



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

WYNCOAST INDUSTRIAL PARK PUBLIC COMPANY LIMITED

Fiscal Year End 31 December 2022



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Group Structure and Operations

Group Structure and Operations

Business Overview and Policies (1.1)

Company Information (1.1.5)

Company Name : WYNCOAST INDUSTRIAL PARK PUBLIC COMPANY LIMITED

Symbol : WIN

Address : 105 MOO 3, BANGNA-TRAD ROAD KM.52, THAKHAM, BANG PAKONG

Province : Chacherngsao

Postcode : 24130

Business : Operates an Industrial Park on Bangna-Trad Km.52 divided into 3 categories;1) Rent and Service free zone area2) Rent and Service general area3) Rent and Service roof top

Registration Number : 0107536000391

Telephone : 0-3857-3162-3

Fax (if applicable) : 0-3857-3218

Website : www.wyncoast.com

Email : info@wyncoast.com

Total Shares Sold (shares)

Common Stock : 561,144,020

Preferred Stock : 0

Business Operations (1.2)

Revenue Structure (1.2.1)

By Product Line or Business Grouping*

	2020	2021	2022
Total (Thousand baht)	89.66	166.67	81.66
Cost of Rental and Services (Thousand baht)	60.41	60.94	61.74
Cost of Sales (Thousand baht)	7.81	6.78	6.54
Construction Cost (Thousand baht)	14.44	2.63	8.32
Profit on Disposal of Investment in Subsidiary (Thousand baht)	0.00	86.38	0.00
Other income (Thousand baht)	7.00	9.94	5.06

	2020	2021	2022
Total (%)	100.00	100.00	100.00
Cost of Rental and Services (%)	67.38	36.56	75.61
Cost of Sales (%)	8.71	4.07	8.01
Construction Cost (%)	16.11	1.58	10.19
Profit on Disposal of Investment in Subsidiary (%)	0.00	51.83	0.00
Other income (%)	7.81	5.96	6.20

By Geographical Area or Market*

	2020	2021	2022
Total (Thousand baht)	89.66	166.67	81.66
Domestic (Thousand baht)	89.66	166.67	81.66
International (Thousand baht)	0.00	0.00	0.00

	2020	2021	2022
Total (%)	100.00	100.00	100.00
Domestic (%)	100.00	100.00	100.00
International (%)	0.00	0.00	0.00

*Excluding the profit margins in the associated companies

Information on Products and Services (1.2.2)

Product/Service Information and Business Innovation Development (1.2.2.1)

Research and Development (R&D) Policy : No

(Unit : Thousand baht)	2020	2021	2022
R&D expenses in the past 3 years	N/A	N/A	N/A

Risk Management

Risk Management

Risk Factors (2.2)

Risk that might affect the company's business, including environmental, social and corporate governance issues (2.2.1)

The risk from having relatively small business

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Volatility in the industry in which the company operates
- Business operations of partners in the supply chain

Risk from allocating land for expansion rental and service space

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Delays in the development of future projects

Compliance Risk

- Change in laws and regulations
- Laws and regulations is not favorable for doing business

Financial Risk

- Insufficient sources of funding

Risk from in lack of infrastructures and services

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Behavior or needs of customers / consumers

Risk from in short term rental contract

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Volatility in the industry in which the company operates
- Behavior or needs of customers / consumers
- Policies or international agreements related to business operations
- Business operations of partners in the supply chain

Operational Risk

- Property lease agreement execution

Risk from changing in government policy, rule, regulation and relevant laws

Risk Management Measures: Yes

Related Risk Topics

Compliance Risk

- Change in laws and regulations
- Laws and regulations is not favorable for doing business

Risk from new pandemic

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Other

Risk from inundation and drought upon changing climate

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Other

Risk to Securities Holder (2.2.2)

The risk from having discount on share capital which prevent the Company from paying dividend in the near future

Risk Management Measures: Yes

Related Risk Topics

- Return from investment of securities holder

Sustainable Development

Sustainable Development

Sustainability Management Policy and Targets (3.1)

Sustainability Management Policy and Targets

Corporate Sustainability Policy : Yes

URL of corporate sustainability policy : https://drive.google.com/file/d/1_bxb3RgHhCXsRu3G-MvF0IXeojuTmj3/view

Environmental Aspect (3.3)

