances for expected credit loss for financial assets

Allowances for expected credit loss for financial assets are intended to adjust the value of receivables for probable credit losses. The management is required to use judgement in estimating allowance for expected credit losses for financial assets. The Group's calculation of allowance for expected credit losses depends on the criteria used for assessment of a significant increase in credit risk, the development of a model, the risk that collateral value cannot be realized, collective and individual analyses of the status of receivables, the probability of debt collection and the selection of the forecasted macroeconomic data inputs used in the model. However, the use of different estimates and assumptions could affect the amounts of allowances for expected credit loss and adjustments to the allowances may therefore be required in the future.

d) Allowance for impairment on investments

The Group treats investments as impaired when there has been a significant or prolonged decline in the fair value below their cost or where other objective evidence of impairment exists. The determination of what is "significant" or "prolonged" requires judgment of the management.

e) Property, plant and equipment

The recognition of cost incurred in the carrying amount of an item of property, plant and equipment ceases when the item is in the location and condition necessary for it to be capable of operating in the manner intended by management.

In determining depreciation of buildings and equipment, the management is required to make estimates of the useful lives and residual values of buildings and equipment and to review estimated useful lives and residual values when circumstance changes.

The management is required to review property, plant and equipment for impairment on a periodical basis and record impairment losses when it is determined that their recoverable amount is lower than the carrying amount. This requires judgments regarding forecast of future revenues and expenses relating to the assets subject to the review.

The lease liability is remeasured when there is a change in lease term, change in lease payments, change in the estimate of the amount expected to be payable under a residual value guarantee, or a change in the assessment of purchase, extension or termination options. When the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Short-term leases and leases of low-value assets

The Group recognized payments under leases that, have a lease term of 12 months or less at the commencement date, or are leases of low-value assets, as expenses on a straight-line basis over the lease term, unless another systematic basis is more representative of the time pattern in which economic benefits from the lease assets are consumed.

Provisions

A provision is recognized in the statement of financial position when the Group has a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. The expected future cash flows are discounted by using a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. The unwinding of the discount is recognized as a finance cost.

Estimated cost of property development

The cost of utilities and public facilities under construction of residential condominium units, that the revenue from sales have been already recognized, are estimated by calculating the quantity and value of materials used in each project, including labour cost and other related expenses necessary used to complete the project. The changes of materials price, labour cost and other related expenses are also determined. The estimated cost are regularly reviewed and at each time that actual cost incurred are materially different from the cost estimates.

Warranties

A provision for warranties is recognized when the underlying products or services are sold. The provision is based on historical warranty data and a weighting of all possible outcomes against their associated probabilities.

Dividends

Dividend and interim dividend payment are recorded in the period in which they are approved by Shareholders' meeting and Board of Directors' meeting.

Debt issued and other borrowings

Debt issued and other borrowings are initially recognized at the fair value of the proceeds received. Debt issued and other borrowings are subsequently measured at amortized cost, using the effective interest method. Any difference between proceeds and the redemption value is recognized as an interest expense in profit or loss over the period of the borrowings. Gains and losses from early redemption are recognized in the statement of income upon redemption.

Basic loss per share

Basic loss per share is calculated by dividing the loss for the years attributable to ordinary shareholders of the Group by the weighted average number of ordinary shares issued during the years.

f) Intangible assets

The initial recognition and measurement of intangible assets, and subsequent impairment testing, require management to make estimates of cash flows to be generated by the asset or the cash generating units and to choose a suitable discount rate in order to calculate the present value of those cash flows.

g) Deferred tax assets

The Group recognizes deferred tax assets for all deductible temporary differences to the extent that it is probable that future taxable profit will be available against which such deductible temporary differences can be utilised, including unutilized taxable loss. Significant management judgement is required to determine the amount of deferred tax assets that can be recognized, based upon the likely timing and level of estimate future taxable profits.

h) Leases

The Group assesses whether a contract is or contains a lease, at inception of the contract. The management is required to use judgement in evaluating the condition and term of a contract to determine whether the Group transfers or have been transferred or have been transferred the risk and rewards of leased assets.

Determining the lease term of contracts with renewal or termination options

In determining the lease term, the management is required to use judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease considering all relevant facts and circumstances that create an economic incentive for it to exercise either the renewal or termination.

Incremental borrowing rate

In the case that the Group cannot readily determine the interest rate implicit in the lease, the Group is required to use its incremental borrowing rate to discount lease liabilities. The incremental borrowing rate is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment.

i) Post-employment benefits

The obligation under the defined benefit plan is determined based on actuarial techniques which depends on various assumptions, including discount rate, future salary increase rate, mortality rate and staff turnover rate.

j) Impairment of non-financial assets

The carrying amounts of the Group's non-financial assets are reviewed at each reporting period to determine whether there is any indication of impairment. If any such indication exists, the assets' recoverable amounts are estimated.

k) Revenue from contracts with customers

Identification of performance obligations

In identifying performance obligations, the management is required to use judgement regarding whether each promise to deliver goods or services is considered distinct, taking into consideration terms and conditions of the arrangement. In other words, if a good or service is separately identifiable from other promises in the contract and if the customer can benefit from it, it is accounted for separately.

Determination of timing of revenue recognition

In determining the timing of revenue recognition, the management is required to use judgement regarding whether performance obligations are satisfied over time or at a point in time, taking into consideration terms and conditions of the arrangement.

l) Advance received from sales of real estate

Sales of real estate contract made with customers stipulates that the Group is entitled to receive payments from customers when the contract has commenced such as booking payment, contract payment and down payment. The Group determines that there are no significant financing components arising from the payments received from customers because they are not the Group's funding but the customers' guarantee for partial or entire contractual performance.

m) Estimated real estate development costs

In calculating cost of land and houses and residential condominium units sold, the Group has to estimate all real estate development costs, comprising land and land improvement costs, design and construction costs, public utility costs, borrowing costs and other related costs. The management estimates these costs based on their business experience in the business and revisits the estimations on a periodical basis or when the actual costs incurred significantly vary from the estimated costs.

n) Allowance for devaluation of real estate development costs

The Group treats real estate development costs as impaired when a significant decline in the fair value is noted. The management determines the devaluation based on net realisable value. However, the determination of what is "significant" and the amount of devaluation requires the management to exercise judgment.

o) Provision for maintenance of housing and public utilities

In recording provision for maintenance of housing and public utilities, the management estimates the expenses expected to be incurred based on past experience of providing maintenance, and/or currently available information relating to maintenance expenses.

p) Contributions to housing estate juristic persons

The Group estimates its contributions to housing estate juristic persons using the rate specified by the laws and regulations and the budgeted costs of public utilities as a basis for the calculation.

Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between buyer and seller (market participants) at the measurement date. The Group applied a quoted market price in an active market to measure their assets and liabilities that are required to be measured at fair value by relevant financial reporting standards. Except in case of no active market of an identical asset or liability or when a quoted market price is not available, the Group measured fair value using valuation techniques that are appropriate in the circumstances and maximizes the use of relevant observable inputs related to assets and liabilities that are required to be measured at fair value.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy into three levels based on categorise of input to be used in fair value measurement as follows:

- Level 1** Use of quoted market prices for such identical assets or liabilities in an observable active market and the entity can access at the measurement date

Level 2 Use of other observable inputs for such assets or liabilities other than quoted prices included within Level 1, whether directly or indirectly

Level 3 Use of unobservable inputs for such assets or liabilities as the information related to future cash flows estimated by the Group

If an asset or a liability measured at fair value has a bid price and an ask price, then the Group measures assets and asset positions at a bid price and liabilities and liability positions at an ask price.

The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price – i.e. the fair value of the consideration given or received.

At the end of reporting period, the Group assesses whether transfers have to be occurred between levels within the fair value hierarchy for assets and liabilities held at the end of reporting period that are measured at fair value on a recurring basis.

4. TRANSACTIONS WITH RELATED PARTIES

A related party is a person or entity that has control, or are controlled by, the Company and subsidiaries, whether directly or indirectly, or which are under common control with the Company and subsidiaries.

They also include a person which directly or indirectly own a voting interest in the Company and subsidiaries that gives them significant influence over the Company and subsidiaries, key management personnel, directors, or officers with authority in the planning and direction of the Company's and subsidiaries' operations, including, close family members of mentioned person and entity that has control or significant influence whether directly or indirectly.

Significant transactions with related parties for the years ended December 31, 2023 and 2022 were as follows:

	Consolidated		Baht	
	financial statements		Separate	
	2023	2022	2023	2022
Revenue from rental and service				
D Group Holdings Co., Ltd.	-	-	12,000	-
D Energy and Retail Co., Ltd.	-	-	2,645,408	-
Asset Group Khonkaen Co., Ltd.	-	-	20,000	-
Purchase of construction materials				
D Energy and Retail Co., Ltd.	-	-	-	130,077
Purchase of supplies				
D Energy and Retail Co., Ltd.	-	-	64,578	-
Sarakham Petroleum Co., Ltd.	117,783	205,057	117,783	205,057

	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Purchase of assets				
D Energy and Retail Co., Ltd.	-	-	-	100,000
Toyota Sure Khonkaen Co., Ltd.	395,900	-	395,900	-
Farmmart Corporation Co., Ltd.	295,000	-	295,000	-
Amortization right-of-use assets				
Directors	351,951	357,989	351,951	357,989
Other expenses				
Directors	239,693	340,488	239,693	340,488
Interest expense				
D Energy and Retail Co., Ltd.	-	-	826,959	6,904
Directors	1,281,658	1,403,664	1,281,658	1,403,664
Related persons	250,685	698,468	250,685	698,468

Management and director personnel compensation

Management and director personnel compensation for the years ended December 31, 2023 and 2022 consisted of:

	Consolidated and separate financial statements	
	2023	2022
Management personnel compensation		
Short-term benefits	4,286,503	4,473,450
Post-employment benefits	456,395	431,772
Total	4,742,898	4,905,222
Directors' remuneration	550,000	654,000

Directors' remuneration represents benefits paid to the director of the Group in accordance with Section 90 of the Public Limited Companies Act B.E. 2535, exclusive of salaries and related benefit payable to directors who hold executive positions.

The significant balances of assets and liabilities with related parties as at December 31, 2023 and 2022 were as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Trade and other receivables				
D Group Holdings Co., Ltd.	-	-	1,000	-
D Energy and Retail Co., Ltd.	-	-	225,736	-
Asset Group Khonkaen Co., Ltd.	-	-	20,000	-
Right-of-use assets				
Directors	1,737,455	2,586,662	1,737,455	2,586,662
Rental payables				
Directors	22,990	24,781	22,990	24,781
Accrued interest expenses				
D Energy and Retail Co., Ltd.	-	-	145,205	6,904
Directors	89,178	95,123	89,178	95,123
Related persons	21,233	21,233	21,233	21,233
Lease liabilities				
Directors	1,805,738	2,846,448	1,805,738	2,846,448
Rental deposit				
D Group Holdings Co., Ltd.	-	-	3,000	-
D Energy and Retail Co., Ltd.	-	-	5,006,000	-

Short-term loans from related parties

Short-term loans from related parties as at December 31, 2023 and 2022 consisted of:

	% Interest rate		Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022	2023	2022
D Energy and Retail Co., Ltd.	0.5 - 6	4	-	-	53,000,000	7,000,000
Directors	1 - 6	1 - 2.5	69,000,000	112,000,000	69,000,000	112,000,000
Related persons	1	1 - 2.5	45,000,000	25,000,000	25,000,000	25,000,000
Total			114,000,000	137,000,000	147,000,000	144,000,000

Movements of short-term loans from related parties for the years ended December 31, 2023 and 2022 were as follows:

	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
Beginning balance	137,000,000	93,250,000	144,000,000	93,250,000
Increase	41,740,000	117,000,000	92,000,000	122,000,000
Decrease	(64,740,000)	(73,250,000)	(89,000,000)	(71,250,000)
Ending balance	114,000,000	137,000,000	147,000,000	144,000,000

The Group entered into a loan agreement with the related company, directors and related persons by issuing promissory notes due at call and unsecured.

Significant agreements

The Company

The Company entered into the rental agreement for constructions with related persons, a rental period of 3 years starting from December 1, 2019 to November 30, 2022. The rental agreement may be renewed for 10 times of 3 years each, at a yearly rental of Baht 200,000 referring to the market price from an independent appraiser.

On November 30, 2022, the Company entered into the 2nd renewal rental agreement for constructions with related person, a rental period of 3 years starting from December 1, 2022 to November 30, 2025. The rental agreement may be renewed not exceeding for 10 times of 3 years each, at a yearly rental of Baht 220,000 and rental shall be increase every 3 years at the rate of 10% of previous rental.

The land rental agreement

The Company entered into the land rental agreement for the office building with related persons, for a rental period of 9 years and 244 days starting from April 1, 2020 to November 30, 2029. The rental agreement may be renewed for 4 times of 10 years each, at a yearly rental of Baht 149,000 referring to the market price from an independent appraiser and rental shall be increase every 3 years at the rate of 10% of previous rental.

On January 1, 2023, the Company entered into the rental agreement for land with related persons by reducing the rental area, a rental period starting from January 1, 2023 to November 30, 2029. The rental agreement may be renewed for 4 times of 10 years each, at a yearly rental of Baht 100,000 and rental shall be increase every 3 years at the rate of 10% of previous rental.

The Company entered into the land rental agreement for the warehouse with related person, a rental period of 2 years, 244 days starting from April 1, 2020 to November 30, 2022. The rental agreement may be renewed for 10 times of 3 years each, at a yearly rental of Baht 81,000 referring to the market price from an independent appraiser and rental shall be increase every 3 years at the rate of 10% of previous rental.

On November 30, 2022, the Company entered into the 2nd renewal rental agreement for land with related persons, a rental period of 3 years starting from December 1, 2022 to November 30, 2025. The rental agreement may be renewed not exceeding for 10 times of 3 years each, at a yearly rental of Baht 81,900 and rental shall be increase every 3 years at the rate of 10% of previous rental.

Subsidiaries

Year 2022

D Group Holdings Company Limited invested in the increased ordinary shares of D Energy and Retail Company Limited in the amount of Baht 1.60 million (see note 9).

Co-guarantee for liabilities

As at December 31, 2023 and 2022, related parties had co-guaranteed liabilities as follows:

Guarantor/Collateral	Note	Guarantee	Insured	2023		2022	
				Built			
				Credit limit	Principal	Credit limit	Principal
a) D Group Holdings Company Limited, D Energy and Retail Company Limited and directors	17	Loan from financial institutions	Dhouse Pattana Public Company Limited	39,000,000	-	39,000,000	-
b) Directors and related persons and mortgaged land including construction	14	Bank overdrafts	Dhouse Pattana Public Company Limited	15,000,000	4,927,256	15,000,000	9,951,873
	17	Loan from financial institutions		74,000,000	5,622,881	74,000,000	8,478,000
c) Directors and related persons	14	Letter of guarantee	Dhouse Pattana Public Company Limited	14,000,000	7,976,588	19,000,000	8,489,888
	13	Lease liabilities		2,762,781	-	2,762,781	246,348
d) Dhouse Pattana Public Company Limited, D Group Holdings Company Limited and directors Dhouse Pattana Public Company Limited mortgaged investments property	14	Bank overdrafts	D Energy and Retail Company Limited	15,000,000	8,905,993	15,000,000	-
e) Dhouse Pattana Public Company Limited, D Group Holdings Company Limited and directors Dhouse Pattana Public Company Limited mortgaged investments property	17	Loan from financial institutions	D Energy and Retail Company Limited	38,000,000	31,365,919	38,000,000	14,400,000

Guarantor/Collateral	Note	guarantee	insured	Baht			
				2023		2022	
				Credit limit	Principal	Credit limit	Principal
f) D Group Holdings Company Limited and directors Dhouse Pattana Public Company Limited mortgaged land held for development	14	Bank overdrafts	D Energy and Retail Company Limited	5,000,000	180,575	5,000,000	-
g) D Group Holdings Company Limited and directors Dhouse Pattana Public Company Limited mortgaged land held for development	14	Short-term loans from financial institutions	D Energy and Retail Company Limited	6,000,000	6,000,000	6,000,000	-
h) Dhouse Pattana Public Company Limited, D Group Holdings Company Limited and directors Dhouse Pattana Public Company Limited mortgaged investments property and land held for development	17	Loan from financial institutions	D Energy and Retail Company Limited	5,000,000	3,678,000	-	-

Nature of relationship

Name	Country/ Nationality	Relation	Type of relation
D Group Holdings Company Limited	Thailand	Direct subsidiary	Direct shareholding
Asset Group Khonkaen Company Limited	Thailand	Direct subsidiary	Direct shareholding
D Energy and Retail Company Limited	Thailand	Indirect subsidiary	Indirect shareholding
Sarakham Petroleum Company Limited	Thailand	Related company	Common director
Farmmart Corporation Company Limited	Thailand	Related company	Common director
Toyota Sure Khonkaen Company Limited	Thailand	Related company	Close family member of management
Related persons	Thai	Related persons	Close family member of management and/or shareholder

Bases of measurement for intercompany revenues and expenses

	Pricing policies
Purchase - sale of goods and assets	Referred to market price/ stipulate in the agreement
Revenue - expenses: rental and service for land with constructions	Stipulate in the agreement
Other expenses	Referred to market price
Interest expenses	Referred to commercial bank's interest rate.

5. CASH AND CASH EQUIVALENTS

Cash and cash equivalents as at December 31, 2023 and 2022 consisted of:

	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Cash	172,471	31,242	9,400	8,982
Cash at banks	28,910,212	18,617,196	20,813,750	13,023,033
Total	29,082,683	18,648,438	20,823,150	13,032,015
				%
Interest rate	0.15 - 0.60	0.15 - 0.50	0.50 - 0.60	0.325 - 0.50

6. TRADE AND OTHER RECEIVABLES

Trade and other receivables as at December 31, 2023 and 2022 consisted of:

	<i>Baht</i>	
	Consolidated financial statements	Separate financial statements
	2023	2022
Trade receivables		
Other parties		
Trade receivables	748,210	-
Accrued income	243,105	228,091
Total	991,315	228,091
Other receivables	363,872	195,875
Grand total	1,355,187	423,966

As at December 31, 2023 and 2022, the Group had outstanding balances of trade receivables aged by number of months as follows:

	<i>Baht</i>	
	Consolidated financial statements	
	2023	2022
Other parties		
Current	169,664	-
Overdue		
Not over 3 months	821,651	228,091
Total	991,315	228,091

7. COST OF PROPERTY DEVELOPMENT

Cost of property development as at December 31, 2023 and 2022 consisted of:

	<i>Baht</i>	
	Consolidated and separate financial statements	
	2023	2022
Property for sale		
Land and house	6,438,196	9,390,046
Property under development		
Land	107,262,141	55,595,020
Construction in progress	79,813,967	66,333,397
Capitalized interest cost	1,283,047	691,522
Total	194,797,351	132,009,985

Movements of cost of property development for the years ended December 31, 2023 and 2022 were summarized as follows:

	<i>Baht</i>	
	Consolidated and separate financial statements	
	2023	2022
Cost of sales	(15,283,250)	(21,013,067)
Construction cost	77,331,165	17,517,904
Capitalized interest cost included in Cost of property development	739,451	71,750
		%
Interest rate	7	2 - 7

As at December 31, 2023 and 2022, the Group mortgaged land with construction as collateral for credit facilities of loan (see notes 14 and 17) which its carrying value were summarized as follows:

	<i>Baht</i>	
	Consolidated and separate financial statements	
	2023	2022
Property under development	59,647,715	50,154,099

Information of property development projects as at December 31, 2023 and 2022 were summarized as follows:

	<i>Baht</i>	
	Consolidated and separate financial statements	
	2023	2022
Total estimated sale value of property development projects		
which were in the process of selling	499,543,400	468,039,900
Total sale value of units which their controls		
were transferred to the customers	207,513,322	185,215,822
Total sale value under the contracts which		
were in the process of transferring of control	23,950,000	17,490,000
Advance received	300,000	3,618,000

The Group had the obligations under contracts with customers that are unsatisfied which the Group expects to satisfy these performance obligations within the 1 year.

8. INVENTORIES

Inventories as at December 31, 2023 and 2022 consisted of:

	<i>Baht</i>	
	Consolidated	Separate
	financial statements	financial statements
	2023	2022
Construction materials	5,346,280	5,610,873
Fuel	1,898,897	1,298,832
Raw material and supplies	369,213	8,608
Total	7,614,390	6,918,313

9. INVESTMENTS IN SUBSIDIARIES

Investments in subsidiaries as at December 31, 2023 and 2022 consisted of:

Subsidiaries	Paid-up share capital		Shareholding		Cost value	
	2023	2022	2023	2022	2023	2022
Direct Subsidiaries						
D Group Holdings Company Limited	3,000,000	3,000,000	100	100	3,000,000	3,000,000
Asset Group Khonkaen Company Limited	54,000,000	-	100	-	54,000,000	-
Total					57,000,000	3,000,000
Indirect Subsidiary						
Held by D Group Holdings Company Limited						
D Energy and Retail Company Limited	2,600,000	2,600,000	100	100	2,600,000	2,600,000

The Extraordinary General Meeting of Shareholders held on November 24, 2023 passed the resolutions to approve as follows:

Purchase investments of Asset Group Khonkaen Company Limited, which operates in the property development, at the contract value of Baht 54 million (54,000 ordinary shares with par value of Baht 1,000 each), representing to 100% shareholding of the registered share capital. The Company will make a payment by the new increased ordinary shares of the Company.

On November 29, 2023, the Company had purchased investment in ordinary shares of Asset Group Khonkaen Company Limited.

Assets acquired and liabilities assumed at the acquisition the subsidiary date were as follows:

	Baht
Cash and cash equivalents	3,270,893
Land held for development	50,904,074
Other payables	(114,084)
Income tax payable	(60,883)
Recognized value of net assets acquired	54,000,000
Shareholding (%)	100
Total consideration purchased from subsidiary	54,000,000

The Extraordinary General Meeting of Shareholders of D Energy and Retail Company Limited (Indirect subsidiary) held on March 10, 2022 passed a special resolution to approve to increase the registered share capital from Baht 1 million (10,000 ordinary shares with par value of Baht 100 each) to Baht 5 million (50,000 ordinary shares with par value of Baht 100 each) by issuing new ordinary shares of Baht 4 million (40,000 ordinary shares with par value of Baht 100 each). The indirect subsidiary called up for the increased shares at Baht 40 each, totalling of Baht 1.60 million.

The indirect subsidiary registered the increase of share capital with the Department of Business Development, the Ministry of Commerce on March 14, 2022.

10. LAND HELD FOR DEVELOPMENT

Movements of land held for development for the years ended December 31, 2023 and 2022 were as follows:

		<i>Baht</i>	
	Note	Consolidated financial statements	Separate financial statements
At cost			
At January 1, 2022		435,141,963	435,141,963
Purchase/ transfer-in		-	-
Disposal		-	-
Transfer to investment property	11	-	(4,877,336)
Transfer to property, plant and equipment	12	(4,877,336)	-
At December 31, 2022		430,264,627	430,264,627
Purchase/ transfer-in		7,210,993	7,210,993
Increase from acquisitions of subsidiary		50,904,074	-
Disposal		(1,876,849)	(819,676)
Transfer to cost of property development		(54,916,428)	(54,916,428)
At December 31, 2023		431,586,417	381,739,516

As at December 31, 2023 and 2022, the Group mortgaged land held for development as collateral for credit facilities of loan and to secure debentures (see notes 14, 17 and 18) which its carrying value were summarized as follow:

	<i>Baht</i>	
	Consolidated and separate financial statements	
	2023	2022
Land held for development	381,692,670	429,974,182

A certain of land held for development with the carrying value of Baht 0.82 million were expropriated by Maha Sarakham Rural Road Office at the expropriated value of Baht 8 million.

On June 15, 2021, the Company entered into an agreement to purchase and sell such expropriated land held for development with by the Department of Rural Roads at the contract value of Baht 8 million, which the Company will receive the compensation of Baht 6 million and the remaining compensation will be received when the Company transfers the ownership of the land and completely removes constructions from the expropriated land.

On March 1, 2023, the Company received the remaining compensation. The Company has already transferred the ownership of the land and completely removes constructions from the expropriated land. Therefore, the Company recognizes the net proceeds received as income in profit and loss.

Fair value of investment property as at December 31, 2023 and 2022 were as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Land	57,047,400	57,047,400	132,466,400	132,466,400

Fair value of investment property as at December 31, 2023 and 2022 was determined by basing on the asset valuation as follows:

The vacant land with the carrying amount of Baht 43.22 million (year 2022: amount of Baht 43.22 million) in the consolidated financial statements and of Baht 99.07 million (year 2022: amount of Baht 99.07 million) in the separate financial statements were appraised by an independent appraiser based on market comparison approach.

As at December 31, 2023 and 2022, the Group mortgaged investment property as collateral for credit facilities of loan (see notes 14 and 17) which its carrying value were summarized as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Land	43,218,304	43,218,304	99,073,446	99,073,446
Construction	4,682,404	972,758	35,456,254	27,162,995
Total	47,900,708	44,191,062	134,529,700	126,236,441

As at December 31, 2023 and 2022, the Group had a minimum amount to be received in the future under operating leases were as follows:

Year	Consolidated and separate financial statements	
	2023	2022
1	891,600	600,000
2	891,600	600,000
3	72,900	600,000
Total	1,856,100	1,800,000

11. INVESTMENT PROPERTY

Movements of investment property for the years ended December 31, 2023 and 2022 were as follows:

		Consolidated financial statements			Separate financial statements					Bahi
		Assets			Assets					
	Note	Land	under construction	Total	Land	Buildings	Utility system	under construction	Total	
Cost										
At January 1, 2022		43,218,304	211,909	43,430,213	94,196,110	-	-	211,909	94,408,019	
Increase		-	760,849	760,849	-	-	-	25,374,974	25,374,974	
Transfer from land held for development	10	-	-	-	4,877,336	-	-	-	4,877,336	
Transfer from property, plant and equipment	12	-	-	-	-	-	-	1,576,112	1,576,112	
At December 31, 2022		43,218,304	972,758	44,191,062	99,073,446	-	-	27,162,995	126,236,441	
Increase		-	3,709,646	3,709,646	-	5,286	-	9,212,789	9,218,075	
Transfer-in		-	-	-	-	20,173,919	4,049,062	-	24,222,981	
Disposal/ transfer-out		-	-	-	-	-	-	(24,222,981)	(24,222,981)	
At December 31, 2023		43,218,304	4,682,404	47,900,708	99,073,446	20,179,205	4,049,062	12,152,803	135,454,516	
Accumulated depreciation										
At January 1, 2023		-	-	-	-	-	-	-	-	
Depreciation		-	-	-	-	785,816	139,000	-	924,816	
Disposal/ transfer-out		-	-	-	-	-	-	-	-	
At December 31, 2023		-	-	-	-	785,816	139,000	-	924,816	
Net book value										
At December 31, 2022		43,218,304	972,758	44,191,062	99,073,446	-	-	27,162,995	126,236,441	
At December 31, 2023		43,218,304	4,682,404	47,900,708	99,073,446	19,393,389	3,910,062	12,152,803	134,529,700	

12. PROPERTY, PLANT AND EQUIPMENT

Movements of property, plant and equipment for the years ended December 31, 2023 and 2022 were as follows:

	Consolidated financial statements							<i>Baht</i>
	Land	Buildings	Utility system	Machinery and equipment	Office equipment	Vehicles	Assets under construction	Total
At cost								
At January 1, 2022	50,977,806	12,610,590	-	538,371	2,408,399	17,304,464	1,935,976	85,775,606
Purchase/ transfer-in	4,877,336	-	-	220,293	800,375	1,265,447	26,479,607	33,643,058
Disposal/ transfer-out	-	-	-	(2,000)	-	(2,499,000)	(1,576,112)	(4,077,112)
At December 31, 2022	55,855,142	12,610,590	-	756,664	3,208,774	16,070,911	26,839,471	115,341,552
Purchase/ transfer-in	-	20,179,205	4,049,062	5,852,314	541,023	395,900	5,531,994	36,549,498
Disposal/ transfer-out	-	-	-	-	(126,594)	-	(24,228,267)	(24,354,861)
At December 31, 2023	55,855,142	32,789,795	4,049,062	6,608,978	3,623,203	16,466,811	8,143,198	127,536,189
Accumulated depreciation								
At January 1, 2022	-	4,116,445	-	159,601	1,489,103	12,702,496	-	18,467,645
Depreciation	-	836,972	-	114,410	354,152	758,086	-	2,063,620
Disposal/ transfer-out	-	-	-	(33)	-	(2,498,999)	-	(2,499,032)
At December 31, 2022	-	4,953,417	-	273,978	1,843,255	10,961,583	-	18,032,233
Depreciation	-	1,622,129	139,000	515,283	399,683	836,252	-	3,512,347
Disposal/ transfer-out	-	-	-	-	-	-	-	-
At December 31, 2023	-	6,575,546	139,000	789,261	2,242,938	11,797,835	-	21,544,580

	Consolidated financial statements							Baht
	Land	Buildings	Utility system	Machinery and equipment	Office equipment	Vehicles	Assets under construction	Total
Net book value								
Owned assets	55,855,142	7,657,173	-	482,686	1,365,519	1,222,578	26,839,471	93,422,569
Right-of-use assets	-	-	-	-	-	3,886,750	-	3,886,750
At December 31, 2022	55,855,142	7,657,173	-	482,686	1,365,519	5,109,328	26,839,471	97,309,319
Owned assets	55,855,142	26,214,249	3,910,062	5,819,717	1,380,265	3,653,212	8,143,198	104,975,845
Right-of-use assets	-	-	-	-	-	1,015,764	-	1,015,764
At December 31, 2023	55,855,142	26,214,249	3,910,062	5,819,717	1,380,265	4,668,976	8,143,198	105,991,609

	Separate financial statements					Baht
	Buildings	Machinery and equipment	Office equipment	Vehicles	Assets under construction	Total

	<i>Baht</i>			
	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
As at December 31				
The gross carrying amount of fully depreciated that is still in use	<u>12,233,646</u>	<u>11,668,227</u>	<u>12,233,646</u>	<u>11,668,227</u>
For the year ended December 31				
Depreciation were recognized as				
Cost of sales	1,148,809	503	-	-
Cost of services	144,021	-	-	-
Administrative expenses	<u>2,219,517</u>	<u>2,063,117</u>	<u>2,138,973</u>	<u>2,052,107</u>
Total	<u>3,512,347</u>	<u>2,063,620</u>	<u>2,138,973</u>	<u>2,052,107</u>

The Group entered into the lease agreement for vehicles with other party. The Group recognized the right-of-use assets as part of property, plant and equipment.

Movements of the right-of-use assets recognized as vehicles for the years ended December 31, 2023 and 2022 were summarized as follows:

	<i>Baht</i>
	<u>Consolidated and separate financial statements</u>
Net book value	
At January 1, 2022	3,039,922
Increase	1,252,547
Less Amortization	<u>(405,719)</u>
At December 31, 2022	3,886,750
Increase	-
Decrease	(2,745,731)
Less Amortization	<u>(125,255)</u>
At December 31, 2023	<u>1,015,764</u>

As at December 31, 2023 and 2022, the Group mortgaged land including existing construction as collateral for credit facilities of loan (see notes 14 and 17) which its carrying value were summarized as follow:

	<i>Baht</i>	
	Consolidated	
	financial statements	
	2023	2022
Land	55,855,142	55,855,142
Construction	31,698,667	26,190,238
Total	87,553,809	82,045,380

13. LEASES

Right-of-use assets

Movements of the right-of-use assets for the years ended December 31, 2023 and 2022 were summarized as follows:

	<i>Baht</i>			
	Consolidated financial statements			
	Land	Building	Equipment	Total
Net book value				
At January 1, 2022	1,953,725	162,400	-	2,116,125
Increase	238,828	589,698	-	828,526
Less Amortization	(178,205)	(179,784)	-	(357,989)
At December 31, 2022	2,014,348	572,314	-	2,586,662
Increase	1,285,624	-	522,872	1,808,496
Lease modification	(1,782,880)	-	-	(1,782,880)
Less Amortization	(155,385)	(196,566)	(104,574)	(456,525)
At December 31, 2023	1,361,707	375,748	418,298	2,155,753

Baht

	Separate financial statements		
	Land	Building	Total
Net book value			
At January 1, 2022	1,953,725	162,400	2,116,125
Increase	238,828	589,698	828,526
Less Amortization	(178,205)	(179,784)	(357,989)
At December 31, 2022	2,014,348	572,314	2,586,662
Increase	1,285,624	-	1,285,624
Lease modification	(1,782,880)	-	(1,782,880)
Less Amortization	(155,385)	(196,566)	(351,951)
At December 31, 2023	1,361,707	375,748	1,737,455

The Company leases of warehouses and leases of land for the warehouse for a period of 3 years, with the extension options at the end of lease term. The rental is payable yearly at the rate as specified in the contract (see note 4).

The Company leases of land for the office building for a period of 9 years and 244 days, with the extension options at the end of lease term. The rental is payable yearly at the rate as specified in the contract (see note 4).

D Energy and Retail Company Limited (subsidiary) leases of equipment for a period of 5 years. The rental is payable monthly at the rate as specified in the contract.

Lease liabilities

As at December 31, 2023 and 2022, lease liabilities consisted of:

Baht

	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
Amount of lease liabilities	3,609,674	5,375,167	3,129,674	5,375,167
Less Deferred interest	(906,714)	(1,599,068)	(854,603)	(1,599,068)
Lease liabilities	2,702,960	3,776,099	2,275,071	3,776,099
Less Current portion	(623,311)	(732,907)	(525,360)	(732,907)
Long-term liabilities	2,079,649	3,043,192	1,749,711	3,043,192

Movements of lease liabilities for the years ended December 31, 2023 and 2022 were as follows:

	<i>Baht</i>			
	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
Beginning balance	3,776,099	3,264,271	3,776,099	3,264,271
Enter into a lease	522,873	1,706,373	-	1,706,373
Amortized interest	165,582	190,875	140,566	190,875
Decrease	(754,018)	-	(754,018)	-
Lease payment	(1,007,576)	(1,381,828)	(887,576)	(1,381,828)
Rental payables	-	(3,592)	-	(3,592)
Ending balance	2,702,960	3,776,099	2,275,071	3,776,099

As at December 31, 2023 and 2022, lease liabilities presented by term of repayment period were summarized as follows:

	<i>Baht</i>		
	Consolidated financial statements		
		Deferred	Minimum
Due of payment	Present value	interest expenses	lease payment
2023			
Within 1 year	623,311	114,444	737,755
More than 1 year but not over 5 years	998,088	350,199	1,348,287
Over 5 years	1,081,561	442,071	1,523,632
Total	2,702,960	906,714	3,609,674
2022			
Within 1 year	732,907	179,244	912,151
More than 1 year but not over 5 years	1,241,543	548,257	1,789,800
Over 5 years	1,801,649	871,567	2,673,216
Total	3,776,099	1,599,068	5,375,167

<i>Baht</i>			
Due of payment	Separate financial statements		
	Present value	Deferred interest expenses	Minimum lease payment
2023			
Within 1 year	525,360	114,444	639,804
More than 1 year but not over 5 years	668,150	298,087	966,237
Over 5 years	1,081,561	442,072	1,523,633
Total	<u>2,275,071</u>	<u>854,603</u>	<u>3,129,674</u>
2022			
Within 1 year	732,907	179,244	912,151
More than 1 year but not over 5 years	1,241,543	548,257	1,789,800
Over 5 years	1,801,649	871,567	2,673,216
Total	<u>3,776,099</u>	<u>1,599,068</u>	<u>5,375,167</u>

Lesses

	<i>Baht</i>			
	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
For the year ended December 31,				
Recognized in profit or loss				
Interest expense from lease liabilities	165,582	190,875	140,566	190,875
Expenses relating to leases of low-value-assets	14,980	14,980	14,980	14,980

As at December 31, 2023 and 2022, the Group had the minimum lease payment under short-term lease relating to low-value-assets and non-cancellable agreement other than those lease liabilities as follows:

Due of payment	<i>Baht</i>	
	Consolidated and separate financial statement	
	2023	2022
Within 1 year	10,700	14,980
More than 1 year but not over 5 years	-	10,700
Total	<u>10,700</u>	<u>25,680</u>

14. BANK OVERDRAFTS AND SHORT-TERM LOANS FROM FINANCIAL INSTITUTIONS

Bank overdraft and short-term loans from financial institutions as at December 31, 2023 and 2022 consisted of:

	<i>Baht</i>			
	Consolidated and separate financial statements		Consolidated and separate financial statements	
	2023	2022	2023	2022
Bank overdrafts	14,013,823	9,951,873	4,927,256	9,951,873
Promissory note	6,000,000	-	-	-
Total	20,013,823	9,951,873	4,927,256	9,951,873

The Group has the credit facilities from financial institutions which were detailed as follows:

	Credit limit				<i>Baht</i>	%
Type of credit facilities	The Company		Subsidiaries		Referred interest rate	
	2023	2022	2023	2022		
Bank overdraft	10,000,000	15,000,000	20,000,000	20,000,000	Savings accounts/ SPRL	
Promissory notes	-	-	6,000,000	6,000,000	Savings accounts	
Letters of guarantee	14,000,000	19,000,000	-	-	-	

Collateral

The Group had mortgaged land including construction of cost of property development, land held for development, investment property and property, plant and equipment (see notes 7, 10, 11 and 12).

The Company, D Group Holdings Company Limited and the directors of the Company had guaranteed for loans of D Energy and Retail Company Limited (see note 4).

D Group Holdings Company Limited and D Energy and Retail Company Limited had guaranteed for loans of the Company (see note 4).

The Company' directors and related persons had guaranteed for loans (see note 4).

15. TRADE AND OTHER PAYABLES

Trade and other payables as at December 31, 2023 and 2022 consisted of:

	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Trade payables	1,123,348	1,155,400	1,115,383	1,155,400
Other payables				
Accrued expenses	3,693,991	2,520,403	2,875,503	2,179,491
Total	4,817,339	3,675,803	3,990,886	3,334,891

16. ADVANCE RECEIVED

Movements of advance received for the years ended December 31, 2023 and 2022 were summarized as follows:

	Consolidated and	
	separate financial statements	
	2023	2022
Beginning balance	9,620,588	6,042,588
Increase	325,000	3,618,000
Decrease	(20,000)	(10,000)
Recognized as revenue	(9,625,588)	(30,000)
Ending balance	300,000	9,620,588

Advance received arising from purchasing house unit from the Group which the customer made a wholly or partially payment. The Group will transfer advance received to recognize as revenue from sale when they completely transfer control over the house to the customer.

17. LOAN FROM FINANCIAL INSTITUTIONS

Loan from financial institutions as at December 31, 2023 and 2022 consisted of:

Financial institutions	Credit limit		Principal		Referred	Interest	Term of payment	Due of payment
	2023	2022	2023	2022	Interest rate	installment		
The Company								
Commercial bank	10,000,000	10,000,000	5,622,881	8,478,860	2.6	At the end of each month	Nov 2021 - Nov 2025	Installment 1 st - 6 th : grace period for both of principal and interest Installment 7 th - 47 th : monthly principal and interest repayment of Baht 0.24 million. Installment 48 th : repayment for the outstanding remained
Commercial bank	22,000,000	22,000,000	-	-	MLR	At the end of each month	10 Years	Installment 1 st - 10 th : grace period for principal Installment 11 th - 34 th : monthly principal repayment of Baht 0.13 million Installment 35 th - 58 th : monthly principal repayment of Baht 0.20 million Installment 59 th - 119 th : monthly principal repayment of Baht 0.25 million Installment 120 th : repayment for the outstanding remained
Commercial bank	17,000,000	17,000,000	-	-	MLR	At the end of each month	10 Years	Installment 1 st - 10 th : grace period for principal Installment 11 th - 34 th : monthly principal repayment of Baht 0.07 million Installment 35 th - 58 th : monthly principal repayment of Baht 0.14 million Installment 59 th - 119 th : monthly principal repayment of Baht 0.20 million Installment 120 th : repayment for the outstanding remained

Financial institutions	Credit limit		Principal		Referred	Interest	Term of payment		Due of payment
	2023	2022	2023	2022	Interest rate	Installment			
Commercial bank	13,500,000	13,500,000	-	-	SPRL	At the end of each month	3 Years	Installment 1 st - 36 th	Principal repayment 80% of the selling price when mortgage are released.
Commercial bank	50,500,000	50,500,000	-	-	SPRL	At the end of each month	3 Years	Installment 1 st - 36 th	Principal repayment 80% of the selling price when mortgage are released.
Total			5,622,881	8,478,860					
Less: Current portion of liabilities			(3,020,286)	(2,855,979)					
Long-term loan			2,602,595	5,622,881					

Financial institutions	Credit limit		Principal		Referred interest rate	Interest installment	Term of payment	Due of payment	
	2023	2022	2023	2022					
Subsidiaries									
Commercial bank	30,300,000	30,300,000	27,165,919	14,400,000	MLR	At the end of each month	Mar 2022 - Mar 2032	Installment 1 st - 10 th : Installment 11 th - 119 th : Installment 120 th :	grace period for principal monthly principal and interest repayment of Baht 0.36 million repayment for the outstanding remained
Commercial bank	5,000,000	5,000,000	4,290,000	-	MRR	At the end of each month	Aug 2023 - Jul 2029	Installment 1 st - 4 th : Installment 5 th - 71 st : Installment 72 nd :	grace period for principal monthly principal of Baht 0.09 million principal outstanding remained
Commercial bank	5,000,000	-	3,678,000	-	MLR	At the end of each month	Mar 2023 - Feb 2033	Installment 1 st - 6 th : Installment 7 th - 119 th : Installment 120 th :	grace period for principal monthly principal repayment of Baht 0.04 million principal outstanding remained
Commercial bank	2,700,000	2,700,000	-	-	MLR	At the end of each month	10 Years	Installment 1 st - 10 th : Installment 11 th - 119 th : Installment 120 th :	grace period for principal monthly principal and interest repayment of Baht 0.03 million repayment for the outstanding remained
Total			35,043,919	14,400,000					
Less: Deferred financial fee			-	(79,250)					
Net			35,043,919	14,320,750					
Less: Current portion of liabilities			(4,845,693)	(3,466,242)					
Long-term loan			30,198,226	10,854,508					
Grand total			40,666,800	22,878,860					
Less: Deferred financial fee			-	(79,250)					
Net			40,666,800	22,799,610					
Less: Current portion of liabilities			(7,865,979)	(6,322,221)					
Long-term loan			32,800,821	16,477,389					

Movements of loan from financial institution for the years ended December 31, 2023 and 2022 were summarized as follows:

Baht

	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Beginning balance	22,799,610	22,253,486	8,478,860	22,253,486
Add Increase in loan	23,910,000	14,508,159	-	108,159
Borrowing cost	153,271	-	24,021	-
Less Repayment	(6,146,081)	(13,882,785)	(2,880,000)	(13,882,785)
Financial fee paid	(50,000)	(79,250)	-	-
Ending balance	40,666,800	22,799,610	5,622,881	8,478,860

Collateral

The Group had mortgaged land including construction of cost of property development, land held for development, investment property and property, plant and equipment (see notes 7, 10, 11 and 12).

The Company's directors had mortgaged land including constructions (see note 4).

The Company and D Group Holdings Company Limited had guaranteed for loans of D Energy and Retail Company Limited (see note 4).

D Group Holdings Company Limited and D Energy and Retail Company Limited had guaranteed for loans of the Company (see note 4).

The Company's directors had guaranteed for loans (see note 4).