Policy and Guideline on Environmental Aspect (3.3.1)

Environmental Policy and Practice : Yes

URL of environmental policy and practice : https://drive.google.com/file/d/1k634HiLZd_wRkE4QKiS8TR6J1D0wx38-/view

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

Results with Respect to the Environmental Aspect (3.3.2)

• Electricity consumption

	2020	2021	2022
Amount of electricity purchased (kWh)	1,693,510.60	1,510,209.72	710,937.19

Water management

• Water consumption

	2020	2021	2022
Water consumption (cubic meters)	4,350.00	4,334.00	4,227.00

Greenhouse gas management

• Greenhouse gas emissions

	2020	2021	2022
GHG emission target	N/A	N/A	N/A
Scope 1 (Tons of carbon dioxide equivalents)	N/A	N/A	N/A
Scope 2 (Tons of carbon dioxide equivalents)	N/A	N/A	N/A
Scope 3 (Tons of carbon dioxide equivalents)	N/A	N/A	N/A
Total (Tons of carbon dioxide equivalents)	N/A	N/A	N/A

• Verification of greenhouse gas emissions over the past year

Third-party verification : No

Social Aspect (3.4)

Policy and Guideline on Social Aspect (3.4.1)

Human Rights Policy : Yes

URL of human rights policy : <https://wyncoast.com/wp-content/uploads/2023/03/%E0%B8%99%E0%B9%82%E0%B8%A2%E0%B8%9A%E0%B8%B2%E0%B8%A2%E0%B8%94%>

Company human right guideline : Employee Rights, Migrant Workers, Child Labor, Consumer Rights, Community and Environment Rights, Non-discrimination

Results with Respect to the Social Aspect (3.4.2)

Information about employees

• Total number of employees

	2020	2021	2022
Number of male employees (persons)	12	18	16
Number of female employees (persons)	14	17	17
Total (persons)	26	35	33

• Employee remuneration

	2020	2021	2022
Employee remuneration (baht)	N/A	79,193,219.35	13,659,129.28

• Employee development and training

	2020	2021	2022
Average training hours of employees (hour / person / year)	2	5	17
Employee development and training expenses (baht)	3,800.00	5,600.00	5,000.00

• Health, safety and work environment

	2020	2021	2022
Number of employee work injuries leading to employee absence (times)	0	0	0

• **Employee retention**

	2020	2021	2022
Percentage of employees who voluntarily resigned (%)	30.77	28.57	18.18

• **Significant labor dispute**

	2020	2021	2022
Significant labor dispute	No	No	No

Corporate Governance Policy

Corporate Governance Policy

Overview of the Corporate Governance Policy and Guideline (6.1)

Corporate Governance Policy

Corporate Governance Policy : Yes

Company website on corporate governance policy : <https://drive.google.com/file/d/1jWz32wtlwv3jdc5gMluk9aIIBZRA3K4q/view>

Policy and Guideline Related to the Board of Directors (6.1.1)

Policy and guideline related to the board of directors

Company policy and guideline : Compensation, Director Development, Board Performance Evaluation

Code of Conduct (6.2)

Establishing a Code of Conduct

Establishing a Code of Conduct

Code of Conduct : Yes

Policy and Guideline related to the Code of Conduct

Company policy and guideline : Preventing of Conflicts of Interest, Preventing the Misuse of Inside Information, Anti-corruption

Corporate Governance Structure
and Significant Information Regarding
the Board of Directors, Subcommittees,
Management,
Employee and Other Information

Corporate Governance Structure and Significant Information Regarding the Board of Directors, Subcommittees, Management, Employee and Other Information

Board of Directors (7.2)

Composition of the board of directors (7.2.1)

	Number of persons	Percentage (%)
Total number of directors	9	100.00
Number of male directors	6	66.67
Number of female directors	3	33.33
Number of executive directors	3	33.33
Number of non-executive directors	6	66.67
Number of independent directors	4	44.44

Information on the board of directors and persons with authority to control the company (7.2.2)