As at December 31, 2023 and 2022, loan from financial institution presented by term of repayment period were summarized as follow:

Baht

	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Due date of payment				
within 1 year	7,865,979	6,322,221	3,020,286	2,855,979
more than 1 year but not over 5 years	26,907,097	16,477,389	2,602,595	5,622,881
over 5 years	5,893,724	-	-	-
Total	40,666,800	22,799,610	5,622,881	8,478,860

The terms and conditions of agreement regarding loan from financial institution are summarized as follows:

- a) Decrease in share capital.
- b) Engage in finance transaction which are not a normal course of business.

18. DEBENTURES

As at December 31, 2023 and 2022, the Group issued the unsubordinated secured debentures with debenture holders' representative at par value of Baht 1,000 which its details were summarized as follows:

Baht							%	
Issued date	Units	Credit limit	Principal		Year	Maturity	Interest	Interest
			2023	2022	Tenor	date	rate	payment
The Company								
Aug 19, 2022	120,000,000	120,000,000	120,000,000	120,000,000	2 Years 6 months	Feb 18, 2025	7.00	each quarterly
Nov 9, 2023	56,100,000	56,100,000	56,100,000	-	2 Years	Nov 9, 2025	7.50	each quarterly
Total			176,100,000	120,000,000				
Less Deferred debenture issuing cost			(3,659,012)	(3,409,807)				
Debentures			172,440,988	116,590,193				
Less Current portion of debentures			-	-				
Long-term debentures			172,440,988	116,590,193				

The carrying amount and fair values of debentures (gross amount before issuing cost) as at December 31, 2023 and 2022 were summarized as follows:

	Baht			
	Consolidated and separate financial statements			
	Carrying amount		Fair value	
	2023	2022	2023	2022
Debentures	176,100,000	120,000,000	175,318,860	119,983,333

Fair values for traded debentures have been determined based on quoted selling prices from The Thai Bond Market Association at the close of the business at the end of the reporting period.

During the year 2023, the Group considered to issue debentures, which the details of the approved issuance of debentures are as follows:

Approval:	The Board of Directors' Meeting held on July 31, 2023.
Name:	Secured Debentures of Dhouse Pattana Public Company Limited No. 1/2023 due B.E.2568. The issuer of the bond has the right to redeem the bond before the maturity date.
Amount:	Not exceed of Baht 130 million.
Tenor:	2 years.
Interest rate	7.50% per annum.
Type:	Unsubordinated and secured debentures in registered name form with debenture holders' representative and the issuer of the bond has the right to redeem the bond before the maturity date.
Offering:	Private placement to the institutional investors and/or high net-worth investors.
Objective	Used for investment in real estate development projects and as working capital.
Collateral	<p>The debentures' issuer agrees that since the date of collateral contract until the repayment is complete, the debentures' issuer shall maintain the ratio of, over the debentures' life, collateral assets' value to the total value of unredeemed debentures not less than 1.5:1 which its details are as follow:</p> <p>To mortgage land held for development which is the right of the debentures' issuer with its appraisal value of Baht 195.09 million. In the case that the collateral assets' value as per the collateral contract has its appraisal value lower than the determined value, the debentures' issuer has to provide the replacement assets as additional collateral with the total value at any time shall not less than as specified in the condition.</p>

In issuing these debentures, the Group incurred costs which were recorded as a deduction against the value of the debentures. The Group amortized these issuing costs over the term of the debentures, to increase the value of the debentures.

Under rights and responsibilities of debenture issuer

The Group is required to comply with the terms and responsibilities.

Maintain the debt to equity ratio of the financial statements not exceed 2.5:1 over the tenor of the debentures.

Debt is defined as net financial debt and consists of the interest-bearing debt of the debenture issuer, including financial obligations on which interest is payable and the interest-carrying portion of any debt that may arise as a result of the debenture issuer's provision of guarantees, aval or the creation of obligations of a similar nature to any other individual or juristic person that is not a subsidiary of the debenture issuer, minus cash and/or cash equivalents.

Movements of debentures for the year ended December 31, 2023 and 2022 were summarized as follows:

	<i>Baht</i>	
	Carrying amount	
	2023	2022
Beginning balance	120,000,000	-
Issuance of debentures	56,100,000	120,000,000
Repayment	-	-
Ending balance	176,100,000	120,000,000
Debenture issuing cost	(5,439,995)	(4,013,545)
Written-off as borrowing cost	1,780,983	603,738
Ending balance	(3,659,012)	(3,409,807)
Net	172,440,988	116,590,193

Debentures

During the year 2022, the Group considered to issue debentures, which the details of the approved issuance of debentures are as follows:

Approval:	The Board of Directors' Meeting held on June 15, 2022.
Name:	Secured Debentures of Dhouse Pattana Public Company Limited No. 1/2022 due B.E.2568.
Amount:	Not exceed of Baht 120 million.
Tenor:	2 years 6 months.
Interest rate	7% per annum.
Type:	Unsubordinated and secured debentures in registered name form with debenture holders' representative.
Offering:	Private placement to the institutional investors and/or high net-worth investors.
Objective	Used for investment in real estate development projects and as working capital.
Collateral	The debentures' issuer agrees that since the date of collateral contract until the repayment is complete, the debentures' issuer shall maintain the ratio of, over the debentures' life, collateral assets' value to the total value of unredeemed debentures not less than 1.7:1 which its details are as follow:

To mortgage land held for development which is the right of the debentures' issuer with its appraisal value of Baht 257.85 million. In the case that the collateral assets' value as per the collateral contract has its appraisal value lower than the determined value, the debentures' issuer has to provide the replacement assets as additional collateral with the total value at any time shall not less than as specified in the condition.

19. PROVISIONS FOR EMPLOYEE BENEFITS

Provisions for employee benefit as at December 31, 2023 and 2022 consisted of:

	<i>Baht</i>			
	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
Post employment benefits				
Present value of obligations	3,802,800	3,271,738	3,779,600	3,271,738
Less Current portion	-	-	-	-
Long-term provisions	3,802,800	3,271,738	3,779,600	3,271,738

Movements of the present value of provisions for employee benefit for the years ended December 31, 2023 and 2022 were summarized as follows:

	<i>Baht</i>			
	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
Post-employment benefit plan				
Present value of provision for employee benefit				
At January 1	3,271,738	2,678,061	3,271,738	2,678,061
Included in profit or loss:				
Current service cost	596,509	516,282	573,309	516,282
Interest cost	94,553	77,395	94,553	77,395
Employee benefit paid	(160,000)	-	(160,000)	-
At December 31	3,802,800	3,271,738	3,779,600	3,271,738

Principal actuarial assumptions as at December 31, 2023 and 2022 were as follows:

	<i>%</i>			
	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
Discount rate	2.89 - 3.59	2.89	2.89	2.89
Salary increase rate	6.00	6.00	6.00	6.00
Turnover rate	1.50 - 25.00	1.50 - 25.00	1.50 - 25.00	1.50 - 25.00

Discount rate were the market yields on government's bond for legal severance payments plan.

Salary increase rate depended on the management's policies.

Turnover rate depended on the length of service.

Mortality rate were the reference rate from TMO2017: Thai Mortality Ordinary Table 2017.

Sensitivity analysis

The result of sensitivity analysis for significant assumptions that affect the present value of the provisions for employee benefit as at December 31, 2023 and 2022 are summarized below:

	<i>Baht</i>			
	Consolidated financial statements			
	2023		2022	
	Increase	Decrease	Increase	Decrease
Discount rate (1% Movement)	(548,282)	659,363	(466,234)	562,003
Salary increase rate (1% Movement)	743,758	(620,744)	595,314	(499,658)
Turnover rate (10% Movement)	(185,962)	201,147	(160,464)	173,555

	<i>Baht</i>			
	Separate financial statements			
	2023		2022	
	Increase	Decrease	Increase	Decrease
Discount rate (1% Movement)	(544,039)	653,997	(466,234)	562,003
Salary increase rate (1% Movement)	738,253	(616,320)	595,314	(499,658)
Turnover rate (10% Movement)	(183,907)	198,783	(160,464)	173,555

The Group presented in the statement of comprehensive income for the years ended December 31, 2023 and 2022 as follows:

	<i>Baht</i>			
	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
Cost of sale	204,422	182,168	203,843	182,168
Selling expenses	59,611	41,529	46,879	41,529
Administrative expenses	427,029	369,980	417,140	369,980
Total	691,062	593,677	667,862	593,677

20. PROVISIONS

Movements of provision for the years ended December 31, 2023 and 2022 were summarized as follows:

Baht

	Consolidated and separate financial statements		
	Provision for maintenance	Contribution to housing estate juristic persons	Total
As at January 1, 2022	719,371	1,202,467	1,921,838
Increase	120,603	53,938	174,541
Actual payment	(4,325)	-	(4,325)
Reversal	(155,673)	-	(155,673)
As at December 31, 2022	679,976	1,256,405	1,936,381
Increase	41,001	34,907	75,908
Reversal	(54,873)	-	(54,873)
As at December 31, 2023	666,104	1,291,312	1,957,416

21. SHARE CAPITAL

Movements of share capital for the years ended December 31, 2023 and 2022 were summarized as follows:

Baht

	Par value	2023		2022	
	per share	Number	Amount	Number	Amount
Share capital (Par value)					
Ordinary shares					
At January 1	0.50	840,000,000	420,000,000	840,000,000	420,000,000
Increase of new shares	0.50	150,757,325	75,378,663	-	-
Reduction of shares	0.50	(84,000,000)	(42,000,000)	-	-
At December 31	0.50	906,757,325	453,378,663	840,000,000	420,000,000
Issued and paid-up shares (Paid-up value)					
Ordinary shares					
At January 1	0.50	840,000,000	420,000,000	840,000,000	420,000,000
Increase of new shares	0.50	66,666,660	33,333,330	-	-
At December 31	0.50	906,666,660	453,333,330	840,000,000	420,000,000

The holders of ordinary shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company.

Registered share capital

21.1 The Ordinary General Meeting of Shareholders held on April 27, 2023 passed the resolutions to approve as follows:

- 21.1.1 To increase the registered share capital from Baht 420 million (840 million shares with par value of Baht 0.50 each) to Baht 462 million (924 million shares with par value of Baht 0.50 each) by issuing new ordinary shares not exceeding of Baht 42 million (not exceeding 84 million shares with par value of Baht 0.50 each) to reserve for the issuance and offering of the ordinary shares under the general mandate method.
- 21.1.2 To issue and offer the increased ordinary shares under the general mandate method, in the amount of Baht 42 million (not exceeding 84 million shares with par value of Baht 0.50 each) to a specific investor (Private Placement)
- 21.1.3 Allot the increased ordinary shares under the general mandate method in the amount not exceeding of 84 million shares with the par value of Baht 0.50 each to a specific investor (Private Placement)

The Company had already registered the mentioned increase in share capital with the Department of Business Development, Ministry of Commerce on May 10, 2023.

21.2 The Extraordinary General Meeting of Shareholders held on November 24, 2023 passed the resolutions to approve as follows:

- 21.2.1 To decrease the registered share capital to reserve for the issuance and offering under the general mandate method from Baht 462 million (924 million shares with par value of Baht 0.50 each) to Baht 420 million (840 million shares with par value of Baht 0.50 each) by writing-off the outstanding unsold in the amount of Baht 42 million (84 million shares with par value of Baht 0.50 each).
- 21.2.2 To increase the registered share capital from Baht 420 million (840 million shares with par value of Baht 0.50 each) to Baht 453.38 million (906.76 million shares with par value of Baht 0.50 each) by issuing new ordinary shares of Baht 33.38 million (66.76 million shares with par value of Baht 0.50 each), to reserve for the issuance and offering of the ordinary shares under the general mandate method.
- 21.2.3 To issue and offer the increased ordinary shares under the general mandate method, in the amount of Baht 33.38 million (not exceeding 66.76 million shares with par value of Baht 0.50 each), to a specific investor (Private Placement), the seller of the ordinary shares of Asset Group Khonkaen Company Limited, as the compensation from the purchase of investment in ordinary shares of Asset Group Khonkaen Company Limited.

The price per share is equal to the weighted average ordinary share price in the past not less than 7 business days before the date that the offering price is determined. The payment will be made by cash, in the case that the increased ordinary shares of the Company allotted to offer to the investor are not sufficient, and if there are the ordinary shares remained from those operations, the Company will reduce such ordinary shares remained.

Premium on share capital

According to the Public Companies Act B.E. 2535, Section 51 the Company is required to set aside share subscription monies received in excess of the par value of the shares issued to a reserve account ("premium on share capital"). Premium on share capital is not available for dividend distribution.

24. OPERATING SEGMENT

Operating segment information is reported in a manner consistent with the internal reports that are regularly reviewed by the chief operating decision maker in order to make decisions about the allocation of resources to the segment and assess its performance measured basing on segment operating profit or loss on a basis consistent with that used to measure operating profit or loss in the financial statements.

Business segment

The Group identified their business segment as follow:

Dhouse Pattana Public Company Limited	Property development.
D Group Holdings Company Limited	Holding investments.
D Energy and Retail Company Limited	Oil station and retail business.
Asset Group KhonKaen Company Limited	Property development.

All inter-segment transaction were eliminated in preparing the consolidated financial statements.

Operating segment of the Group for the years ended December 31, 2023 and 2022 were summarized as follows:

	<i>Baht</i>					
	Property development		Oil station and retail business		Total	
	2023	2022	2023	2022	2023	2022
Revenue						
Timing of revenue recognition						
At a point in time	24,376,145	32,091,146	120,695,369	14,215	145,071,514	32,105,361
Over time	-	-	3,768,589	-	3,768,589	-
Cost of sales	(16,884,771)	(21,927,725)	(116,463,448)	(15,704)	(133,348,219)	(21,943,429)
Cost of service	-	-	(2,548,784)	-	(2,548,784)	-
Segment gross profit (loss)	7,491,374	10,163,421	5,451,726	(1,489)	12,943,100	10,161,932

22. LEGAL RESERVE

According to the Public Limited Companies Act B.E. 2535, Section 116, the Company is required to set aside a statutory reserve at least 5 percent of its net profit after deducting accumulated deficit brought forward (if any) until the reserve reaches 10 percent of the registered share capital. The statutory reserve is not available for dividend distribution.

23. REVENUE FROM CONTRACT WITH CUSTOMERS

Disaggregation of revenue

	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Type of goods or services				
Sale of property	24,376,145	32,091,146	22,206,048	32,091,146
Sale of fuel and others	120,695,369	14,215	-	-
Services	3,768,589	-	2,400,000	-
Total	148,840,103	32,105,361	24,606,048	32,091,146
Rental income	124,000	345,044	160,000	116,953
Revenue of service	-	-	200,000	-
Interest income	22,234	4,160	16,562	855
Gain on disposal of assets	-	429,999	-	429,999
Gain on land expropriated	7,303,996	-	7,303,996	-
Other income	482,284	435,788	457,050	432,196
Total	7,932,514	1,214,991	8,137,608	980,003
Grand total	156,772,617	33,320,352	32,743,656	33,071,149
Timing of revenue recognition				
At a point in time	152,857,794	32,971,148	29,967,094	32,953,341
Over time	3,914,823	349,204	2,776,562	117,808
Total	156,772,617	33,320,352	32,743,656	33,071,149

Assets and liabilities as at December 31, 2023 and 2022 were are follows:

	<i>Baht</i>							
	Property development		Holding investments		Oil station and retail business		Total	
	2023	2022	2023	2022	2023	2022	2023	2022
Assets								
Cash and cash equivalents	21,135,791	13,032,015	108,788	223,572	7,838,104	5,392,851	29,082,683	18,648,438
Trade and other receivables	207,081	187,129	-	-	1,148,106	236,837	1,355,187	423,966
Cost of property development	194,797,351	132,009,985	-	-	-	-	194,797,351	132,009,985
Inventories	5,361,821	5,610,874	-	-	2,252,569	1,307,439	7,614,390	6,918,313
Other current assets	211,775	992,248	-	-	388,975	595,146	600,750	1,587,394
Restricted bank deposits	271,200	323,527	-	-	-	-	271,200	323,527
Land held for development	431,586,417	430,264,627	-	-	-	-	431,586,417	430,264,627
Investments property	47,900,708	44,191,062	-	-	-	-	47,900,708	44,191,062
Property, plant and equipment	13,525,347	96,677,537	-	-	92,466,262	631,782	105,991,609	97,309,319
Right-of-use assets	1,737,455	2,586,662	-	-	418,298	-	2,155,753	2,586,662
Intangible assets	467,490	573,195	-	-	-	-	467,490	573,195
Other non-current assets	1,298,129	2,211,870	-	-	878,991	603,972	2,177,120	2,815,842

	<i>Baht</i>							
	Property development		Holding investments		Oil station and retail business		Total	
	2023	2022	2023	2022	2023	2022	2023	2022
Liabilities								
Bank overdrafts and short-term loans								
from financial institutions	4,927,256	9,951,873	-	-	15,086,567	-	20,013,823	9,951,873
Trade and other payables	4,176,180	3,327,987	26,000	25,000	615,159	322,816	4,817,339	3,675,803
Short-term loans from related persons	89,000,000	137,000,000	-	-	25,000,000	-	114,000,000	137,000,000
Income tax payable	164,296	-	-	-	-	-	164,296	-
Advance received	300,000	9,620,588	-	-	-	-	300,000	9,620,588
Other current liabilities	1,061,078	776,415	296	246	58,389	12,173	1,119,763	788,834
Loans from financial institutions	5,622,881	8,478,860	-	-	35,043,919	14,320,750	40,666,800	22,799,610
Lease liabilities	2,275,071	3,776,099	-	-	427,889	-	2,702,960	3,776,099
Debenture	172,440,988	116,590,193	-	-	-	-	172,440,988	116,590,193
Provisions for employee benefit	3,779,600	3,271,738	-	-	23,200	-	3,802,800	3,271,738
Provisions	1,957,416	1,936,381	-	-	-	-	1,957,416	1,936,381
Other non-current liabilities	1,768,216	1,968,304	-	-	334,610	710	2,102,826	1,969,014

Geographical information

The Group operate in a single geographical segment principally in Thailand. There are no material revenues derived from or assets located in foreign countries. Therefore, revenue and assets presented in the financial statements are geographical segment reporting.

Major customers

For the years ended December 31, 2023 and 2022:

The Group has no revenue from one customer for the amount over 10% of the Group's total revenue from sales due to the Group have large number of customers, who are end users covering business and individuals.

25. EXPENSES BY NATURE

Expenses by nature for the years ended December 31, 2023 and 2022 were summarized as follows:

	<i>Baht</i>			
	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
Cost of sales and services				
Employee benefits	548,856	242,770	253,577	242,770
Depreciation and amortization	1,397,404	503	924,815	-
Selling expenses				
Employee benefits	3,296,532	1,253,520	1,112,707	1,176,825
Promotional expenses	521,719	509,375	521,332	509,375
Registration and transfer fee expenses	922,018	1,259,967	827,749	1,259,967
Administrative expenses				
Employee benefits	11,878,462	11,620,803	11,410,409	11,577,130
Consultation and services	3,797,023	2,952,973	2,871,495	2,539,373
Depreciation and amortization	2,677,174	2,526,811	2,596,629	2,515,801

26. EMPLOYEE BENEFIT EXPENSES

Employee benefit expenses for the years ended December 31, 2023 and 2022 were summarized as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Salaries and wages	13,575,804	11,202,317	10,741,226	11,085,551
Defined benefit plans	691,062	593,677	667,862	593,677
Provident fund	346,307	340,096	346,307	340,096
Others	1,146,677	981,003	1,021,298	977,401
Total	15,759,850	13,117,093	12,776,693	12,996,725

Provident fund

The provident funds established by the Group for its employees under the Provident Fund Act B.E. 2530 comprises contributions made monthly by the employees and by the Group. The provident fund will be paid to the employees upon termination in accordance with the rules of the Fund. At the present, the provident funds are managed by SCB Asset Management.

	Consolidated and separate financial statements	
	2023	2022
For the year ended December 31		
Contributions paid to the provident fund	346,307	340,096

27. FINANCE COSTS

Finance costs for the years ended December 31, 2023 and 2022 were summarized as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Interest expenses	12,693,960	6,752,155	11,891,552	6,545,748
Bank charge	1,965,348	1,592,033	1,831,033	1,026,373
Total	14,659,308	8,344,188	13,722,585	7,572,121
Less capitalized finance cost	(739,451)	(71,750)	(739,451)	(71,750)
Net	<u>13,919,857</u>	<u>8,272,438</u>	<u>12,983,134</u>	<u>7,500,371</u>

28. INCOME TAX

Income tax of the Group for the years ended December 31, 2023 and 2022 was calculated at a rate specified by the Revenue Department on net earnings after adjusting certain conditions according to the Revenue Code. The Group recorded the corporate income tax as expense for the years and recorded the accrued portion as liabilities in the statements of financial position.

Tax expense for the years ended December 31, 2023 and 2022 were as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Income tax recognized in profit or loss				
Current tax expense				
Current year	(125,332)	-	-	-
Deferred tax				
Movements in temporary differences	-	(3,372,398)	-	(3,372,398)
Tax expense	<u>(125,332)</u>	<u>(3,372,398)</u>	<u>-</u>	<u>(3,372,398)</u>

	Baht							
Reconciliation of effective tax rate	Consolidated financial statements				Separate financial statements			
	2023		2022		2023		2022	
	%		%		%		%	
	Tax rate		Tax rate		Tax rate		Tax rate	
Loss before income tax		(20,235,218)		(20,440,307)		(19,871,027)		(18,977,105)
Income tax using the Thai corporation tax rate	20	4,047,044	20	4,088,061	20	3,974,205	20	3,795,421
Income subject to tax		-		(600,000)		-		(600,000)
Income not subject to tax		654,086		36,600		654,086		36,600
Expenses not deductible for tax purposes		(1,158,220)		(221,303)		(1,063,452)		(220,728)
Addition expenses for tax purposes		416,696		1,266,143		400,846		1,266,143
Current period taxable losses		(4,111,586)		(4,569,501)		(3,965,685)		(4,277,436)
The effects from the elimination in the preparation								
of consolidated financial statements		26,648		-		-		-
Current tax expense	1	(125,332)	-	-	-	-	-	-
Movement in temporary differences		-		(3,372,398)		-		(3,372,398)
Tax expenses	1	(125,332)	16	(3,372,398)	-	-	18	(3,372,398)

Deferred tax

Deferred tax as at December 31, 2023 and 2022 consisted of:

	<i>Baht</i>	
	Consolidated and separate financial statements	
	2023	2022
Deferred tax assets	846,302	796,461
Deferred tax liabilities	(846,302)	(796,461)
Deferred tax assets - net	-	-

Movements of deferred tax assets and liabilities occurred during the year were summarized as follows:

	<i>Baht</i>				
	Consolidated and separate financial statements				
	As at January 1, 2022	Profit (loss)	As at December 31, 2022	Profit (loss)	As at December 31, 2023
Deferred tax assets					
Right-of-use assets	37,563	14,644	52,207	(40,217)	11,990
Provisions	478,369	(478,369)	-	78,393	78,393
Advance received	-	89,907	89,907	(89,907)	-
Provisions for employee benefit	535,611	118,736	654,347	101,572	755,919
Loss carry forward	2,320,855	(2,320,855)	-	-	-
Total	3,372,398	(2,575,937)	796,461	49,841	846,302
Deferred tax liabilities					
Advance payment	-	(796,461)	(796,461)	(49,841)	(846,302)

Deferred tax asset arising from temporary differences and accumulated loss not recognized in the financial statements as at December 31, 2023 and 2022 were summarized as follows:

	<i>Baht</i>			
	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
Cumulative losses	11,045,980	6,934,394	10,563,977	6,598,291
Temporary differences				
Advance payment	72,000	-	-	-
Provision	478,660	-	474,020	537,105
Total	11,596,640	6,934,394	11,037,997	7,135,396

The Group has not recognized temporary differences for cumulative losses which are expired in 2024 – 2028 and not recognized deferred tax assets for unexpired temporary differences due to there is no certain future taxable profit to be utilized.

29. COMMITMENTS AND CONTINGENT LIABILITIES

As at December 31, 2023 and 2022, the Group has commitments and contingent liabilities as follows:

Commitments

- a) Letter of guarantee issued by the banks on behalf of the Group regarding to the obligation under the agreement as follows:

	<i>Baht</i>	
	Consolidated and separate financial statements	
	2023	2022
Letters of guarantee for land allotment with provision of public utilities or public services	6,538,410	7,051,710
Letters of guarantee for providing and maintenance the public utilities	1,438,178	1,438,178
Total	7,976,588	8,489,888

- b) The Group has commitments regarding to the agreements as follow:

	Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Monthly				
The security agreement	12,626	109,782	12,626	109,782
Remaining amount				
Contractor agreement	2,203,501	6,027,515	2,203,501	6,027,515
Service agreement	-	25,680	-	25,680
Purchase orders for goods and material	-	2,166,171	-	730,771
Purchase of asset	123,000	-	123,000	-

30. FINANCIAL INSTRUMENTS

A financial instrument is any contract that gives rise to both a financial asset of one entity and a financial liability or equity instrument of another entity.

Significant financial instruments of the Group presented in the statement of financial position principally comprise deposits at bank, trade and other receivables, trade and other payables, bank overdrafts, loan from financial institutions, loan from related person or related parties, debenture and lease liabilities.

Risk management policy

The Group are exposed to risks from changes in interest rates and currency exchange rates and risks from non-performance of contractual obligations by counterparties. The Group uses derivatives, as and when it considers appropriate, to manage such risks. In addition, the Group has a policy to enter into contracts with creditworthy counterparties. Therefore, the Group does not expect any material financial losses to arise from that the counterparties will fail to discharge their obligations as stipulated in the financial instruments contracts.

a) Interest rate risk

Interest rate risk is the risk that future fluctuations in market interest rates will affect the operating result and cash flows of the Group.

The exposure to interest rate risk of the Group relates primarily to their deposits at financial institutions, bank overdrafts, loan from financial institution, loan from related person or related parties, debenture and lease liabilities. However, as most of the financial assets and liabilities carry floating interest rate which fluctuates in line with the market interest rates or carry fixed interest rate which approximates to the current market interest rate, the Group do not use derivatives to manage their interest rate risk.

	<i>Baht</i>			
	Consolidated financial statement		Separate financial statement	
	Interest rate		Interest rate	
	Floating	Fixed	Floating	Fixed
As at December 31, 2023				
Financial assets				
Cash at bank	28,910,212	-	20,813,750	-
Restricted bank deposits	271,200	-	271,200	-
Financial liabilities				
Bank overdraft and short-term loans				
from financial institutions	20,013,823	-	4,927,256	-
Short-term loans from related parties	-	114,000,000	-	147,000,000
Loan from financial institutions	35,043,919	5,622,881	-	5,622,881
Lease liabilities	-	2,702,960	-	2,275,071
Debenture	-	172,440,988	-	172,440,988

	<i>Baht</i>			
	Consolidated financial statement		Separate financial statement	
	Interest rate		Interest rate	
	Floating	Fixed	Floating	Fixed
As at December 31, 2022				
Financial assets				
Cash at bank	18,617,196	-	13,023,033	-
Restricted bank deposits	323,527	-	323,527	-
Financial liabilities				
Bank overdraft and short-term loans				
from financial institutions	9,951,873	-	9,951,873	-
Short-term loans from related parties	-	137,000,000	-	144,000,000
Loan from financial institutions	14,320,750	8,478,860	-	8,478,860
Lease liabilities	-	3,776,099	-	3,776,099
Debenture	-	116,590,193	-	116,590,193

b) Credit risk

Credit risk refers to the risk that a counter party will default on its contractual obligations, resulting in a financial loss to the Group.

Cash and cash equivalents

The Group's credit risk arising from cash and cash equivalents is limited because the counterparties are banks and financial institutions which the Group considers having low credit risk.

Trade receivables

The Group is exposed to credit risk primarily with respect to trade and other receivables. However, the Group controls such risk by establishing credit limits for clients and counter parties and analysing their financial position as an ongoing basis. The Group is not expected to have much concentration risk of credit exposure and the maximum possible credit loss is the carrying amount shown in the statement of financial position.

The Group determines the impairment of trade and other receivables basing on an expected credit loss model which the Group have established and maintain an appropriate credit loss model. The risk management department periodically reviews the parameters and the data used in the credit loss model.

c) Liquidity risk

Liquidity risk is the risk that the Group will be unable to liquidate financial assets and/or procure sufficient funds to discharge obligations in a timely manner, resulting in a financial loss.

The maturity dates of financial instruments held as of December 31, 2023 and 2022, counting from the statements of financial position date were as follows:

Baht

	Consolidated financial statement					
	As at December 31, 2023					
	At call	Within 1 year	1 - 5 years	Over 5 years	No maturity	Total
Financial assets						
Cash at bank	28,910,212	-	-	-	-	28,910,212
Trade and other receivables	-	1,355,187	-	-	-	1,355,187
Restricted bank deposits	-	-	-	-	271,200	271,200
Financial liabilities						
Bank overdraft and short-term						
loan from financial institutions	-	20,013,823	-	-	-	20,013,823
Trade and other payables	-	4,817,339	-	-	-	4,817,339
Short-term loans from related persons	114,000,000	-	-	-	-	114,000,000
Loan from financial institutions	-	7,865,979	26,907,097	5,893,724	-	40,666,800
Lease liabilities	-	623,311	998,088	1,081,561	-	2,702,960
Debenture	-	-	172,440,988	-	-	172,440,988

Baht

	Separate financial statement					
	As at December 31, 2023					
	At call	Within 1 year	1 - 5 years	Over 5 years	No maturity	Total
Financial assets						
Cash at bank	20,813,750	-	-	-	-	20,813,750
Trade and other receivables	-	453,817	-	-	-	453,817
Restricted bank deposits	-	-	-	-	271,200	271,200
Financial liabilities						
Bank overdraft and short-term						
loan from financial institutions	-	4,927,256	-	-	-	4,927,256
Trade and other payables	-	3,990,886	-	-	-	3,990,886
Short-term loans from related parties	147,000,000	-	-	-	-	147,000,000
Loan from financial institutions	-	3,020,286	2,602,595	-	-	5,622,881
Lease liabilities	-	525,360	668,150	1,081,561	-	2,275,071
Debenture	-	-	172,440,988	-	-	172,440,988

Baht

	Consolidated financial statement					
	As at December 31, 2022					
	At call	Within 1 year	1 - 5 years	Over 5 years	No maturity	Total
Financial assets						
Cash at bank	18,617,196	-	-	-	-	18,617,196
Trade and other receivables	-	423,966	-	-	-	423,966
Restricted bank deposits	-	-	-	-	323,527	323,527
Financial liabilities						
Bank overdraft and short-term						
loan from financial institutions	-	9,951,873	-	-	-	9,951,873
Trade and other payables	-	3,675,803	-	-	-	3,675,803
Short-term loans from related persons	137,000,000	-	-	-	-	137,000,000
Loan from financial institutions	-	6,322,221	16,477,389	-	-	22,799,610
Lease liabilities	-	732,907	1,241,543	1,801,649	-	3,776,099
Debenture	-	-	116,590,193	-	-	116,590,193

Baht

	Separate financial statement				
	As at December 31, 2022				
	At call	Within 1 year	1 - 5 years	Over 5 years	No maturity
Financial assets					
Cash at bank	13,023,033	-	-	-	-
Other receivables	-	187,129	-	-	-
Restricted bank deposits	-	-	-	-	323,527
Financial liabilities					
Bank overdraft and short-term					
loan from financial institutions	-	9,951,873	-	-	-
Trade and other payables	-	3,334,891	-	-	-
Short-term loans from related parties	144,000,000	-	-	-	-
Loan from financial institutions	-	2,855,979	5,622,881	-	-
Lease liabilities	-	732,907	1,241,543	1,801,649	-
Debenture	-	-	116,590,193	-	-

d) Fair value

The fair value disclosures of financial instruments, considerable judgment is necessarily required in estimation of fair value. Accordingly, the estimated fair value presented herein is not necessarily indicative of the amount that could be amid in a current market exchange. The use of different market assumptions and/or estimation methodologies may have a material effect on the estimated fair value.

The fair value information disclosure does not include fair value information for financial assets and financial liabilities measured at amortized cost if the carrying amount is a reasonable approximation of fair value.

Baht

	Consolidated financial statement			
	Carrying amount	Fair value		
		Level 1	Level 2	Level 3
As at December 31, 2023 and 2022				
Financial assets				
Assets disclosed at fair value				
Investment property	43,218,304	-	43,218,304	-

		Baht			
		Separate financial statement			
	Carrying	Fair value			
As at December 31, 2023 and 2022	amount	Level 1	Level 2	Level 3	Total
Financial assets					
Assets disclosed at fair value					
Investment property	99,073,446	-	99,073,446	-	99,073,446

Part 4 Certification of the Correctness of Information

The Company has carefully reviewed the information in this annual registration statement / annual report. The Company hereby certifies that such information is correct, complete, not false, and does not mislead others, or does not lack of information that should be disclosed in the essence. In addition, the Company hereby certifies that:

(1) Financial statements and financial information summarized in the annual registration statement / annual report have shown the information correctly and are complete in all material matters related to the financial position, performance and the cash flow of the Company;

(2) The Company has set up a good disclosure system to ensure that the Company has disclosed the information in the essential parts of the Company correctly and completely, as well as supervising the implementation of the aforementioned systems;

(3) The Company has established a good internal control system and supervise the implementation of the aforementioned systems, and the Company has informed of the internal control system assessment information as of the latest available date to the auditor and the Audit Committee of the Company. This covers significant deficiencies and changes in the internal control system, including any wrong actions that may affect the Company's financial reporting.

In this case, as proof that all documents are the same documents that the Company has verified as correct, the Company has assigned Mr. Att Lerdrungporn to sign this document on every page as well. If any document does not contain the name of Mr. Att Lerdrungporn, the Company will consider it not the information that the Company has certified the accuracy of the information as mentioned above.

Authorized Directors

Name-Surname	Position	Signature
1. Mr. Pongpot Lerdrungporn	Company Director /Chief Executive Officer	_____
2. Mr. Pongnarin Lerdrungporn	Director	_____

Delegate

Name-Surname	Position	Signature
Mr. Att Lerdrungporn	Director	_____



DHOUSE PATTANA Public Company Limited

Attachment 1

Details of directors, executives, persons having controlling power,
persons assigned the highest responsibility in accounting and finance, persons assigned to be directly responsible for the
supervision of bookkeeping, and company secretaries

Details of directors, executives, persons having controlling power, persons assigned the highest responsibility in accounting and finance, persons assigned to be directly responsible for the supervision of bookkeeping, and company secretaries of DHOUSE PATTANA PUBLIC COMPANY LIMITED

No.	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
1	Asst.Prof.Dr. Teeraphan Ungpakorn - Chairman of the Board - Independent Director - Audit Committee Member (Previous Name – Family Name) - Mrs.Teerapan Suppa-aem Date of Appointment: - 5 th November 2019	45	<u>Ph.D.</u> - Doctoral of Philosophy in Finance, University of Birmingham, United Kingdom <u>Master's Degree</u> - Master of Science in Financial Management University of East London, United Kingdom <u>Bachelor's Degree</u> - Bachelor of Business Administration (Finance), Khon Kaen University <u>Certificate(s)</u> - Director Accreditation Program (DAP), Class 168/2020, Thai Institute of Directors - Investment Advisor for Complex Instruments Type 1, The Securities and Exchange Commission, Thailand	None	0.13%	2019 - Present	Chairman of the Board / Audit Committee Member / Independent Director, DHouse Pattana Public Company Limited	Development of Residential Property for Sale
						2003- Present	Assistant Professor, Faculty of Accounting and Management, Mahasarakham University	Educational Institute

No.	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
			<ul style="list-style-type: none"> - Investment Planner, The Securities and Exchange Commission, Thailand - CFP Financial Planner from the Thai Financial Planners Association 					
2	Mr. Chaikut Lerdrungporn Vice Chairman - Chairman of the Executive Committee (Previous Name – Family Name) - None - Date of Appointment: - 21 st March 2013	67	<u>Bachelor's Degree</u> - Bachelor of Business Administration (Management), Isaan University (Previous Name: Bandit Business Administration College) <u>Certificate(s)</u> - Director Accreditation Program (DAP), Class 165/2019, Thai Institute of Directors	- Spouse of Mrs. Pranee Lerdrungporn - Father of Dr. Pongnarin Lerdrungporn, Mr. Pongpot Lerdrungporn, and Mr. Att Lerdrungporn - Uncle of Mr.s Chainarong Kaewwisit and Mr.	0.13%	2013 - Present	Vice Chairman / Chairman of the Executive Committee, DHouse Pattana Public Company Limited	Development of Residential Property for Sale
						2003 - Present	Director, Farmmart Corporation Company Limited	Retailer
						1994 - Present	Director Numpong Greenville Company Limited	Property Trade

No.	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
				Chaichan Kaewwisit				
3	Mrs. Pranee Lerdrungporn - Director - Executive Vice Chairman (Previous Name – Family Name) - Miss Pranee Watcharamanee Date of Appointment: - 31 st May 2018	67	<u>Bachelor's Degree</u> - Bachelor of Business Administration (Management), Isaan University <u>Certificate(s)</u> - Director Accreditation Program (DAP), Class 165/2019, Thai Institute of Directors	- Spouse of Mr. Chaikut Lerdrungporn - Mother of Dr. Pongnarin Lerdrungporn, Mr. Pongpot Lerdrungporn, and Mr. Att Lerdrungporn - Aunt-In-Law of Mr.s Chainarong Kaewwisit and Mr. Chaichan Kaewwisit	0.12%	2018 – Present	Director / Executive Vice Chairman, DHouse Pattana Public Company Limited	Development of Residential Property for Sale
						2003 - Present	Director, Farmmart Corporation Company Limited	Retailer, Wholesaler, Provider of Lands and Buildings for Rent
4	Dr. Ong-art Chanprasitchai Director - Independent Director - Chairman of the Audit Committee (Previous Name – Family Name)	45	<u>Ph.D.</u> Doctor of Philosophy (Technopreneurship and	None	0.12%	2019 - Present	Director / Chairman of the Audit Committee / Independent Director DHouse Pattana Public Company Limited	Development of Residential Property for Sale

No.	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
	- None - Date of Appointment: - 5 th November 2019		Innovation Management), Chulalongkorn University <u>Master's Degree</u> Master of Business Administration, Chulalongkorn University <u>Bachelor's Degree</u> - Bachelor of Business Administration (Finance), Khon Kaen University <u>Certificate(s)</u> - Director Accreditation Program (DAP), Class 168/2020, Thai Institute of Directors			2005 - Present	Lecturer, Faculty of Accounting and Management, Maharakham University	Educational Institute
5	Asst. Prof. Dr. Utis Bhongchirawantana Director - Independent Director - Member of Nomination and Remuneration Committee - Chairman of the Risk Management Committee (Previous Name – Family Name)	30	<u>Ph.D.</u> - Doctor of Philosophy (Economics), Kasetsart University <u>Master's Degree</u> - Master of Economics, Chiang Mai University <u>Bachelor's Degree</u>	None	0.11%	2019 - Present	Director / Independent Director / Member of Nomination and Remuneration Committee / Chairman of the Risk Management Committee, DHouse Pattana Public Company Limited	Development of Residential Property for Sale
						2019 - Present	Course Liason (Assistant Professor) Maharakham University	Educational Institute

No.	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
	- Mr. Uthit Saengla-iad Date of Appointment : - 5 th November 2019		- Bachelor of Economics, Maejo University <u>Certificate(s)</u> - Director Accreditation Program (DAP), Class 168/2020, Thai Institute of Directors			2006 - ปัจจุบัน	Assistant Professor, Faculty of Accounting and Management, Mahasarakham University	Educational Institute
						2018	Deputy Dean for Quality Assurance, Mahasarakham University	Educational Institute
6	Mr. Apishar Nithianantporn - Director - Audit Committee Member - Independent Director - Chairman of the Nomination and Remuneration Committee (Previous Name – Family Name) - Mr. Jetsada Nithi-anantakul Date of Appointment: - 5 th November 2019	31	<u>Master's Degree</u> - Master of Science in Marketing Management University College Kensington, United Kingdom <u>Bachelor's Degree</u> - Bachelor of Arts (English), Rangsit University <u>Certificate(s)</u> - Director Accreditation Program (DAP), Class 154/2018, Thai Institute of Directors - New Generation Leader under Democracy Program, Class 7, King Prajadhipok's Institute	None	0.12%	2562 – Present	Director / Audit Committee Member / Independent Director / Chairman of the Nomination and Remuneration Committee, DHouse Pattana Public Company Limited	Development of Residential Property for Sale
						2012 - Present	Director / Managing Director Thai TAN Intergroup Company Limited	Producer and Seller of Ready-To-Eat Instant Canned Food

No.	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
7	Mr. Pongpot Lerdrungporn - Director - Executive Director - Member of Nomination and Remuneration Committee - Member of the Risk Management Committee - Chief Executive Officer (Previous Name – Family Name) - None - Date of Appointment: - 27 th April 2010	45	<u>Master's Degree</u> - MBA (International Business), Pacific States University, USA <u>Bachelor's Degree</u> - Bachelor of Civil Engineering, Mahidol University <u>Certificate(s)</u> - Certificate in Construction Management, University of California, Los Angeles - Director Accreditation Program (DAP), Class 170/2020, Thai Institute of Directors	- Son of Mr. Chaiyut Lerdrungporn and Mrs. Pranee Lerdrungporn - Younger Brother of Dr. Pongnarin Lerdrungporn - Older Brother of Mr. Att Lerdrungporn	17.74%	2010 - Present	Director / Executive Director / Member of Nomination and Remuneration Committee / Member of the Risk Management Committee / Chief Executive Officer, DHouse Pattana Public Company Limited	Development of Residential Property for Sale
						2020 - Present	Director, D ENERGY & RETAIL CO., LTD.	Fuel Retailer (Gas Station) and Wholesaler. Retailer, Provider of Spaces for Rent
						2013 – Present	Director Sarakham Petroleum Company Limited	Fuel Retailer (Gas Station)
						2003 – Present	Director Farmmart Moderntrade Company Limited	Retailer and Wholesaler of Consumer Goods
						2003 - Present	Director Farmmart Corporation Company Limited	Retailer, Wholesaler, Provider of Lands and Buildings for Rent
8	Dr. Pongnarin Lerdrungporn - Director - Executive Director	46	<u>Ph.D.</u>	- Son of Mr. Chaiyut Lerdrungporn and	17.30%	2010 - Present	Director / Executive Director / Managing Director of System Support Division, DHouse	Development of Residential Property for Sale

No.	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
	- Managing Director of System Support Division (Previous Name – Family Name) - None - Date of Appointment : - 27 th April 2010		- Doctor of Philosophy (Information Technology), King Mongkut's University of Technology North Bangkok <u>Master's Degree</u> - Master of Science (Information Technology), King Mongkut's University of Technology North Bangkok <u>Bachelor's Degree</u> - Bachelor of Law in Civil and Criminal Law, Chulalongkorn University - Bachelor of Business Administration (Computer), Rangsit University <u>Certificate(s)</u> - Director Accreditation Program (DAP), Class165/2019, Thai Institute of Directors	Mrs. Pranee Lerdrungporn - Older brother of Mr. Pongpot Lerdrungporn and Mr. Att Lerdrungporn			Pattana Public Company Limited	
						2003 - Present	Director, Farmmart Corporation Company Limited	Retailer, Wholesaler, Provider of Spaces and Buildings for Rent
9	Mr. Att Lerdrungporn Director - Executive Director - Member of the Risk Management Committee	44	<u>Master's Degree</u> - MBA in Marketing West Texas A&M University, USA <u>Bachelor's Degree</u>	- Son of Mr. Chaiyut Lerdrungporn and Mrs. Pranee Lerdrungporn	17.51%	2018 - Present	Director / Executive Director / Member of the Risk Management Committee / Managing Director of Business Development, Sales, and	Development of Residential Property for Sale