List of directors

General information	Position	Date position was assumed	Experience and expertise
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1.	<p>Mr. JAK CHAMIKORN</p> <p>Gender: Male</p> <p>Age: 51 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Business Administration</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Chairman of the board (Executive)</p> <p>Director type: Re-elected as director</p>	31 Jul 2008	<p>Economics, Finance & Securities, Automotive, Construction Materials, Construction Services, Property Fund & REITs, Media & Publishing, Law, Corporate Social Responsibility, Procurement, Fund Management, Negotiation, Project Management, Corporate Management, Engineering, Leadership, Budgeting, Property Development, Energy & Utilities, Governance/ Compliance</p>
2.	<p>Ms. KORANUN SUKONRITIKORN</p> <p>Gender: Female</p> <p>Age: 51 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Science</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Executive)</p> <p>Director type: Original director</p>	14 Nov 2007	<p>Home & Office Products, Finance & Securities, Food & Beverage, Property Fund & REITs, Marketing, Accounting, Finance, Corporate Social Responsibility, Human Resource Management, Sustainability, Procurement, Fund Management, Data Management, Data Analysis, Project Management, Corporate Management, Leadership, Audit, Internal Control, Budgeting, Governance/ Compliance, Paper & Printing Materials</p>
3.	<p>Mr. PHATPONG LIMCHAIKUL</p> <p>Gender: Male</p> <p>Age: 58 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Business Administration</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive)</p> <p>Director type: Re-elected as director</p>	31 Jul 2008	<p>Accounting, Data Analysis</p>

4.	<p>Mrs. KRISSANA PRAKOBKANDEE</p> <p>Gender: Female</p> <p>Age: 65 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: Bachelor of Humanities</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director</p> <p>(Non-executive)</p> <p>Director type: Original director</p>	15 Sep 2011	Human Resource Management, Corporate Management, Leadership
5.	<p>Ms. VINITA CHAMIKORN</p> <p>Gender: Female</p> <p>Age: 48 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Business Administration</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director</p> <p>(Executive)</p> <p>Director type: Re-elected as director</p>	27 Jun 2013	Property Fund & REITs, Human Resource Management, Strategic Management, Leadership, Construction Services, Energy & Utilities
6.	<p>Mr. DUSSADEE SINJERMSIRI</p> <p>Gender: Male</p> <p>Age: 74 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Political Science</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director</p> <p>(Non-executive, Independent director)</p> <p>Director type: Original director</p>	8 Aug 2014	Audit, Governance/ Compliance, Sustainability, Corporate Social Responsibility, Finance, Engineering, Leadership
7.	<p>Mr. CHAYO TRANGADISAIKUL</p> <p>Gender: Male</p> <p>Age: 52 years old</p> <p>Highest level of education: Doctoral degree</p> <p>Major: Science</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director</p> <p>(Non-executive, Independent director)</p> <p>Director type: Original director</p>	23 Apr 2015	Corporate Management, Automotive, Industrial Materials & Machinery, Information & Communication Technology, Economics

8.	Maj.Gen. SURASAK SUKHA Gender: Male Age: 64 years old Highest level of education: Bachelor's degree Major: Science Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Re-elected as director	7 Mar 2019	Audit, Internal Control, Governance/ Compliance, Leadership, Negotiation, Sustainability, Corporate Social Responsibility
9.	Dr. CHAIYA KUDACAL Gender: Male Age: 68 years old Highest level of education: Doctoral degree Major: Political Science Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	29 Apr 2021	Law, Corporate Management, Project Management

Other Information pertaining to committees

The Chairman is an independent director	: No
The Chairman and the manager are the same person	: Yes
The Chairman and the manager are members of the same family	: Yes
The company appoints at least one independent director to determine the agenda of the Board of Directors' meetings	: Yes

Sub-committees (7.3)

Information about sub-committees (7.3.2)

Audit Committee

List of audit committee members

General information	Position	Date position was assumed	Experience and expertise
1. Mr. DUSSADEE SINJERMSIRI [1] Gender: Male Age: 74 years old Highest level of education: Master's degree Major: Political Science Thai nationality: Yes Residing in Thailand: Yes	Chairman of the audit committee (Non-executive, Independent director) Director type: Original director	7 Mar 2019	Audit, Governance/ Compliance, Sustainability, Corporate Social Responsibility, Finance, Engineering, Leadership
2. Mr. CHAYO TRANGADISAIKUL [1] Gender: Male Age: 52 years old Highest level of education: Doctoral degree Major: Science Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	23 Apr 2015	Corporate Management, Automotive, Industrial Materials & Machinery, Information & Communication Technology, Economics
3. Maj.Gen. SURASAK SUKHA [1] Gender: Male Age: 64 years old Highest level of education: Bachelor's degree Major: Science Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Re-elected as director	7 Mar 2019	Audit, Internal Control, Governance/ Compliance, Leadership, Negotiation, Sustainability, Corporate Social Responsibility