No.	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
	- Managing Director of Business Development, Sales, and Marketing (Previous Name – Family Name) - Mr. Phongthat Lerdrungporn Date of Appointment : - 31 st May 2018		- Bachelor of Business Administration (Marketing), Kasetsart University <u>Certificate(s)</u> - Director Accreditation Program (DAP), Class 170/2020. Thai Institute of Directors	- Younger brother of Dr. Pongnarin Lerdrungporn and Mr. Pongpot Lerdrungporn			Marketing, DHouse Pattana Public Company Limited	
						2020 - Present	Director, D ENERGY & RETAIL CO., LTD.	Fuel Retailer (Gas Station) and Wholesaler, Retailer, Provider of Spaces for Rent
						2009 - Present	Director Farmmart Corporation Company Limited	Retailer, Wholesaler, Provider of Lands and Buildings for Rent
						2013 – 2017	President of Tha Phra Subdistrict Administration Organization	Governmental Organization
10	Mr. Channarong Kaewwisit - Director	45	<u>Bachelor's Degree</u> - Program : Aircraft Mechanic, Sierra Academy Aeronautics	- Nephew of Mr. Chaiyut Lerdrungporn and	7%	2011 - Present	Director, DHouse Pattana Public Company Limited	Development of Residential Property for Sale

No.	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
	(Previous Name – Family Name) - None - Date of Appointment : - 27 April 2010		<u>Certificate(s)</u> - Director Accreditation Program (DAP), Class 171/2020, Thai Institute of Directors	Mrs. Pranee Lerdrungporn - Older Brother of Mr.Chan Kaewwisit		2014 - Present	Director, Sarakhm Petroleum Company Limited	Fuel Retailer (Gas Station)
						2003 - Present	Director, Farmmart Moderntrade Company Limited	Retailer and Wholesaler of Consumer Goods
11	Mr., Chaichan Kaewwisit - Director (Previous Name – Family Name) - None - Date of Appointment: - 24 th July 2012	43	<u>Master's Degree</u> - Master of Political Science, Ramkhamhaeng University <u>Bachelor's Degree</u> - Bachelor of Arts (Humanities), Mahasarakham University <u>Certificate(s)</u> - Director Accreditation Program (DAP), Class 171/2020, Thai Institute of Directors	- Nephew of Mr. Chaiyut Lerdrungporn and Mrs. Pranee Lerdrungporn - Younger Brother of Mr. Chan Kaewwisit	7.52%	2012 - Present	Director, DHouse Pattana Public Company Limited	Development of Residential Property for Sale
						2018 - Present	Director, Sarakhm Trading Company Limited	Executive in Commerce, Industry, Marketing, and Sales
						2018 - Present	Director, Sarakhm Oil Company Limited	Fuel and Lubricant Retailer

No.	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
						2014 - Present	Director, Sarakham Petroleum Company Limited	Fuel Retailer (Gas Station)
						2014 - Present	Director, Sarakham Commerce Company Limited	Executive in Commerce, Industry, Marketing, and Sales
						2009 - Present	Director, Farmmart Moderntrade Company Limited	Retailer and Wholesaler of Consumer Goods
12	Miss Kamolchanok Chantrakul - Company secretary (Previous Name – Family Name) - None - Date of Appointment: 1 st November 2018	29	<u>Bachelor's Degree</u> Bachelor of Public Administration, Khon Kaen University <u>Certificate(s)</u> - Company Secretary Program (CSP) Class 112/2020, Thai Institute of Directors	- Niece of Mr. Chaiyut Lerdrungporn and Mrs. Pranee Lerdrungporn	0.00%	2021 - Present	Company secretary, DHOUSE PATTANA Public Company Limited	Development of Residential Property for Sale
						2017-2018	Accounting and Finance Manager, Able Medical Company Limited	Production and distribution of medicines
						2004 - 2014	Project manager, Siam Global Engineering Co., Ltd.	Contract for large construction such as steel structure factory

No.	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
15	Miss Wanna Sriboonrueang - Accountant (Previous Name – Family Name) - None – Date of Appointment: - 25 th December 2017	37	<u>Bachelor's Degree</u> Bachelor of Accounting, Ramkhamhaeng University	None	0.01%	2017 - Present	Chief Accountant, DHOUSE PATTANA Public Company Limited	Development of Residential Property for Sale
						2006 - 2017	Chief Accountant, V.THANAVIT GROUP COMPANY LIMITED	Accounting Service



DHOUSE PATTANA Public Company Limited

Attachment 2

Details of the Directors of the Subsidiary

Details of the Directors of the Subsidiary

DGroup Holdings Co., Ltd.

No	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
1	Mr. Att Lerdrungporn Director - Executive Director - Member of the Risk Management Committee - Managing Director of Business Development, Sales, and Marketing (Previous Name – Family Name) - Mr. Phongthat Lerdrungporn Date of Appointment : - 31st May 2018	44	<u>Master's Degree</u> - MBA in Marketing West Texas A&M University, USA <u>Bachelor's Degree</u> - Bachelor of Business Administration (Marketing), Kasetsart University-Certificate(s) - Director Accreditation Program (DAP), Class 170/2020. Thai Institute of Directors	- Son of Mr. Chaiyut Lerdrungporn and Mrs. Pranee Lerdrungporn - Younger brother of Dr. Pongnarin Lerdrungporn and Mr. Pongpot Lerdrungporn	23.61%	2018 - Present	Director / Executive Director / Member of the Risk Management Committee / Managing Director of Business Development, Sales, and Marketing, DHouse Pattana Public Company Limited	Development of Residential Property for Sale
						2020 - Present	Director, D ENERGY & RETAIL CO., LTD.	Fuel Retailer (Gas Station) and Wholesaler. Retailer, Provider of Spaces for Rent
						2009 - Present	Director Farmmart Corporation Company Limited	Retailer, Wholesaler, Provider of Lands and Buildings for Rent

						2013 – 2017	President of Tha Phra Subdistrict Administration Organization	Governmental Organization
No	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
2	Mr. Pongpot Lerdrungporn - Director - Executive Director - Member of Nomination and Remuneration Committee - Member of the Risk Management Committee - Chief Executive Officer (Previous Name – Family Name) - None – Date of Appointment: - 27th April 2010	45	<u>Master's Degree</u> - MBA (International Business), Pacific States University, USA <u>Bachelor's Degree</u> - Bachelor of Civil Engineering, Mahidol University - Certificate in Construction Management, University of California, Los Angeles - Director Accreditation Program (DAP), Class 170/2020, Thai Institute of Directors	- Son of Mr. Chaiyut Lerdrungporn and Mrs. Pranee Lerdrungporn - Younger Brother of Dr. Pongnarin Lerdrungporn - Older Brother of Mr. Att Lerdrungporn	23.33%	2010 - Present	Director / Executive Director / Member of Nomination and Remuneration Committee / Member of the Risk Management Committee / Chief Executive Officer, DHouse Pattana Public Company Limited	Development of Residential Property for Sale
						2020 - Present	Director, D ENERGY & RETAIL CO., LTD.	Fuel Retailer (Gas Station) and Wholesaler. Retailer, Provider of Spaces for Rent
						2013 – Present	Director Sarakham Petroleum Company Limited	Fuel Retailer (Gas Station)
						2003 – Present	Director Farmmart Moderntrade Company Limited	Retailer and Wholesaler of Consumer Goods

						2003 - Present	Director Farmmart Corporation Company Limited	Retailer, Wholesaler, Provider of Lands and Buildings for Rent
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No	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
3	Dr. Pongnarin Lerdrungporn - Director - Executive Director - Managing Director of System Support Division (Previous Name – Family Name) - None – Date of Appointment : - 27th April 2010	46	<u>Ph.D.</u> - Doctor of Philosophy (Information Technology), King Mongkut's University of Technology North Bangkok Master's Degree - Master of Science (Information Technology), King Mongkut's University of Technology North Bangkok Bachelor's Degree - Bachelor of Law in Civil and Criminal Law, Chulalongkorn University - Bachelor of Business Administration (Computer), Rangsit University Certificate(s)	- Son of Mr. Chaikut Lerdrungporn and Mrs. Pranee Lerdrungporn - Older brother of Mr. Pongpot Lerdrungporn and Mr. Att Lerdrungporn	23.33%	2010 - Present	Director / Executive Director / Managing Director of System Support Division, DHouse Pattana Public Company Limited	Development of Residential Property for Sale
						2003 - Present	Director, Farmmart Corporation Company Limited	Retailer, Wholesaler, Provider of Spaces and Buildings for Rent

			- Director Accreditation Program (DAP), Class165/2019, Thai Institute of Directors					
No	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
4	Mr., Chaichan Kaewwisit - Director (Previous Name – Family Name) - None – Date of Appointment: - 24th July 2012	44	Master's Degree - Master of Political Science, Ramkhamhaeng University Bachelor's Degree - Bachelor of Arts (Humanities), Mahasarakham University- Certificate(s) - Director Accreditation Program (DAP), Class 171/2020, Thai Institute of Directors	- Nephew of Mr. Chaityut Lerdrungporn and Mrs. Pranee Lerdrungporn - Younger Brother of Mr. Chan Kaewwisit	10.14%	2012 - Present	Director, DHouse Pattana Public Company Limited	Development of Residential Property for Sale
						2018 - Present	Director, Sarakham Trading Company Limited	Executive in Commerce, Industry, Marketing, and Sales
						2018 - Present	Director, Sarakham Oil Company Limited	Fuel and Lubricant Retailer
						2014 - Present	Director, Sarakham Petroleum Company Limited	Retailer and Wholesaler of Consumer Goods
						2003- ปัจจุบัน	Director, Farmmart Moderntrade Company Limited	Retailer and Wholesaler of Consumer Goods
						2014-ปัจจุบัน	Director,	Fuel Retailer (Gas Station)

							Sarakham Petroleum Company Limited	
No	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
5	Mr. Channarong Kaewwisit - Director (Previous Name – Family Name) - None – Date of Appointment: - 27 April 2010	45	<u>Bachelor's Degree</u> - Program : Aircraft Mechanic, Sierra Academy Aeronautics <u>Certificate(s)</u> - Director Accreditation Program (DAP), Class 171/2020, Thai Institute of Directors	Nephew of Mr. Chaiyut Lerdrungporn and Mrs. Pranee Lerdrungporn - Older Brother of Mr.Chan Kaewwisit	9.44%	2011 - Present	Director, DHouse Pattana Public Company Limited	Development of Residential Property for Sale
						2014 - Present	Director, Sarakham Petroleum Company Limited	Fuel Retailer (Gas Station)
						2003 - Present	Director, Farmmart Moderntrade Company Limited	Retailer and Wholesaler of Consumer Goods

Details of the Directors of the Subsidiary

D ENERGY & RETAIL CO., LTD.

No	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
1	Mr. Att Lerdrungporn Director - Executive Director - Member of the Risk Management Committee - Managing Director of Business Development, Sales, and Marketing (Previous Name – Family Name) - Mr. Phongthat Lerdrungporn Date of Appointment : - 31st May 2018	44	<u>Master's Degree</u> - MBA in Marketing West Texas A&M University, USA <u>Bachelor's Degree</u> - Bachelor of Business Administration (Marketing), Kasetsart University-Certificate(s) - Director Accreditation Program (DAP), Class 170/2020. Thai Institute of Directors	- Son of Mr. Chaiyut Lerdrungporn and Mrs. Pranee Lerdrungporn - Younger brother of Dr. Pongnarin Lerdrungporn and Mr. Pongpot Lerdrungporn	23.61%	2018 - Present	Director / Executive Director / Member of the Risk Management Committee / Managing Director of Business Development, Sales, and Marketing, DHouse Pattana Public Company Limited	Development of Residential Property for Sale
						2020 - Present	Director, D ENERGY & RETAIL CO., LTD.	Fuel Retailer (Gas Station) and Wholesaler. Retailer, Provider of Spaces for Rent
						2009 - Present	Director Farmmart Corporation Company Limited	Retailer, Wholesaler, Provider of Lands and Buildings for Rent

						2013 – 2017	President of Tha Phra Subdistrict Administration Organization	Governmental Organization
No	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
2	Mr. Pongpot Lerdrungporn - Director - Executive Director - Member of Nomination and Remuneration Committee - Member of the Risk Management Committee - Chief Executive Officer (Previous Name – Family Name) - None – Date of Appointment: - 27th April 2010	45	<u>Master's Degree</u> - MBA (International Business), Pacific States University, USA <u>Bachelor's Degree</u> - Bachelor of Civil Engineering, Mahidol University - Certificate in Construction Management, University of California, Los Angeles - Director Accreditation Program (DAP), Class 170/2020, Thai Institute of Directors	- Son of Mr. Chaikut Lerdrungporn and Mrs. Pranee Lerdrungporn - Younger Brother of Dr. Pongnarin Lerdrungporn - Older Brother of Mr. Att Lerdrungporn	23.33%	2010 - Present	Director / Executive Director / Member of Nomination and Remuneration Committee / Member of the Risk Management Committee / Chief Executive Officer, DHouse Pattana Public Company Limited	Development of Residential Property for Sale
						2020 - Present	Director, D ENERGY & RETAIL CO., LTD.	Fuel Retailer (Gas Station) and Wholesaler. Retailer, Provider of Spaces for Rent
						2013 – Present	Director Sarakham Petroleum Company Limited	Fuel Retailer (Gas Station)
						2003 – Present	Director Farmmart Moderntrade Company Limited	Retailer and Wholesaler of Consumer Goods

						2003 - Present	Director Farmmart Corporation Company Limited	Retailer, Wholesaler, Provider of Lands and Buildings for Rent
No	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business
3	Mr. Chanvit Kaewwisit - Director (Previous Name – Family Name) - None – Date of Appointment: - 27th April 2010	44	<u>Bachelor's Degree</u> - Mahasarakham University <u>Certificate</u> Director Certification Program (DCP)	- Nephew of Mr. Chaiyut Lerdrungporn and Mrs. Pranee Lerdrungporn		2017- Present	Director, Sarakhom Trading Company Limited	Executive in Commerce, Industry, Marketing, and Sales
						2017 – Present	Director, Sarakhom Oil Company	Limited Fuel and Lubricant Retailer
						2014 - Present	Director, Sarakhom commerce Company	Executive in Commerce, Industry, Marketing, and Sales
						2014 - Present	Director, Sarakhom Petroleum Company	Limited Fuel Retailer (Gas Station)
No	Name/Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Type of Business

4	Dr. Pongnarin Lerdrungporn - Director - Executive Director - Managing Director of System Support Division (Previous Name – Family Name) - None – Date of Appointment : - 27th April 2010	46	Ph.D. - Doctor of Philosophy (Information Technology), King Mongkut's University of Technology North Bangkok Master's Degree - Master of Science (Information Technology), King Mongkut's University of Technology North Bangkok Bachelor's Degree- Certificate in Construction Management, University of California, Los Angeles - Bachelor of Law in Civil and Criminal Law, Chulalongkorn University - Bachelor of Business Administration (Computer), Rangsit University Certificate(s) - Director Accreditation Program (DAP), Class165/2019, Thai Institute of Directors	- Son of Mr. Chaiyut Lerdrungporn and Mrs. Pranee Lerdrungporn - Older brother of Mr. Pongpot Lerdrungporn and Mr. Att Lerdrungporn	23.33%	2010 - Present	Director / Executive Director / Managing Director of System Support Division, DHouse Pattana Public Company Limited	Development of Residential Property for Sale
						2003 - Present	Director, Farmmart Corporation Company Limited	Retailer, Wholesaler, Provider of Spaces and Buildings for Rent



DHOUSE PATTANA Public Company Limited

Attachment 3

Details of the internal audit supervisor and the company's compliance supervisor

Details of the Internal Audit Supervisor

The Company uses outsourced services such as Honor Audit and Advisory Company Limited to work as the internal audit supervisor. It has assigned Ms. Piyamas Ruengsangrob as Executive Director to be the main responsible person for performing the duties of the Company's internal

No.	Name/ Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Name of Organization / Affiliation / Company
1.	Ms. Piyamas Ruengsangrob	45	<ul style="list-style-type: none"> - Master's degree Master of Accounting in Financial Accounting and Assurance, Thammasat University - Graduate Certificate, Department of Auditing, Chulalongkorn University - Bachelor's degree Bachelor of Business Administration (Accounting), Rajamangala Institute of Technology Bophitphimuk Chakkrawat Campus - Bachelor's degree Bachelor of Arts, Department of Mass Communication, Ramkhamhaeng University - Certified Public Accountant of Thailand - Certificate in Internal Audit, Class 7 from the Federation of Accounting Professions 	None	None	2010 - Present	Executive Director	Honor Audit and Advisory Company Limited
						2019 - Present	Special Instructor	Bangkok University
						2019	Special Instructor	Thammasat University
						2012 – 2014, and 2019 - Present	Special Instructor	Burapha University
						2000 - 2010	Audit Manager	MAC OFFICE CO., LID.

No.	Name/ Position(s)/Date of Appointment	Age (Year)	Education Qualifications	Family Relationship among Executives	Proportion of Shareholding (%)	Work Experience in the Past 5 Years		
						Period	Position and Name of Organization/Company	Name of Organization / Affiliation / Company
			<ul style="list-style-type: none"> - Certificate from the Federation of Accounting Professions for course "Preparation for Audit Office Visit for Quality Assurance under ISQC1 standard, Class 3" - Certificate from the Investor Club Association Course "Practice after Being Promoted in Investment " - Certificate in Tax Law, Thammasat University, course "Customs, Excise Tax And stamp duty ", " VAT", "specific business tax ", " corporate income tax ", "personal income tax" and "international taxation" 					



DHOUSE PATTANA Public Company Limited

Attachment 4

Assets used in business and details of property appraisal items

Assets Used in Business Operation

The main assets used in the operation of the Company's business are: buildings and equipment, property development costs, lands awaiting development, intangible assets, and right-of-use assets, with details as follows:

Type/characteristic of assets	Net book value (Million baht)	Property	Obligation
	On 31 st Dec 23		
1) Buildings and equipments	105.99	Owned by the Company	No obligation
2) Property development costs	194.80	Owned by the Company	Take a mortgage as collateral with a financial institution. See details in clause 5.1.2.
3) Lands awaiting development	431.59	Owned by the Company	Take a mortgage as collateral with a financial institution. See details in clause 5.1.3.
4) Investment Property	47.90	Owned by the Company	No obligation
5) Intangible assets	0.47	Owned by the Company	No obligation
6) Right-of-use assets	2.16	Rental agreement	No obligation
Total net book value	782.91		

Buildings and equipment

Buildings and equipments of the Company as of December 31, 2023 has a net book value in the financial statements baht, with details as follows:

Type/characteristic of assets	Net book value (Million baht)	Property	Obligation
	On 31 st Dec 23		
1) Lands	55.86	Owned by the Company	No obligation
2) Buildings and structures	38.25	Owned by the Company	No obligation
3) Machinery and equipment	5.50	Owned by the Company	No obligation
4) Office supplies	1.56	Owned by the Company	No obligation
5) letter sign	0.15	Owned by the Company	No obligation
6) Vehicles	4.67	The company is the owner and parts of Them are hire purchase contracts, Details In clause b5.2.3	As collateral under a partial hire purchase agreement
Total net book value	105.99		

The real estate development costs of the Company as of December 31, 2023 have a net book value in the financial statements equal to 135.43 million baht, with details as follows:

Project Name	Type of Assets	Net book value as of December 31, 2023(Million baht)	Property	Obligation
The Grand Canal Talat Subdistrict, Mueang Maha Sarakham District, Maha Sarakham Province	Townhome and home office	43.42	Owned by the Company	Take a mortgage as collateral with a financial institution Outstanding debt 9.60 million baht
Grand Biz Tha Song Khon Subdistrict, Mueang Maha Sarakham District, Maha Sarakham Province	Commercial building	15.16	Owned by the Company	Take a mortgage as collateral with a financial institution Outstanding debt 8.30 million baht
Phrukpirom Salaklang Wang Naeng Subdistrict, Mueang Maha Sarakham District, Maha Sarakham Province	Detached house and semi- detached house, commercial building	75.81	Owned by the Company	No obligation
The River Condo Project Talat Subdistrict, Mueang Maha Sarakham District, Maha Sarakham Province		2.02		
Other		1.04		
Total		135.43		

Intangible assets

As of December 31, 2023, the Company has intangible assets used in business operation, namely computer software copyrights, which has a net value of 0.68 million baht (capital value of 1.05 million baht and accumulated amortization of 0.37 million baht).

Rights-of-use assets

As of December 31, 2023, the Company has right-of-use assets, ie right of use in land lease agreements, and the right of use in the building lease agreement which has a net value of 2.12 million baht (capital value is 2.82 million baht and accumulated amortization is 0.70 million baht).

Details about property appraisal

Appraised property	Date of appraisal of property	Appraiser / Name of the main appraiser	Objective of appraisal	Appraisal method	Appraisal price
1. Vacant land On the road of Ban Tha Khon Yang - Ban Chi (New Village) <u>Property:</u> Land for 46 title deeds, total area of 74-2-9 rai (29,809.00 sq.w.) <u>Location:</u> Ban Tha Khon Yang Road - Ban Chi (Tor Lor 2202), Kham Reang Sub-district, Kantharawichai District, Mahasarakham Province <u>Ownership:</u> The Company <u>Obligations:</u> Take the mortgage as collateral with a financial institution	22 st January 2023	Real Appraisal Company Limited / Ms. Sirichayaporn Worawichwong, Main Appraisal, (Wor Thor. 118)	For public purposes	Market Approach	507.13 Million Baht
2. Vacant land Adjacent to Grand Biz Project, Maha Sarakham Road - Kosum Phisai (TorLor 208) <u>Property:</u> 4 title deeds, total area of 14-3-11.7 rai (5,911.70 sq.w.) <u>Location:</u> Maha Sarakham Road - Kosum Phisai (Tor Lor 208), Tha Song Khon Subdistrict Mueang Maha Sarakham District, Mahasarakham Province <u>Ownership:</u> The Company <u>Obligations:</u> Take the mortgage as collateral with a financial institution.	22 st January 2023	Real Appraisal Company Limited / Ms. Sirichayaporn Worawichwong, Main Appraisal, (Wor Thor. 118)	For public purposes	Market Approach	192.13 Million Baht
3. Vacant land Next to the Grand Residence project <u>Property:</u> 5 plots of land, total area of 3-1-18.4 rai (1,318.40 sq.wa.) <u>Location:</u> Sarakham-Wapi Pathum Road (Tor Lor 2040), Talat Subdistrict, Mueang Maha Sarakham District, Mahasarakham Province <u>Ownership:</u> The Company <u>Obligations:</u> No obligation	22 st January 2023	Real Appraisal Company Limited / Ms. Sirichayaporn Worawichwong, Main Appraisal, (Wor Thor. 118)	For public purposes	(Market Approach) (Cost Approach)	35.77 Million Baht

Appraised property	Date of appraisal of property	Appraiser / Name of the main appraiser	Objective of appraisal	Appraisal method	Appraisal price
<p>4) Vacant land</p> <p>The part next to Khon Kaen-Chiang Yuen Road</p> <p>Property: Total land, 10 title deeds, total area 35-2-85.9 rai (14,285.9 sq m.)</p> <p>Location: Next to Khon Kaen-Yang Talat Road (Highway 12), Phra Lab Subdistrict, Mueang Khon Kaen District. Khon Kaen Province</p> <p>Owner: Asset Group Khon Kaen Company Limited (Subsidiary Company)</p> <p>Obligations: No obligations</p>	15 August 2023	Real Estate Appraisal Company Limited / Ms. Sirichayaporn Worawitwong, Master Assessor (W.T.118)	public purpose	Compare market prices (Market Approach) and calculate from costs (Cost Approach)	23.50
<p>5) Vacant land</p> <p>The part attached to the Bueng Niam house.</p> <p>Property: Total land, 11 title deeds, total area 54-2-97.7 rai (21,897.7 sq m.)</p> <p>Location: Phra Lab Subdistrict, Bueng Niam Mueang Khon Kaen District Khon Kaen Province</p> <p>Owner: Asset Group Khon Kaen Company Limited (Subsidiary Company)</p> <p>Obligations: No obligations</p>	15 August 2023	Real Estate Appraisal Company Limited / Ms. Sirichayaporn Worawitwong, Master Assessor (W.T.118)	public purpose	Compare market prices (Market Approach) and calculate from costs (Cost Approach)	19.71
<p>5) Vacant land</p> <p>The part attached to the Bueng Niam house.</p> <p>Property: Total land, 11 title deeds, total area 54-2-97.7 rai (21,897.7 sq m.)</p> <p>Location: Phra Lab Subdistrict, Bueng Niam Mueang Khon Kaen District Khon Kaen Province</p> <p>Owner: Asset Group Khon Kaen Company Limited (Subsidiary Company)</p> <p>Obligations: No obligations</p>	15 August 2023	Real Estate Appraisal Company Limited / Ms. Sirichayaporn Worawitwong, Master Assessor (W.T.118)	public purpose	Compare market prices (Market Approach) and calculate from costs (Cost Approach)	6.81

Appraised property	Date of appraisal of property	Appraiser / Name of the main appraiser	Objective of appraisal	Appraisal method	Appraisal price
<p>7) Vacant land</p> <p>The part attached to the Khok Si house.</p> <p>Property: Total land, 27 title deeds, total area 186-3-54 rai (74,754 sq m.)</p> <p>Location: Khok Si Subdistrict, Mueang Khon Kaen District Khon Kaen Province</p> <p>Owner: Asset Group Khon Kaen Company Limited (Subsidiary Company)</p> <p>Obligations: No obligations</p>	15 August 2023	Real Estate Appraisal Company Limited / Ms. Sirichayaporn Worawitwong, Master Assessor (W.T.118)	public purpose	Compare market prices (Market Approach) and calculate from costs (Cost Approach)	38.39



DHOUSE PATTANA Public Company Limited

Attachment 5

Good Corporate Governance Manual

Message from the board of Director

The Board of Directors of DHouse Pattana Public Company Limited intends to promote the Company to be an efficient organization in business operation, and to be an ethical, honest, fair and verifiable organization. This is a factor that leads to creation of long-term benefits for the business itself and its shareholders, with regard to fairness to all stakeholders, which is in accordance with the guidelines of the Stock Exchange of Thailand.

The Board of Directors sees the importance of such management style. Therefore, the good corporate governance principles are compiled in accordance with the guidelines of the Stock Exchange of Thailand and the practice guidelines of international standards. This good corporate governance policy is therefore formulated. The objective is to provide transparency in the operations at all levels, comprising the Board of Directors, the executives and the operational staffs, to perform duties with honesty, morality, ethics and responsibilities towards the organization, shareholders, third parties, as well as the community and society.

Therefore, to make such principles lead to good governance in management, the Board therefore requests that the executives and company employees' study and understand, and apply these principles in all works at present and in the future.

.....

(Asst. Prof. Dr. Teeraphan Ungphakorn)

Chairman of the Board of Directors

DHouse Pattana Public Company Limited

Vision / Mission

Vision

To be no. 1 property development Company in the Northeast region.

Mission

1. Operational Excellence

2. Customer Growth

Code of conduct: what will maintain the organization

"Discipline, honesty, practice, development"

Good corporate governance policy

Board of Directors DHouse Pattana Public Company Limited is committed to efficient management of the organization in accordance with good corporate governance principles. We believe that the principles of good corporate governance will be an important part to enhance business operations as well as leading to success with effective management, morality, ethics, as well as social responsibility. We adhere to the principles of good corporate governance in accordance according to the guidelines of the Stock Exchange of Thailand and regulations of the Securities and Exchange Commission, with 8 items as follows:

- 1) Realize the roles and responsibilities of the Board of Directors as leaders who create sustainable value for the business.
- 2) Set objectives and the main goals of the business for sustainability.
- 3) Strengthen effective committees
- 4) Recruiting and developing top executives and personnel management
- 5) Promote innovation and conduct business with responsibility
- 6) Ensuring that there is a risk management system and appropriate internal control
- 7) Maintain financial credibility and disclosure
- 8) Support participation and communication with shareholders

Based on the above principles, the Company has established strict guidelines for practice and has clearly directed the employees to comply with the principles for good corporate governance and to promote the organization in accordance with the principles of good governance, composing of:

- Integrity
- Transparency

- Independence
- Accountability
- Fairness
- Corporate Social Responsibility

These principles of corporate governance reflect the values, practices and directions used within the Company. This will help build confidence for the business and make it be able to compete well under operation with ethics, international standards and according to the law. These are considered important principles in the evaluation of the management of the Board and the executives, as well as the performance of employees at all levels.

Code of conduct

In order for the Board of Directors, executives and employees of the Company to have good practice and behave in a way that is appropriate for professional business conduct, as well as having virtue, being aware of the responsibility to the economy, society and stakeholders based on honesty, justice, and transparency, there is a specification of ethics and business ethics of DHouse Pattana Public Company Limited as the standard to serve as a framework for conducting business and for the directors, executives, employees and all related parties to acknowledge and consider as a further practice.

The Company has established ethics and business ethics as the following standards:

1. Code of business conduct of the company

- 1.1. The Company should conduct business properly, abiding by and complying with the law.
- 1.2. The Company should conduct its business by not infringing on the intellectual property or copyright of others.
- 1.3. The Company should operate a business that is not contrary to the custom or tradition or not causing damage to the society.
- 1.4. The Company is responsible for the society and the community, including supporting activities that take part in social creation and environmental promotion.
- 1.5. The Company should conduct business and compete in the market with fairness.
- 1.6. The Company should protect the interests of all stakeholders with fairness.
- 1.7. The Company must disclose information sufficiently, timely, correctly and transparently on a regular basis.
- 1.8. The Company should be careful not to confuse stakeholders and cause their misunderstanding about the facts of information.

2. Code of Conduct of Company Directors

Directors Should have a guideline for acting in order to comply with the Company's business ethics. They should always remember that performance of their duties is not only the obligation and responsibility to the company shareholders, but also responsibility to the customer and other stakeholders. Consideration of the common interests of all such groups is an overall practice. The directors must have the responsibility to act in accordance with the following guidelines.

2.1 Perform duties professionally

2.1.1 All directors must be aware of the roles and responsibilities of the Board.

2.1.2 Directors must abide by the laws, regulations and the director's charter, by making decisions with caution, impartiality and honesty for the best interest of the Company

2.1.3 Directors should define corporate objectives and goals based on sustainability

2.1.4 Directors should cooperate in performing their duties by utilizing their own knowledge and capability fully and effectively.

2.1.5 Directors should protect the interests of the shareholders and treat stakeholders with fairness.

2.2 No conflict of interest with the Company

All directors will disclose their interests that may conflict with the Company, avoid events that may lead to conflicts, and protect the interests of the company both in areas of inside information and correct use of information or company assets.

2.3 Be good role models for the organization

All directors will abide by the principles of good corporate governance and are leaders in implementing the Company's various corporate governance policies, which are based on balanced responsibility to stakeholders.

3. Executives' Code of Conduct

All executives should act in accordance with the directions and goals set by the Board, and perform duties as a representative of the organization, taking into account the duties and responsibilities to the Company, and the responsibilities to other stakeholders, including employees, shareholders, customers, business partners, competitors, creditors, environment, society and community. The executives will strictly adhere to the following guidelines.

3.1 Executives should abide by the law, rules and regulations within the framework of morality and good tradition, ignore bad behavior, and decide to take any action with all sincerity for the best interests of the Company, customers, shareholders and employees.

3.2 Executives should manage the work with honesty, by considering the interests of the Company rather than their personal interests.

3.3 Executives should have broad vision, manage the work with care and prudence, be examples for efficiency enhancement and effectiveness with ethics, to achieve the Company's objectives and goals.

3.4 Executives must demonstrate adherence to ethics and code of conduct, by behaving as role models for employees.

3.5 Executives do not use their positions or duties for unjustifiable personal gain.

3.6 Executives should treat employees politely, rule subordinates with fairness, and do not use power in a wrong way.

3.7 Executives should support capacity development and increase the efficiency of employees' work by providing appropriate welfare for employees, with sincerity, respect for their rights and listen to employees' opinions

4. Employees' code of conduct.

In order to encourage good and efficient work, and to promote happiness in the workplace, employees should follow these guidelines:

4.1 Things to behave towards oneself:

4.1.1 Employees must strictly abide by laws, rules, regulations, policies and procedures within the framework of good morality and tradition, and ignore bad behaviors.

4.1.2 Employees should perform their duties with honesty, diligence, and determination, and improve work efficiency even further for the benefit of employees and the Company.

4.1.3 Employees must perform their duties with knowledge and abilities to the fullest extent.

4.1.4 Employees should have a positive attitude towards the Company, respect and obey the instructions of the supervisor in accordance with the Company's policies and regulations.

4.2 Code of conduct to treat colleagues

4.2.1 Employees should treat their colleagues in a friendly manner, have good courtesy, have sincerity, respect for rights of and respect one another, to promote a good working environment.

4.2.2 Employees should have solidarity with one other, be generous to help one other without causing conflicts that will lead to damages to others and the Company.

4.2.3 Employees should avoid bringing information or stories of others, both with regard to work performance and personal matters, to reveal to others or to criticize in a way that will cause damage both to fellow employees and to the Company.

4.3 Code of conduct to the Company

4.3.1 Employees should have faith, confidence, loyalty to, and maintain the reputation of the company.

4.3.2 Employees should report matters affecting the operations or the reputation of the Company to the supervisor without delay.

4.3.3 Employees should keep the Company's secret, and should not disseminate the Company's information, news, innovation, both in objective and intellectual areas, which will have a damaging effect on the Company.

4.3.4 Employees will not use the Company's assets and information for personal gain.

4.4 Points to avoid in the conduct that are contrary to the interests of the company

4.4.1 Employees should not use their positions or duties for personal gain.

4.4.2 Employees do not use the Company's assets and information, and customer information for personal benefit.

4.4.3 Employees should not engage in direct and indirect actions in businesses that compete with the Company or have conflict of interests with the Company.

4.4.4 Employees should not have financial interests with customers or business partners, whether in the position of business owner, partner, shareholder, director, creditor, debtor or advisor. If there is such stake, it must be disclosed to the supervisor

4.4.5 Employees should not charge or accept any property from customers and people doing business with the Company other than expenses and the fees charged by the Company

4.5 Behaviors towards customers

4.5.1 Employees should provide good service to customers on a regular basis, be honest and able to explain to customers about their rights as well as being responsible for the interests of customers.

4.5.2 Employees are expected to provide services that are fast, honest, and fair in order to impress and build confidence and trust from the customers to meet customer needs.

4.6 Code of conduct towards business partners and third parties

4.6.1 Employees should treat business partners or third parties with dignity, honesty, and equality.

4.6.2 Employees must not bring secrets or trade information of business partners or third parties to be disclosed to other persons or the public and should not insult the partner.

4.6.3 Employees should not call for or receive dishonest property or benefits with partners or third parties.

5. Codes of conduct regarding environmental conditions.

5.1 Have a sense of environmental responsibility such as saving natural resources and energy and choosing a work model that is environmentally friendly.

5.2 Use natural resources as efficiently as possible.

5.3 Bring back used items that can be reused to be used with the most benefits.

5.4 Conserve and improve buildings, premises, tools, machines and the environment to make them better, be in a neat condition, and hygienic.

5.5 Maintain and improve safety standards to eliminate the possible danger.

6. Recommendations when problems occur

Code of conduct established this document is unable to cover all matters. Employees may encounter unexpected circumstances. When they are unsure of the suitability of conduct, employees should consult the supervisor according to order of hierarchy.

7. Monitoring

Any directors, executives, and employees who do not comply with or act contrarily to the code of business conduct of the Company shall be punished as appropriate in each case from verbal admonition to dismissal (refer to the penalties of the HR department).

8. Review

This code of conduct is required to be reviewed every year or when necessary.

Compliance to good corporate governance Principles

The Company pays attention to the good corporate governance principles. Good corporate governance will increase the competitiveness of the Company, result in sustainable business growth, and create maximum benefits to shareholders, employees and all related parties. The Board of Directors has established a policy to support good corporate governance based on the Corporate Governance Code for Listed Companies 2017 as a guideline for organizational management. This is to ensure that any of the Company's operation is fairly conducted, and take into account the best interests of shareholders and all stakeholders. The principles of corporate governance of the Company cover the following 8 principles of practice:

Principle 1:

Recognize the roles and responsibilities of the Board of Directors as the corporate leader that creates sustainable value for the Company:

1.1. The Board understands its role and recognizes the responsibility as a leader who must oversee the organization's good management, which covers

- 1.1. Setting objectives and goals
 - 1.2. Formulation of strategy, operating policy, as well as allocation of important resources to achieve objectives and goals.
 - 1.3. Monitoring, evaluation and overseeing the reporting of operation results
- 1.2. To create sustainable value for business, the Board will supervise the business operation that leads to good Governance Outcomes at least as follows:

- 1.1. Have competitiveness and a good performance with regard to long-term impacts
 - 1.2. Conduct business ethically, respect rights of and be responsible for shareholders and stakeholders
 - 1.3. benefit society and develop or reduce negative impact on the environment
- (4) Be able to adapt under changing factors.

The Board of Directors has adhered to the principles of sustainable value creation in the form of policies to guide management, which lead to implementation of all directors, executives and employees with the following principles:

1.2.1 The Board of directors will behave as an example as an organization leader, by adhering to the principles of good corporate governance to drive the organization towards long-term sustainability

1.2.2 The Board must take into account the ethical business operation, including the impact on society and the environment in addition to the performance

1.2.3 The Board must provide a charter, the policy for directors, executives and employees to communicate with practitioners as written principles and guidelines for the conduct of their operations.

In addition, the Board of Directors has to communicate with practitioners such as directors, executives and employees, ensuring that there are sufficient mechanisms to facilitate action, follow up the performance, and regularly review policies and practices.

1.3. The Board is responsible for ensuring that all directors and executives perform their duties with duty of care, and duty of loyalty, and ensure that the operations are in accordance with the law, company regulations, and the resolution of the shareholders' meeting, including compliance with the established policies, the process of approving operations in accordance with the authority manual of the Company, investment, conduct of business that has a significant impact on the Company, transaction with a connected persons, acquisition / disposal of assets, and dividend payment. However, it must comply with the law.

1.4. The Board understands the scope of duties and responsibilities of the committee and set the scope of assignment of duties and responsibilities to the Chief Executive Officer and the management clearly, as well as monitoring and supervising the Chief Executive Officer to perform duties as assigned.

1.4.1 The Board will prepare a Board Charter stating the duties and responsibilities of all committees, and review the charter at least once a year, including reviewing the division of roles and duties of the Board, Chief Executive Officer, and the management regularly to comply with the direction of the organization;

1.4.2 The Board must understand its scope of duties, and delegate management authority to the management through the preparation of the Chief Executive Officer Charter in writing. However, such assignment does not relieve the Board of Directors' duties and responsibilities. However, the Board of Directors has to monitor the management to perform the duties assigned. The scope of duties of the Board, Chief Executive Officer, and the management is divided according to their responsibilities as follows:

Matters that the Board will take care to ensure proper actions:

- 1) Determination of objectives and business goals
- 2) Creation of a corporate culture that adheres to ethics, including behaving as models
- 3) Supervision of proper structure and implementation of the Board for the achievement of objectives and the Company's goals to conduct business efficiently
- 4) Setting a compensation structure that motivates personnel to work in line with the objectives and company goals.

Matters that the Board of Directors works with the management to take appropriate action:

- 1) Setting and reviewing annual strategies, goals, and work plans
- 2) Overseeing the adequacy of the risk management system and internal control
- 3) Establishing a manual of authority that is appropriate to the management's responsibilities.
- 4) setting a resource allocation framework, development and budget, such as policies, personnel management plans, and information technology policy
- 5) Monitoring and evaluation of operations
- 6) Ensuring the reliability of the disclosure of financial and non-financial information

Matters that the Directors should not act on:

- 1) Management in accordance with strategies, policies, plans approved by the Board, which are the duties and responsibilities of the Chief Executive Officer and the management in making decisions, such as procurement, recruitment of personnel to work, etc. The committee should monitor and supervise the results without interfering with decision-making unless there is a need
- 2) Matters that have prohibitions such as approving transactions that have conflict of interest with the directors.

Principle 2:

Define the business objectives and main goals for sustainability:

2.1 The Board of Directors will set or supervise the objectives and the Company's goals to adhere to sustainability, with condition that they are consistent with creating value for businesses, customers, stakeholders, and the society as a whole

2.1.1 The Board is responsible for ensuring that the business has clear and appropriate objectives and goals, which can be used as the main idea in business model defining, and communicate to everyone in the organization to move in the same direction. This may be made into a shared vision and values of the organization, or objectives and principles based on the principles of

- (1) Objectives of the establishment of the Company
- (2) Response to target customers
- (3) Profitability or competitiveness by creating value for companies and customers
- (4) Long-term existence of the Company under both opportunity and risk factors affecting the Company and stakeholders

2.1.2 In achieving company objectives goals, the Board will determine a business model that can create value for the business, stakeholders, and society as a whole, considering

- (1) Environment and changes in various factors, including the proper use of innovation and technology
- (2) The needs of customers and stakeholders

(3) Business competence, expertise and competitiveness

2.1.3 Corporate values reflect the characteristics of good corporate governance, such as accountability, integrity, transparency, due consideration of social and environmental responsibilities), etc.

2.1.4 The Board will promote communication and strengthen the purpose and the goals of the Company to be reflected in the decisions and operations of the personnel at all levels until it becomes an organizational culture.

2.2 The Board will ensure that the objectives, goals and strategies in the medium term and / or the annual plan of the Company consistent with the achievement of the objectives and company goals with innovation and technology being used appropriately and safely

2.2.1 The Board shall supervise the formulation of annual strategies and work plans in accordance with the objectives and goals of the Company, taking into account the Company's surrounding factors, as well as acceptable opportunities and risks. It shall encourage or review objectives, goals, and strategies for medium term of 3-5 years to ensure that annual strategies and plans take into account the longer term effects, and can be reasonably anticipated

2.2.2 In formulating annual strategies and work plans, the Board will ensure to analyze the environment, various factors and risks that may affect stakeholders involved throughout the value chain including various factors that may affect the achievement of company objectives and goals. There should be a mechanism to truly understand the needs of stakeholders with the following principles

(1) Clear methods, processes, participation channels or communication channels between stakeholders and the Company, to ensure that the business can, as accurately as possible, access and receive information on issues or the needs of each stakeholder group

(2) Identify the relevant stakeholders of the Company, both inside and outside, including individuals, groups of individuals, organizations, such as employees, shareholders, customers, business partners, communities, society, environment, government agencies, and regulators, etc.

(3) State stakeholders' issues and expectations. to be analyzed and classified according to their importance and impacts on both the Company and the stakeholders. This is to select important matters that will create value with stakeholders to implement for good result.

2.2.3 For strategy formulation, the Board will oversee the promotion of innovation, and application of innovation and technology to build competitiveness, responding to the needs of stakeholders while remaining on the basis of social and environmental responsibility.

2.2.4 The specified goals should be suitable for the business environment and the Company's potential. The Board will set goals that are both monetary and non-monetary. Also, it is aware of the risks of setting goals that could lead to illegal behavior, or unethical conduct

2.2.5 The Board ensures that objectives and goals are passed on through strategies and plans throughout the organization.

2.2.6 The Board shall supervise the appropriate allocation of resources and operational controls and monitor the implementation of the annual strategy and work plan. It may appoint persons responsible for supervising and monitoring the performance.