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

Executive Committee

List of executive committee members

General information	Position	Date position was assumed
1. Mr. JAK CHAMIKORN Gender: Male Age: 51 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the executive committee	1 Jul 2013
2. Ms. KORANUN SUKONRITIKORN Gender: Female Age: 51 years old Highest level of education: Master's degree Major: Science Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	25 Jan 2008
3. Ms. VINITA CHAMIKORN Gender: Female Age: 48 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	23 Jun 2010

Other sub-committees

Sub-committees information

Name of sub-committees	List of directors	Position
Nomination, Remuneration and Corporate Governance Committee	Maj.Gen. SURASAK SUKHA	Chairman
	Mr. DUSSADEE SINJERMSIRI	Member
	Mr. CHAYO TRANGADISAIKUL	Member

Roles of Sub-committees

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

Executives (7.4)

List and positions of the executive (7.4.1)

The four highest-ranking executives

General information	Position	Date position was assumed	Experience and expertise
1. Mr. JAK CHAMIKORN Gender: Male Age: 51 years old Highest level of education: Master's degree Major: Business Administration	CHIEF EXECUTIVE DIRECTOR	1 Jul 2013	Economics, Finance & Securities, Automotive, Construction Materials, Construction Services, Property Fund & REITs, Media & Publishing, Law, Corporate Social Responsibility, Procurement, Fund Management, Negotiation, Project Management, Corporate Management, Engineering, Leadership, Budgeting, Property Development, Energy & Utilities, Governance/ Compliance
2. Ms. KORANUN SUKONRITIKORN [1][2] Gender: Female Age: 51 years old Highest level of education: Master's degree Major: Science	Chief Financial & Accounting Officer	13 Mar 2014	Home & Office Products, Finance & Securities, Food & Beverage, Property Fund & REITs, Marketing, Accounting, Finance, Corporate Social Responsibility, Human Resource Management, Sustainability, Procurement, Fund Management, Data Management, Data Analysis, Project Management, Corporate Management, Leadership, Audit, Internal Control, Budgeting, Governance/ Compliance, Paper & Printing Materials

3.	Ms. VINITA CHAMIKORN Gender: Female Age: 48 years old Highest level of education: Master's degree Major: Business Administration	Chief Strategic Officer	23 Jun 2010	Property Fund & REITs, Human Resource Management, Strategic Management, Leadership, Construction Services, Energy & Utilities
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[1] Highest responsibility in accounting and finance

[2] Directly responsible for financial account supervision

Remuneration policy for executives (7.4.2 – 7.4.3)

Remuneration policy for executives

Remuneration policy for executives : No

Remuneration

	2020	2021	2022
Total executive remuneration (baht)	6,915,586.91	7,304,187.76	6,227,411.67

Other forms of remuneration

Employee Stock Ownership Plan (ESOP) : No

Employee Joint Investment Program (EJIP) : No

Employees (7.5)

Information about company employees

Employees

Number of male employees (persons) : 16

Number of female employees (persons) : 17

Total (persons) : 33

Employee Remuneration

Total employee remuneration : 13,659,129.28

Provident fund

Total number of employees (persons) : 33

Number of employees contributing to the PVD (persons) : 0

Percentage of employees who are members (%) : 0.00

Performance Report on Corporate Governance

Performance Report on Corporate Governance

Summary of Director Performance (8.1)

Selection, development, and evaluation of duty performance of the Board of Directors (8.1.1)

List of new directors appointed in the past year

• List of continuing directors (full term of directorship and being re-appointed as a director)

General information	Position	Date position was assumed	Experience and expertise
1. Mr. JAK CHAMIKORN Gender: Male Age: 51 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Executive) Director type: Re-elected as director	Date position was assumed: 31 Jul 2008	Economics, Finance & Securities, Automotive, Construction Materials, Construction Services, Property Fund & REITs, Media & Publishing, Law, Corporate Social Responsibility, Procurement, Fund Management, Negotiation, Project Management, Corporate Management, Engineering, Leadership, Budgeting, Property Development, Energy & Utilities, Governance/ Compliance
2. Mr. PHATPONG LIMCHAIKUL Gender: Male Age: 58 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Re-elected as director	Date position was assumed: 31 Jul 2008	Accounting, Data Analysis

3.	Ms. VINITA CHAMIKORN Gender: Female Age: 48 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Re-elected as director	Date position was assumed: 27 Jun 2013	Property Fund & REITs, Human Resource Management, Strategic Management, Leadership, Construction Services, Energy & Utilities
4.	Maj.Gen. SURASAK SUKHA Gender: Male Age: 64 years old Highest level of education: Bachelor's degree Major: Science Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Re-elected as director	Date position was assumed: 7 Mar 2019	Audit, Internal Control, Governance/ Compliance, Leadership, Negotiation, Sustainability, Corporate Social Responsibility

Development of directors over the past year

List of directors	Position	Participated in director development program
Mr. JAK CHAMIKORN	Chairman of the board	Non-participating
Ms. KORANUN SUKONRITIKORN	Director	Participating
Mr. PHATPONG LIMCHAIKUL	Director	Non-participating
Mrs. KRISSANA PRAKOBKANDEE	Director	Non-participating
Ms. VINITA CHAMIKORN	Director	Participating
Mr. DUSSADEE SINJERMSIRI	Director	Non-participating
Mr. CHAYO TRANGADISAIKUL	Director	Non-participating
Maj.Gen. SURASAK SUKHA	Director	Participating
Dr. CHAIYA KUDACAL	Director	Non-participating

Directors' performance assessment

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

Meeting attendance and remuneration to each Board member (8.1.2)

Meeting attendance of the board of directors

Number of board meetings (times) : 12

Date of AGM meeting : 28 Apr 2022

EGM meeting : No

	List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1.	Mr. JAK CHAMIKORN (Chairman of the board)	-	12/12	Participating	Did not hold the meeting
2.	Ms. KORANUN SUKONRITIKORN (Director)	-	12/12	Participating	Did not hold the meeting
3.	Mr. PHATPONG LIMCHAIKUL (Director)	-	12/12	Participating	Did not hold the meeting
4.	Mrs. KRISSANA PRAKOBKANDEE (Director)	-	12/12	Participating	Did not hold the meeting
5.	Ms. VINITA CHAMIKORN (Director)	-	10/12	Participating	Did not hold the meeting
6.	Mr. DUSSADEE SINJERMSIRI (Director)	-	12/12	Participating	Did not hold the meeting
7.	Mr. CHAYO TRANGADISAIKUL (Director)	-	12/12	Participating	Did not hold the meeting
8.	Maj.Gen. SURASAK SUKHA (Director)	-	12/12	Participating	Did not hold the meeting
9.	Dr. CHAIYA KUDACAL (Director)	-	11/12	Non-participating	Did not hold the meeting

Remuneration for company directors

List of directors		Termination date	Meeting allowance (baht)	Other monetary remuneration (baht)	Other non- monetary
1.	Mr. JAK CHAMIKORN (Chairman of the board)	-	164,000.00	10,000.00	No
2.	Ms. KORANUN SUKONRITIKORN (Director)	-	148,000.00	5,000.00	No
3.	Mr. PHATPONG LIMCHAIKUL (Director)	-	145,000.00	5,000.00	No
4.	Mrs. KRISSANA PRAKOBKANDEE (Director)	-	145,000.00	5,000.00	No
5.	Ms. VINITA CHAMIKORN (Director)	-	71,000.00	5,000.00	No
6.	Mr. DUSSADEE SINJERMSIRI (Director)	-	213,000.00	5,000.00	No
7.	Mr. CHAYO TRANGADISAIKUL (Director)	-	185,000.00	5,000.00	No
8.	Maj.Gen. SURASAK SUKHA (Director)	-	197,000.00	5,000.00	No
9.	Dr. CHAIYA KUDACAL (Director)	-	140,000.00	5,000.00	No

Report on the Audit Committee's Performance for the Past Year (8.2)

Report on the audit committee's performance for the past year

List of directors		Termination date	Number of the audit committee meeting
1.	Mr. DUSSADEE SINJERMSIRI (Chairman of the audit committee)	-	7/7
2.	Mr. CHAYO TRANGADISAIKUL (Audit committee)	-	7/7
3.	Maj.Gen. SURASAK SUKHA (Audit committee)	-	7/7