Principle 3:

Strengthen Effective Board

3.1. The Board is responsible for defining and reviewing the Board structure in terms of size, composition, proportion of independent directors that are appropriate and necessary to lead the organization to objectives and the goals of the Company

3.1.1 The Board shall oversee that the Board consists of members with various qualifications in terms of skills, experience, abilities and specific characteristics, as well as gender and age, needed to achieve the company objectives and goals, by preparing a table of elements of the directors' knowledge (skill matrix) to ensure that it gets a qualified overall Board able to understand and meet the needs of stakeholders. In addition, at least one non-executive director must have experience in the business, or the main industry in which the Company operates

3.1.2 The Board will consider an appropriate number of directors, able to perform their duties efficiently, with the number of directors not less than 5 and not more than 12, depending on the size and category, and business complexity

3.1.3 The Board of Directors has a proportion between the executive directors and non-executive directors that reflects the appropriate balance of power as follows:

(1) Most directors should be non-executive directors who are able to freely express opinions on the operation of the management.

(2) Directors must have the number and qualifications of independent directors in accordance with the rules of the Office of the Securities and Exchange Commission, and the Stock Exchange of Thailand. The Company also ensures that the independent directors can work efficiently with all members of the Board and can express their opinions independently.

3.1.4 The Board shall disclose a policy for determining the composition of diverse members, and directors' information such as age, gender, education background, experience, shareholding percentage, years of being directors, and the holding of director positions in other listed companies in the annual report and on the Company's website

3.2. The Board of Directors will elect a suitable person to be the Chairman of the Board and ensure that the composition and operation of the Board of Directors facilitates the exercise of independent judgment.

3.2.1 The Chairman of the Board is an independent director.

3.2.2 The President and Chief Executive Officer have different responsibilities. The Board will determine the powers and duties of the Chairman of the Board and the Chief Executive Officer to be clear, so that no one has unlimited power, including separating the person holding the position of the Chairman of the Board from the person holding the position of the Chief Executive Officer

3.2.3 The Chairman of the Board plays a leader role of the Board. The duties of the Chairman of the Board are covered in the following matters:

(1) To supervise, monitor and ensure that performance of the Board is efficient and achieves company objectives and goals

(2) To supervise to ensure that all directors take part in fostering an ethical corporate culture and good corporate governance

(3) Set the agenda for the Board meetings in consultation with the Chief Executive Officer and have measures to supervise that important matters are included in the agenda

(4) Allocate sufficient time for the management to make a proposal and for the directors to discuss important issues thoroughly. Encourage directors to exercise prudent discretion and to give opinions freely

(5) Strengthen the relationship between executive directors and non-executive directors, and between the Board and the management

3.2.4 In the event that the Chairman of the Board and the Chief Executive Officer are not clearly separated, for example, the Chairman of the Board and the Chief Executive Officer are the same person, The Chairman of the Board is not an independent director,

The Chairman of the Board and Chief Executive Officer are people of the same family, or the Chairman of the Board is a member of the executive committee, working group, or is assigned to have administrative responsibilities, etc., the Board will promote a balance of power between B and the management from

- (1) Board composition consisting of more than half of the independent directors
- (2) Appointing an independent director to consider the agenda of the board meeting

3.2.5 The Board of Directors will set a policy for independent directors to hold positions for a continuous period of not more than 9 years from the date of first appointment as independent director. In the event that an independent director is to be appointed to continue the position, the Board will reasonably consider such necessity.

3.2.6 So that important matters are considered in more detail, the Board of Directors will consider appointing sub-committees, number of meetings and number of times that each director attended the meeting in the past year, and report on the performance of every sub-committees.

3.2.7 The Board shall ensure that the roles and duties of the Board, sub-committees, number of meetings, number of times each director attended the meeting in the past year, are disclosed and reports on the performance of every sub-committees.

3.3. The Board of Directors will supervise the recruitment and selection of directors, to ensure that there is a transparent and clear process for obtaining a qualified committee with the required elements.

3.3.1 The Board of Directors will establish a Nomination and Remuneration Committee of which most of the members and the chairman should be independent directors.

3.3.2 The Nomination and Remuneration Committee will hold a meeting to consider the criteria and methods for recruiting persons to qualify for the Board of Directors with the appropriate composition, knowledge and expertise, including considering the history of such persons and proposing opinions to the Board of Directors Before presenting to the shareholders' meeting to appoint directors. In addition, shareholders will be provided with sufficient information about the persons nominated for decision-making.

3.3.3 Nomination and Remuneration Committee will review the criteria and methods for nominating directors to make recommendations to the Board of Directors prior to the selection of directors who are due to complete their term. And in case the Nominating Committee nominates the former director, it should take into account the performance of the said director.

3.3.4 In the event that the Board of Directors has appointed any person to be an advisor to the Nomination and Remuneration Committee, information of that advisor will be disclosed in the annual report, including his/her independence or the fact that he/she has no conflict of interest.

3.4. In proposing the remuneration to the shareholders for approval, the Board of Directors will consider the structure and remuneration to be suitable for their responsibilities, and motivate the Board to lead the organization to achieve both short-term and long-term goals

3.4.1 The Board of Directors will establish a Nomination and Remuneration Committee, of which most of the members and the chairman are independent directors, to consider the policies and criteria for determining remuneration.

3.4.2 Directors' remuneration is consistent with the Company's strategy and long-term plan, their experience, duties, accountabilities and responsibilities, including the benefits expected to receive from each director. Directors who are assigned additional duties and responsibilities, such as members of a sub-committee, should also receive appropriate additional compensation. This is in a comparable manner at the level practiced from the same industry.

3.4.3 Shareholders are required to approve the structure and directors' remuneration, both in forms of monetary and non-monetary. The Board of Directors will consider each type of compensation to be appropriate, both fixed-rate compensation such as remuneration, meeting allowance, etc. and performance-based compensation of the Company such as bonus, pension etc. They are linked to the value that the Company generates for shareholders, but shouldn't be so high that the Company only focus on short-term results.

3.4.4 The Board will disclose policies and criteria for determining director remuneration that reflect the duties and responsibilities of each person, including styles and the amount of compensation. The amount of compensation disclosed will include the remuneration received by each director as a director of the subsidiary company.

3.4.5 In the event that the Board has appointed any person to be an advisor to the Nomination and Remuneration Committee, information of that advisor will be disclosed in the annual report, including his/her independence or the fact that he/she has no conflict of interest.

3.5. The Board will ensure that all directors are responsible for performing their duties and allocate adequate time for them to do so.

3.5.1 The Board shall ensure that there is a mechanism to support directors to understand their roles and duties.

3.5.2 The Board will determine the criteria for the directors in holding positions in other companies by considering the performance of directors who hold positions in many companies, to ensure that directors can devote sufficient time to perform their duties in the Company. It will determine the number of listed companies each director will hold a position to suit the nature or business condition of the Company, but in total not more than 5 listed companies. This is because the efficiency of their duties as a director may decrease if the number of companies that the director holds positions is too high. In addition, the Company has arranged to disclose the above rules.

3.5.3 The Board will establish a system for reporting other positions of the directors and disclose this information.

3.5.4 In case a director holds a position of director or executive, or have a direct or indirect interest in other businesses that have a conflict or can use the opportunity or company information to their advantage, the Board of Directors must ensure that the Company has adequate safeguards and informs the shareholders to acknowledge this.

3.5.5 Each director will attend not less than 75% of the total number of board meetings held in the year.

3.6. The Board of Directors shall ensure that there is a framework and mechanism to govern the policies and operations of subsidiaries and other businesses in which the Company has significantly invested. At the level appropriate for each business Including subsidiaries and other businesses that the Company invested has the same understanding as well.

3.6.1 The Board of Directors will consider and determine the supervision policies for subsidiary companies, including

(1) Degree of appointment of persons to be directors, executives or controlling persons of a subsidiary company, provided in writing. In general, this should be appointed by the Board of Directors, unless such company is a small company that is operating arms of the business, the Board may assign the Chief Executive Officer to appoint it.

(2) Determine the scope of duties and responsibilities of the person representing the Company according to item (1) and have the representative of the Company take care of the implementation of the subsidiary's policy, and in the event that a subsidiary has joint ventures, the Board should establish a policy for the representative to do the best for the benefit of the subsidiary and in accordance with the parent company's policy

(3) Ensure sufficiently appropriate and concise internal control system of the subsidiary and that all its transactions is legal and in accordance with related regulations

(4) Disclosure of financial position and performance of transactions with connected persons, acquisition or disposition of assets, other important transactions, capital increase, capital decrease, dissolution of subsidiaries, etc.

3.6.2 If it is a significant investment in other businesses, for example, the investment having a stake of 20% but not more than 50% of the investment amount or requiring additional investment that is significant to the Company, if necessary, the Board will ensure that shareholder's agreement or any other agreement is made to provide clarity on the administrative power and involvement in making important decisions, and performance tracking, to be able to be used as information in the preparation of financial statements of the Company according to standards and deadlines.

3.7. The Board will arrange for an annual performance evaluation of the Board, sub-committees, and individual directors. The assessment results will also be used for further development of the duties.

3.7.1 The Board and sub-committees will evaluate their performance at least once a year in order for the them to jointly consider the performance and problems for further improvement, by stipulating the norms that will be used to compare with the performance.

3.7.2 In evaluating the performance, the Board assesses both on a faculty and individual basis by means of self-evaluation and cross evaluation, as well as discloses the criteria, process and overall assessment results in the annual report.

3.7.3 The Board may consider arranging an external consultant to assist in the formulation of guidelines, and recommend issues for evaluating the performance of the Board at least every three years and disclose such actions in the annual report.

3.7.4 The Board's assessment results will be used to determine the suitability of the Board composition.

3.8. The Board of Directors shall supervise the Board and each director to have knowledge and understanding about the roles, duties, nature of business operations, and laws relating to business operation, as well as encouraging all directors to acquire skills and knowledge for their performance of duties on a regular basis.

3.8.1 The Board shall ensure that persons appointed as new directors will be suggested and acquire useful information on the performance of their duties. This includes an understanding of corporate objectives, goals, and values, as well as the nature of the business and business practices of the Company.

3.8.2 The Board will ensure that the directors are continually trained and develop the necessary knowledge

3.8.3 The Board has an understanding of laws, rules, standards, risks and environment related to the business operation, including receiving updated information on a regular basis.

3.8.4 The Board will disclose information on the ongoing training and knowledge development of the Board members in the annual report.

3.9. The Board will ensure that the operations of the Board are in order and have access to necessary information, and that there are a company secretary with the necessary knowledge and experience, and is appropriate to support the operation of the Board.

3.9.1 The Board will organize meetings and set agenda of the board meeting in advance, so that directors can arrange their time and attend the meetings.

3.9.2 The number of board meetings will be considered to suit to the duties and responsibilities of the Board of Directors, including the nature of the business of the Company. The meetings are held at least 6 times per year. In case the Board does not hold a meeting every month, it will require the management to report the performance to the Board in the months that the meetings are not held, so that the Board can supervise and control the operation of the management team continuously and promptly.

3.9.3 The Board shall ensure that there is a mechanism for each Board member and the management to be free to propose matters that are beneficial to the Company on the agenda of the meeting.

3.9.4 Meeting documents Will be delivered to the directors at least 7 days in advance of the meeting date.

3.9.5 The Board will encourage the Chief Executive Officer to invite top executives to attend the board meeting to directly provide more detailed information as it relates to the agenda and to have opportunities to get to know the top executives for the consideration of future succession plans.

3.9.6 The Board can access to additional necessary information from the Chief Executive Officer, company secretary or other executives who have been assigned, within the scope of the policy set and, if necessary, the Board may acquire independent opinions from external advisors or professionals, which is considered as expenses of the Company.

3.9.7 The Board has a policy for non-executive directors to hold meetings among themselves as necessary to discuss various issues on handling of interest without the management, and to inform the Chief Executive Officer of the said meetings.

3.9.8 The Board will determine the appropriate qualifications and experience of the company secretary to perform the duty of giving advice on legal and regulatory matters that the Board must know, oversee the management of board meeting documents, important documents, and the Board's activities, including to coordinate the implementation of the board resolutions. In addition, the Board of Directors will disclose the qualifications and experiences of the company secretary in the annual report and on the Company's website.

3.9.9 The company secretary will receive training and develop knowledge on an ongoing basis that will benefit the performance of duties. In the event that there is a Certified Program, the company secretary will be trained for the said course.

Principle 4:

Recruitment and Development of Top Executives and Personnel Management

4.1. The Board will ensure that the Chief Executive Officer and senior executives are nominated and developed to have the knowledge, skills, experience and characteristics necessary to drive the organization towards its goals.

4.1.1 The Board will consider, or assigned to the Nomination and Remuneration Committee to consider the criteria and methods for recruiting qualified persons to hold the position of Chief Executive Officer.

4.1.2 The Board will monitor and supervise the Chief Executive Officer to ensure that there is an appropriate senior executive management. At least, the Board or the Nomination and Remuneration Committee should, together with the Chief Executive Officer, consider the criteria and methods for recruiting and appointing people and agreeing to the persons whom the Chief Executive Officer proposes to be the top executives.

4.1.3 To ensure business continuity, the Board will oversee a succession plan in order to prepare for the succession of the Chief Executive Officer and senior executives. And the Chief Executive Officer shall report the performance according to the succession plan to the Board for acknowledgment periodically, at least once a year.

4.1.4 The Board will promote and support the Chief Executive Officer and senior executives to be trained and developed to increase knowledge and experience that is beneficial to the operation.

4.1.5 The Board will clearly determine policies and procedures for holding positions of directors at other companies of the Chief Executive Officer and senior executives, both in types of director positions and number of companies that they can serve in position.

4.2. The Board will oversee an appropriate regulation of compensation and evaluation structure.

4.2.1 The Board will set up an incentive structure for the Chief Executive Officer, senior executives and other personnel in all levels of work in accordance with the company objectives and goals, and in consistency with the long-term interests of the business. This includes:

(1) To consider the appropriateness of the salary remuneration proportion, short-term results such as bonuses and long-term results such as Employee Stock Ownership Plan (ESOP).

(2) To formulate a policy on remuneration by taking into account factors such as higher or equal compensation level to approximately industry level, and business performance

(3) To formulate policies on evaluation criteria and communicate them

4.2.2 The Board, excluding executive directors, has a role in remuneration and performance evaluation for Chief Executive Officer In the following areas:

(1) Approve the evaluation criteria for Chief Executive Officer with evaluation criteria. Motivate the Chief Executive Officer to operate the Company to meet the objectives, goals, strategies and in line with the long-term interests of the Company, by notifying the Chief Executive Officer about the criteria for evaluation in advance.

(2) Evaluate the performance of the Chief Executive Officer annually, or may assign the Nomination and Remuneration Committee to assess him/her and have the Chairman of the Board or Senior Directors communicate the results of the assessment, including development issues for the Chief Executive Officer to acknowledge.

(3) Approve the annual compensation of the Chief Executive Officer, and conduct the performance evaluation of the Chief Executive Officer, including other relevant factors.

4.2.3 The Board will approve the criteria and factors for performance evaluation, as well as approve the compensation structure of the senior executives and follow up for the Chief Executive Officer to evaluate the top executives in accordance with the said assessment principles

4.2.4 The Board shall oversee the formulation of criteria and factors for performance evaluation of the entire organization.

4.3. The Board of Directors understands the structure and relationship of shareholders that may affect the management and operation of the Company.

4.3.1 The Board understands the structure and relationship of shareholders which could take the form of an agreement within the family affairs, whether in writing or not, shareholder agreement or the policies of the parent company group. This affects the power to control the management of the Company.

4.3.2 The Board will ensure that the agreement as specified in 4.3.1 is not an obstacle to the Board's performance, such as having a suitable person to succeed the position.

4.3.3 The Board will ensure that information is disclosed according to various agreements that affect the control of the Company.

4.4. The Board will monitor the management and development of personnel to ensure appropriate amount of knowledge, skills, experience and motivation.

4.4.1 The Board shall oversee the human resource management to be in line with the direction and strategy of the Company, and that employees at all levels are knowledgeable, possess appropriate level of ability and motivation, and are treated fairly to retain the organization's talented personnel.

4.4.2 The Board will oversee the establishment of a provident fund or other mechanism to ensure that employees have sufficient savings to support retirement, as well as supporting employees to have knowledge and understanding of money management, and to choose an investment policy that corresponds to their age ranges, risk level, or ensure that there is a life path investment policy.

Principle 5:

Promote Innovation and Responsible Business Operation

5.1. The Board of Directors will focus on and support innovation that brings value to the business, while creating benefits for customers or related parties, and have social and environmental responsibility. It aims not to cause any inappropriate behavior.

5.1.1 The Board will pay more attention to the creation of an organizational culture that promotes innovation, and ensure that the management takes part in the strategy review, and development planning, and follows up the performance.

5.1.2 The Board will promote innovation to add value to the business according to the constantly changing environment. It covers business models, ways of thinking, perspective design and development of real estate models, improvement of construction processes and work processes, including cooperation with the Company's partners.

5.2. The Board of Directors monitors the management to conduct business in a responsible manners to society and environment and reflect it in the operational plan to ensure that all parties of the Company have acted in accordance with the objectives, main goals and strategic plans of the Company.

5.2.1 The Board shall oversee a mechanism to ensure that the Company conducts business ethically, has social and environmental responsibility, does not violate the rights of stakeholders, to guide all parts of the Company to achieve the main sustainable goals. The Company may formulate policies or guidelines which covers the following matters:

(1) Responsibilities to employees and workers

To act in accordance with the relevant laws and standards and treat employees and employees fairly, respect human rights, including offering fair compensation and benefits, welfare that is not less than those that the law has stipulated or more as appropriate, to take care of health and safety in work environment, offer trainings to educate, develop potential and promote progress. It also provides opportunities for employees to develop their working skills in other areas.

(2) Responsibility to customers

To comply with relevant laws and standards, to take into account health, safety, fairness, customer data retention, after-sales service throughout the warranty period after sales, to monitor and measure customer satisfaction results for organizational improvement, including advertising, public relations and sales promotion (Sales Conduct). All must be done responsibly and without causing misunderstanding or taking advantage of the misunderstanding of customers.

(3) Responsibility to business partners

To have a fair procurement process and terms of contracts or agreements, to give knowledge, develop potential, and raise the level of production and management to meet the standard, to clarify and supervise trade partners to respect human rights, treat labor fairly,

and be responsible for society and environment. In addition, the Company will have a process for reviewing and evaluating business partners to develop sustainable business operations.

(4) Responsibility towards the community

To bring knowledge and business experience to develop projects that can promote tangible benefits to the community, to track and measure long-term success progress

(5) Environmental responsibility

To prevent, reduce, manage and ensure that the Company does not create or cause any negative impact on the environment, which covers the use of raw materials, energy, water, renewable resource, to take care for and restore biodiversity affected by business operations, to release and manage waste arising from doing business, and Greenhouse gas emissions, etc.

(6) Fair competition

To operate business in a transparent manner and not to create unfair competitive advantages.

(7) Anti-Corruption

To comply with all applicable laws and standards, to determine the Company to have and publicly announce the anti-corruption policy. This may be exercised by joining as a member of networks in the fight against corruption, including supporting other companies and business partners to have an anti-corruption policy as well as joining the network.

5.3. The Board will monitor the management to allocate and manage resources to be efficient and effective, taking into account the impact and development of resources throughout the value chain in order to achieve sustainable objectives and main goals. Resources can be categorized into six categories: finance, production, wisdom, personnel, society and relationships, and nature.

5.3.1 The Board recognizes the need for resources to be used, as well as realizing that the use of each resource affects each other.

5.3.2 The Board is aware that different business models have different effects on resources. Therefore, in deciding on a business model, the impact and cost-effectiveness should be considered, while still being on the basis of ethical conduct, responsibility, and to create sustainable business value.

5.3.3 The Board will ensure that, in achieving objectives and the main goals of the business, the management has reviewed, developed and supervised the efficient and effective use of resources by keeping in mind the changes of internal and external factors.

5.4. The Board provides a framework for corporate governance and management of information technology that correspond to the needs of the business, including ensuring that information technology is used to increase business opportunities and improve business operations, and that there is risk management, so that the business can achieve its main objectives and goals, with the governance and information technology management frameworks as follows:

(1) The business has complied with laws, regulations, and standards related to the use of information technology

(2) The business has an information security system for confidentiality, maintenance of integrity and data availability, as well as to prevent any misuse of information or unauthorized alteration of information.

(3) The business has considered information technology risks and provides measures to manage such risks in various areas, such as business continuity management, incident management that affects the security of information systems, asset management, etc.

(4) The business has considered the allocation and management of information technology resources. There are criteria and factors for determining the priorities of the information technology program, such as suitability and alignment with the strategic plan, impact on business operations, urgency of use, budget and human resources in information technology, and consistency with business model, etc.

5.4.1 The Board will establish a policy on the allocation and management of information technology resources, which covers the allocation of sufficient resources for business operations and establishment of guidelines to accommodate in the event that the resources cannot be allocated enough as specified.

5.4.2 The Board shall supervise or assign the Risk Management Committee to supervise the Company's risk management, including information technology risk management.

5.4.3 The Board will stipulate a policy and measure on the security of the information system.

Principle 6:

Ensure That There Is An Appropriate Risk Management and Internal Control System

6.1. The Board shall ensure that the Company has a risk management system and internal control to achieve its objectives effectively, and practice in accordance with relevant laws and standards.

6.1.1 The Board understands the major risks of the business and approves all acceptable risks.

6.1.2 The Board will consider and approve risk management policies that are aligned with the business' main objectives, goals, strategies and acceptable risks, as a framework for the risk management process for everyone in the organization to be in the same direction. The Board will pay attention to early warning signs and ensure that the risk management policy is reviewed at least 1 time per year.

6.1.3 The Board ensures that the Company identifies risks by considering factors both inside and outside the organization that may cause the Company to fail to achieve the specified objectives. This can be divided into all 4 sides as follows:

1. Strategic risk
2. Operational risk
3. Financial risk
4. Compliance risk

6.1.4 The Board will ensure that the Company assesses the impact and likelihood of the identified risks in order to prioritize the risks, and has appropriate risk management methods such as taking risks, treating or controlling risk, terminating risk, and transferring risk.

6.1.5 The Board can assign the Risk Management Committee or the Audit Committee to consider article 6.1.1 - 6.1.4 before proposing to the Board for consideration as they find appropriate for the business.

6.1.6 The Board will regularly monitor and evaluate the effectiveness of risk management.

6.1.7 The Board is responsible for ensuring that the business operates in accordance with the law, and related standards, both domestically and internationally.

6.1.8 In case the Company has a subsidiary or other businesses in which the Company has significantly invested (having 20% but not more than 50% of the voting rights), the Board of Directors will take the results of the assessment of the internal control system and the risk management as part of the consideration under article 6.1.1 - 6.1.7, too.

6.2. The Board must establish an Audit Committee capable of performing duties effectively and being independent.

6.2.1 The Board must arrange an Audit Committee consisting of at least 3 members, all of whom must be independent directors and have qualifications and duties in accordance with the regulations of the Securities and Exchange Commission and the Stock Exchange of Thailand.

6.2.2 The Board has established the duties of the Audit Committee in writing with the following functions:

(1) To review the financial reports to ensure that they are accurate and reliable, including adequate disclosure of information by coordinating with the external auditors and the management responsible for preparing quarterly and annual reports and reviewing the Company's financial reports to be accurate and adequately disclosed.

(2) To review to ensure that the Company has internal control systems and internal audit systems that are appropriate and efficient, to consider the independence of the internal audit department as well as to approve the appointment, transfer and termination of the head of the internal audit unit, and may suggest a review or audit of any items that are deemed necessary; to make recommendations on the important and necessary improvement of the internal control system to the Board of Directors by reviewing them together with external auditors.

(3) To ensure that the operations of the Company are in accordance with the laws, regulations, procedures, laws on securities and exchange, SET's regulations, and the Company's announcement or regulations;

(4) To review that the Company has a good internal audit system, to consider the adequacy of the budget, personnel and the independence of the internal audit unit;

(5) To consider and review the performance report of the internal audit unit and approve the annual internal audit plan;

(6) To propose recommendations to the Board of Directors in considering appointment, transfer, promotion and assess the performance of the head of the internal audit unit;

(7) To consider the disclosure of the Company's information in the event of a connected transaction or a transaction that may lead to conflicts of interest to make it accurate and complete according to the regulations of SET and related regulations;

(8) To select, propose to appoint an independent person to act as the auditor, including proposing the remuneration of the Company's auditors to the Board of Directors as well as to attend a meeting with the auditor without the management in the meeting at least once a year;

(9) To ensure that the Company has an appropriate and efficient risk management system;

(10) To report on the performance of the Audit Committee to the Board of Directors for acknowledgment at least 4 times a year;

(11) To evaluate the internal audit performance of the Audit Committee at least once a financial year to the Board of Directors for acknowledgment.

(12) To prepare the Audit Committee's reports and with at least the following information:

(12.1) Opinion on accuracy, completeness and reliability of the Company's financial reports;

(12.2) Opinions on the adequacy of the Company's internal control system;

(12.3) Opinions on the compliance with the law on securities and exchange, the regulations of the Stock Exchange of Thailand, or laws relating to the Company's business;

(12.4) Opinion on the suitability of the auditor;

(12.5) Opinion on the connected transaction or items that may have conflicts of interest;

(12.6) Number of Audit Committee meetings and the attendance of each member in audit committee in the meetings;

(12.7) Comments or overall remarks received by the Audit Committee from the performance of duties under the charter;

(12.8) Other items that the shareholders and investors should acknowledge under the scope and responsibilities assigned by the Board of Directors.

(13) To participate in the review of the appointment, dismissal, and evaluation of the staff of the internal audit department;

(14) In the performance of duties, the Audit Committee has the power to invite the management, executives, or employees of related companies to give comments, attend meetings or send documents that are relevant or necessary;

(15) The Board must conduct self-assessment and assess overall performance;

6.2.3 The Board of Directors will ensure that the Company has a mechanism or tools to enable the Audit Committee to access information necessary for the performance of their assigned duties, such as allowing the Audit Committee to summon relevant persons to provide information, to discuss with the auditor, or to seek independent opinions from other professional advisors to be accompanied with consideration of the Audit Committee.

6.2.4 The Board will arrange for a person or an internal audit unit who are independent in performing their duties to be responsible for developing and reviewing the efficiency of the risk management system and internal control, along with reporting to the Audit Committee and disclosing the review report in the annual report.

6.2.5 The Audit Committee must comment on the adequacy of the risk management system and internal control, and disclose it in the annual report.

6.3. The Board will monitor and manage any conflicts of interest that may arise between the Company and the management, the Board of Directors or shareholders. This includes preventing improper use of company assets, information and opportunities, and doing business with those who have relationship with the Company in an inappropriate manner.

6.3.1 The Board shall supervise the information security system. This includes setting up confidentiality policies and practices, maintaining integrity and availability of information, managing market sensitive information. Moreover, senior executives and employees, as well as relevant third parties such as legal advisors, and financial advisors, must follow the information security system as well.

6.3.2 The Board will ensure management and follow up on transactions that may have conflicts of interest, including ensuring that there are guidelines and procedures in order to make such transactions proceed according to the processing and disclosure procedure as required by law. This is for the benefit of the Company and the shareholders as a whole, where stakeholders will not participate in decision-making.

6.3.3 The Board has a requirement that the directors report their interests at least before considering the agenda of the board meeting and record this matter in the board meeting minutes. In addition, the Board of Directors will oversee the directors who have

significant interests in a manner that may prevent such directors from expressing their independent opinions to refrain from participating in the meeting to consider in that agenda.

6.4. The Board will supervise the formulation of a clear anti-corruption policy and practice, and communicate them at all levels of the organization and to outsiders in order to achieve practical implementation.

6.4.1 The Board will organize a project or guidelines for anti-corruption, including supporting activities that promote and instilling all employees to obey the law and related regulations.

6.5. The Board will supervise the business to have a mechanism for receiving complaints and taking actions in the case there are whistleblowers.

6.5.1 The Board shall ensure a mechanism and processes to manage (record, track progress, resolve problems, report) complaints of stakeholders, and ensure that there is more than one convenient channel for receiving complaints, including disclosing the channels for receiving complaints on the website or the annual report.

6.5.2 The Board ensures that there are clear policies and guidelines in case someone helps identifying the clues. There will be a channel for whistleblowing through the Company's website or through the assigned independent directors / Audit Committee. Additionally, there is also a process for reviewing action data and reporting to the Board.

6.5.3 The Board shall ensure that there are appropriate protective measures for the whistleblowers with good faith.

Principle 7:

Maintain Financial Credibility and Disclosure of Information.

7.1. The Board is responsible for overseeing the financial reporting system and the disclosure of important information to be correct, adequate, timely, in accordance with relevant rules, standards and practices.

7.1.1 The Board shall ensure that personnel involved in the preparation and disclosure of information have knowledge, skills and experience suitable for their duties and responsibilities, and that there are adequacy of personnel. Such personnel include chief executives of the accounting and finance department, accountants, internal auditors, company secretaries and investor relation staffs.

7.1.2 In giving approval to disclosure of information, the Board will take into account the relevant factors. In the event of a financial reports, at least the following factors will be considered:

(1) Evaluation of the adequacy of the internal control system

(2) Opinion of the auditors in the financial report and observations of the auditors regarding the internal control system, including observations of the auditors through other communication channels (if any).

(3) Opinions of the Audit Committee

(4) Consistency with the Company's objectives, main goals, strategies and policies.

7.1.3 The Board will ensure that the disclosure of information, which includes financial statements, annual report, and Form 56-1 can adequately reflect financial status and operating results. It will also encourage the Company to prepare Management Discussion and Analysis (MD&A) to accompany with the disclosure of the financial statements every quarter. This is to provide

investors with better information and to make them understand the changes that occur to the financial status and operating results of each quarter, in addition to the numbers in the financial statements alone.

7.1.4 In the event that any disclosure relates to a particular director, such director will also ensure that the disclosure of his or her part is complete and accurate, such as the shareholder information of his/her group and disclosures in connection with shareholder's agreement of his/her group.

7.2. The Board will monitor the sufficiency of financial liquidity and the ability to pay debts.

7.2.1 The Board will ensure that the management monitors and evaluates the financial status of the business and regularly reports them to the Board. The Board and the management will work together to find solutions as soon as possible if there are signs of liquidity problems and debt servicing ability. The sample contract indicating financial liquidity problems and debt servicing ability is of details as follows:

- (1) Continued losses
- (2) Low cash flow
- (3) Incomplete financial information
- (4) Lack of a suitable accounting system
- (5) Lack of assessments of cash flow and budget.
- (6) No business plan
- (7) Liabilities that increase in excess of assets
- (8) Problems in inventory drainage and debt collection

7.2.2 In approving any transactions or proposing opinions to the shareholders' meeting for approval, the Board shall ensure that the occurrence of such transactions will not affect the continuity of business operation, financial liquidity, or the ability to pay debts.

7.3. In the condition that the business faces financial problems or is likely to have problems, the Board shall ensure that the business has plans to resolve the problem, or that there are other mechanisms that can solve financial problems, with consideration of the rights of stakeholders.

7.3.1 In the event that the business is likely to be unable to pay debt or has financial problems, the Board will follow it closely and ensure that the business operates with care and complies with the disclosure requirements.

7.3.2 The Board will oversee the business to formulate a plan for solving financial problems with regard to fairness to the stakeholders, including creditors, as well as follow up the problem solving by having the management report on the status regularly.

7.3.3 The Board shall ensure that any decision in solving financial problems of the Company, in any ways, must be justifiable.

7.4 The Board will consider making a sustainability report as appropriate.

7.4.1 The Board will consider the appropriateness of disclosure of legal compliance information, code of conduct, anti-corruption policy, treatment of employees and stakeholders, which includes fair treatment and respect for human rights, including social and environmental responsibility, by taking into account a nationally or internationally recognized reporting framework. Such information may be disclosed in the annual report or may be prepared as a separate book as appropriate for the business.

7.4.2 The Board will ensure that disclosures are important matters, and reflect the practice that will lead to the creation of sustainable value for the business.

7.5. The Board will direct the management to set up a unit or persons in charge of the investor relations, who communicate with the shareholders and other stakeholders such as investors and analysts. This must be done appropriately, equally and timely.

7.5.1 The Board will establish a communication policy and disclosure policy to ensure that communication and disclosure of information to third parties is appropriate, equitable, timely, using appropriate channels. In addition, it must be done in manner that protect confidential information and information that affects securities prices. Also, there must be communication with the whole organization to acknowledge and understand the implementation of the said policy.

7.5.2 The Board will set up the persons responsible for providing information to the third party. Such persons must be suitable for performing duties, understand the business of the Company, including objectives, main goals, and values and have ability to communicate well with the capital market such as the Chief Executive Officer, Managing Director and the coordinators of the Investor Relations Department, etc.

7.5.3 The Board will supervise the management to determine direction and support in investor relations, such as providing a practice guideline of information usage, management policy of information that affects share prices, while clearly stipulates duties and responsibilities of investor relations to provide effective communication and disclosure of information.

7.6. The Board will promote the application of information technology in disseminating information.

7.6.1 In addition to disseminating information according to the specified criteria and through the channels of the Stock Exchange of Thailand, the Board will consider disclosing information in both Thai and English via other channels as well, for example, the Company's website. This will be done on a regular basis, along with presenting current information. Specification of the minimum information that the business will disclose on the website is as follows:

- (1) Company vision and values
- (2) Nature of business operation of the Company
- (3) List of the Board of Directors and Executives
- (4) Financial statements and reports on financial status and operating results for both the current and the previous year
- (5) Form 56-1 and annual report that can be downloaded
- (6) Any other information or documents presented by the Company to analysts, fund managers, or various media
- (7) Direct and indirect shareholding structures
- (8) Company group structure Including subsidiaries, associates, joint ventures and special purpose enterprises / vehicles (SPEs / SPVs)
- (9) Direct and indirect major shareholders holding shares of 5 percent of the total issued shares and having voting rights.
- (10) Direct and indirect shareholding of directors, major shareholders, and senior executives
- (11) Invitations to Ordinary and Extraordinary Shareholders' Meetings
- (12) Company regulations and memorandum

- (13) Company supervision policy, anti-corruption policy, policy on information technology supervision and management, risk management policy, including methods for managing various risks
- (14) Charter, or duties, responsibilities, qualifications, term of office of the Board, including matters that need to be approved by the Board, the charter or the duties, responsibilities, qualifications, term of office of the Audit Committee, Nomination and Remuneration Committee, Risk Management Committee, and the Executive Committee
- (15) Code of conduct for employees and directors
- (16) Contact information for the complaints department or the person responsible for the investor relations, the company secretary such as the name of the person who can provide information, phone number, email, etc.

Principle 8:

Encourage Participation and Communication with Shareholders.

8.1. The Board shall ensure that the shareholders participate in making decisions on important matters of the Company.

8.1.1 The Board will take care of important matters, both issues stipulated in the law and issues that may affect the direction of operations of the business, by ensuring they have passed the consideration and / or approval of the shareholders, Such important matters will be included in the agenda of the shareholders' meeting. The notice calling for the shareholders' meeting will consist of:

- (1) Date, time and place of the shareholders' meeting
- (2) The agenda of the meeting, specifying whether it is an agenda for acknowledgment or for approval, clearly divided into matters, for example, in agenda relating to directors, there were separation of matters for the election of directors and approval of the directors' remuneration for each agenda item.
- (3) Objectives and reasons, and the opinion of the Board of Directors on each agenda item proposed, which include
 - (3.1) Dividend payment approval - dividend payment policy, proposed dividend rate, including reasons and supporting information. In the event of a proposed omission of dividend payment, reasons and information must be provided.
 - (3.2) Agenda for appointment of directors - specifying name, age, education and work history, number of listed companies and general companies the director is holding positions in, criteria and recruitment methods, type of director proposed, and in the case of proposing the name of the former director to be re-elected, information of attendance at the last year's meeting and the date of appointment as the Company's director must be provided
 - (3.3) Agenda for directors' remuneration approval - policy and criteria for determining remuneration for each director position, and remuneration for all types of directors, both in monetary form and other benefits.
 - (3.4) Term for appointment of auditors - names of auditors, affiliated company, work experience, independence of the auditors, audit fees and other service fees
- (4) Proxy form in the form prescribed by the Ministry of Commerce.
- (5) Other supporting information such as voting procedures, counting and notification of votes, the right of each type of share to vote, information of independent directors proposed by the Company to act as a proxy for shareholders, documents required from the shareholders prior to the meeting, documents for proxy, and a map of the meeting venue, etc.

8.1.2 The Board will support the participation of shareholders, namely:

(1) Setting criteria for minority shareholders to propose additional agenda items prior to the date of the shareholders' meeting:

The Board will consider inclusion of the matters proposed by the shareholders as meeting agenda. In the event that the Board of Directors rejects the matters proposed by the shareholders on the agenda, the Board of Directors must notify the shareholders of the reasons for acknowledgment.

(2) Criteria for minority shareholders to nominate persons to hold the position of directors:

In this regard, the Board of Directors shall ensure that such criteria are disclosed to the shareholders in advance.

8.1.3 The Board will ensure that the invitation letters of the shareholders' meetings contains correct, complete and sufficient information for exercising shareholders' rights.

8.1.4 The Board will provide opportunities to send invitation letters to the shareholders' meeting together with related documents and publish on the Company's website at least 28 days before the meeting date.

8.1.5 The Board will allow shareholders to submit questions prior to the meeting date, by setting rules for submitting questions in advance, and publishing the aforementioned criteria on the Company's website as well.

8.1.6 The invitation letters to shareholders' meetings and all related documents will be made in English, and published along with the Thai version.

8.2 The Board will ensure that the operations of the shareholders' meeting are neat, transparent, efficient and allow shareholders to exercise their rights.

8.2.1 The Board will set the date, time and venue of the meeting with regard to the convenience of shareholders' meeting attendants, such as appropriate and sufficient meeting times for discussion, meeting place that is convenient for traveling etc.

8.2.2 The Board shall ensure that there is no action that restricts the opportunity to attend the meeting or create undue burdens on the shareholders, for example, the shareholders or proxies should not be required to bring more documents or evidences than defined in the guidelines of the relevant regulators.

8.2.3 The Board will promote the use of technology in the shareholders' meeting, in shareholder registration, and score counting and display, so that the meeting can be done quickly and accurately.

8.2.4 The Chairman of the Board of Directors presiding over the shareholders' meeting is responsible for ensuring that the meeting is in accordance with the laws, relevant rules, and Company's regulations, including allocating appropriate time for each agenda specified in the invitation letters to the meeting, and allowing shareholders to express opinions and raise questions at the meeting on matters related to the Company.

8.2.5 So that the shareholders can take part in making decisions on important matters, the directors, as attendees and as shareholders, will not encourage addition of unnecessary notice not being notified in advance to the meeting agenda, especially in important agenda that shareholders need time to study information before making a decision.

8.2.6 All directors and relevant executives will attend the meeting. So that shareholders can ask them relevant questions.

8.2.7 Before the start of the meeting, shareholders will be informed of the number and proportion of shareholders attending the meeting in person and that of the shareholders who appoint someone, methods of meeting, voting and counting of votes.

8.2.8 In the event that there are many items in any agenda, the chairman of the meeting will arrange a separate resolution for each item, for example, in case the shareholders exercise their right to appoint individual directors during the appointment of directors.

8.2.9 The Board will encourage the use of ballot papers for important agenda items, and encourage independent people to count or check the votes in the meeting. It will also disclose the votes for agreeing, disagreeing and abstaining in each agenda to the meeting and record the votes in the minutes of the meeting.

8.3. The Board will ensure that the disclosure of the meeting resolutions and preparation of the minutes of the shareholders' meeting are correct and complete.

8.3.1 The Board will ensure that the Company discloses the resolution of the shareholders' meeting together with the voting results within the next business day through the news system of the Stock Exchange of Thailand and on the Company's website.

8.3.2 The Board will ensure the delivery of a copy of the minutes of the shareholders' meeting to the Stock Exchange of Thailand within 14 days from the shareholders' meeting date.

8.3.3 The Board will ensure that the minutes of the shareholders' meeting record at least the following information:

(1) List of directors and executives who attend the meeting, and the proportion of directors who attended the meeting or do not attending the meeting

(2) Method of voting and counting of votes, meeting resolutions and voting results (agree, disagree, abstain) of each agenda item.

(3) Issues, questions and answers at the meeting, including the name-surname of the asker and the respondent



DHOUSE PATTANA Public Company Limited

Attachment 6

Report from the Audit Committee

Report from the Audit Committee

The Audit Committee of the Company consists of 3 independent directors who are experts and have experience in management, accounting and law.

The Audit Committee performs duties as assigned by the Board of Directors by being able to perform duties independently, without restrictions on receiving information. They have received good cooperation from the Company, which corresponds with the regulations of the Stock Exchange of Thailand. In the year 2021, the Audit Committee held 4 meetings. In addition, there were discussions and exchanges with the executives, auditors and internal auditors as appropriate.

The Audit Committee supports the Board of Directors to carry out their duties successfully, while monitoring and promoting good corporate governance. Summary of the key results of the operations are as follows:

1. Internal control and management

The Audit Committee has jointly reviewed the internal audit plan for the year, which was prepared by the Internal Audit Division By considering various business risk factors, including the manpower rate plan, and reviewed the audit report of the Internal Audit Division and the auditor about the evaluation of the internal control system, risk management, and good corporate governance.

The Audit Committee is of the opinion that, during the inspection period, the Company has a good level of internal control and management system. There is an environment that helps to promote the Company's internal control system. The Company has a concrete risk management. There is operational control of both the management and the operations department, including a system to monitor the performance on a regular basis. In case there are observations, there are discussions with the executives of the Company in order to make improvements according to suggestions in some issues to increase the effectiveness of internal controls and increase operational efficiency. The management has clearly set guidelines for improvement and set the responsible persons and the correction period. And improvements have been made on important issues.

2. Compliance with the Company's regulations

The Audit Committee jointly assessed the performance of the Company's regulations. The Internal Audit Committee is of the opinion that, from the selected audited items, in most cases, the organization has followed the established rules and procedures. The deficiencies that were detected were discussed with the management of the agency to be fixed and improved to comply with the specified operating procedures. The management has clearly set guidelines for improvement and determining the responsible person and the correction period and appropriate follow-up has been taken.

3. Financial accounting transactions and legal compliance

The Audit Committee has reviewed the compliance with the laws on securities and exchange, the regulations of the Stock Exchange, and the other laws relating to the Company's business on a regular basis. The Internal Audit Committee is of the opinion that, during the inspection period, the Company has internal control system and the process of preparing financial accounting transactions so that the financial reports are reliable and correct as they should, has complete, accurate and up-to-date financial and necessary information for management, and the document is stored well for easy inspection. The Company has been complying with the law relating to the Company.

4. Consideration of the connected transactions

The Audit Committee has reviewed the appropriateness and sufficiency of connected transactions, including transactions with connected persons, that may cause conflicts of interest. It was found that in the year 2020, the Company entered into connected transactions which are

characterized as a normal trade transaction. They are reasonable and are for the most benefits to the business of the Company. There are transparency, accuracy, and complete disclosure of information.

5. Consideration and approval of scope of work and annual audit plan

The Audit Committee has reviewed and approved the scope of work and the audit plan for the year 2020, as well as overseeing the work of the internal control system auditors. It covers risk supervision and management and internal control. The Audit Committee also made recommendations and additional recommendations to the management and related departments in order to operate efficiently and continuously.

In the year 2020, the Audit Committee has performed all duties as assigned by the Board of Directors with full knowledge and skills. They can act independently. There has been no restrictions on obtaining information from directors, executives, employees and related parties. As well, the Committee has given opinions and recommendations for the benefit of all stakeholders equally.

In the overall picture, the Audit Committee is of the opinion that the Company adheres to business ethics. The Board of Directors and the Company's management are also committed to performing their duties in order to achieve the Company's goals in a professional manner with accurate reporting of financial and operational information. There are appropriate and efficient systems of internal control and internal audit. There is corporate governance by adhering to transparency, honesty, responsibility for the performance of duties, and competitiveness, including legal compliance and correct relevant official regulations.

Dr.Ongart Chanprasitchai

Chairman of the Audit Committee



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