



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

BANGKOK LAND PUBLIC COMPANY LIMITED

Fiscal Year End 31 March 2023



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Group Structure and Operations

Group Structure and Operations

Business Overview and Policies (1.1)

Company Information (1.1.5)

Company Name : BANGKOK LAND PUBLIC COMPANY LIMITED

Symbol : BLAND

Address : NEW GENEVA INDUSTRY CONDOMINIUM, FLOOR 10, 47/569-576 MOO 3,
POPULAR 3 ROAD, TAMBOL BANNMAI, AMPHUR PAK KRET

Province : Nonthaburi

Postcode : 11120

Business : The principal business operations of the Company and its subsidiaries are the development of real estate for sale. Other business activities include retail business, building maintenance, management services, property rental as well as exhibition and convention facilities and services.

Registration Number : 0107536001222

Telephone : 0-2504-4940-49

Fax (if applicable) : 0-2504-4986

Website : www.bangkokland.co.th

Email : jongjira@bangkokland.co.th

Total Shares Sold (shares)

Common Stock : 17,374,401,054

Preferred Stock : 0

Business Operations (1.2)

Revenue Structure (1.2.1)

By Product Line or Business Grouping*

	2021	2022	2023
Total (Thousand baht)	3,758,798.94	2,522,610.22	4,530,739.72
Real Estate (Thousand baht)	1,409,338.70	658,671.75	511,423.27
Exhibition, Convention and Hotel (Thousand baht)	1,854,626.61	1,436,358.16	3,470,041.98
Retail (Thousand baht)	345,702.83	305,938.54	396,006.67
Building Management and Others (Thousand baht)	149,130.80	121,641.77	153,267.80

	2021	2022	2023
Total (%)	100.00	100.00	100.00
Real Estate (%)	37.49	26.11	11.29
Exhibition, Convention and Hotel (%)	49.34	56.94	76.59
Retail (%)	9.20	12.13	8.74
Building Management and Others (%)	3.97	4.82	3.38

By Geographical Area or Market*

	2021	2022	2023
Total (Thousand baht)	3,758,798.94	2,522,610.22	4,530,739.72
Domestic (Thousand baht)	3,758,798.94	2,522,610.22	4,530,739.72
International (Thousand baht)	0.00	0.00	0.00
Thailand (Thousand baht)	0.00	0.00	0.00

	2021	2022	2023
Total (%)	100.00	100.00	100.00

Domestic (%)	100.00	100.00	100.00
International (%)	0.00	0.00	0.00
Thailand (%)	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)	2021	2022	2023
R&D expenses in the past 3 years	0.00	0.00	0.00

Risk Management

Risk Management

Risk Factors (2.2)

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

Demand risk

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Behavior or needs of customers / consumers

Operational Risk

- Human error in business operations

Financial Risk

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

Sustainable Development

Sustainable Development

Sustainability Management Policy and Targets (3.1)

Sustainability Management Policy and Targets

Corporate Sustainability Policy : Yes

Environmental Aspect (3.3)

Policy and Guideline on Environmental Aspect (3.3.1)

Environmental Policy and Practice : Yes

URL of environmental policy and practice : <http://www.impact.co.th/index.php/who/csr/en>

Company environmental guideline : Electricity Management, Fuel Management, Renewable/Clean
Energy Management, Water Management, Waste Management

Results with Respect to the Environmental Aspect (3.3.2)

Energy management

• Fuel consumption

	2021	2022	2023
Diesel (Litre)	N/A	N/A	82,366.15
Gasoline (Litre)	N/A	N/A	7,113.71
Natural gas (Standard cubic feet)	N/A	N/A	83.54
LPG (Kilogram)	N/A	N/A	3,678,942.72

• Electricity consumption

	2021	2022	2023
Amount of electricity purchased (kWh)	N/A	N/A	121,235,363.42

Water management

• Water consumption

	2021	2022	2023
Water consumption (cubic meters)	N/A	N/A	2,959,129.89

Waste management

• Waste from operations

	2021	2022	2023
Non-hazardous waste (kg)	N/A	N/A	502,100.00
Total (kg)	N/A	N/A	502,100.00

Greenhouse gas management

• Greenhouse gas emissions

	2021	2022	2023
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 : <http://www.impact.co.th/index.php/who/csr/en>

Company human right guideline : Employee Rights, Community and Environment Rights, Safety and Occupational Health at Work

Results with Respect to the Social Aspect (3.4.2)

Information about employees

• Total number of employees

	2021	2022	2023
Number of male employees (persons)	815	711	794
Number of female employees (persons)	891	797	898
Total (persons)	1,706	1,508	1,692

• Employee remuneration

	2021	2022	2023
Employee remuneration (baht)	N/A	N/A	590,566,396.08

• Employee development and training

	2021	2022	2023
Average training hours of employees (hour / person / year)	1	1	1
Employee development and training expenses (baht)	161,650.00	180,169.99	369,500.00

• Health, safety and work environment

	2021	2022	2023
Number of employee work injuries leading to employee absence (times)	N/A	N/A	N/A

• Significant labor dispute

	2021	2022	2023
Significant labor dispute	No	No	No

Corporate Governance Policy

Corporate Governance Policy

Overview of the Corporate Governance Policy and Guideline (6.1)

Corporate Governance Policy

Corporate Governance Policy : Yes

Company website on corporate governance policy : https://www.bangkokland.co.th/web/pdf/corporate-governance-policy/Updated_CG_TH.pdf

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

Policy and guideline related to the board of directors

Company policy and guideline : Nomination of Directors, Compensation, Independence of the Board of Directors, Director Development, Board Performance Evaluation, Corporate Governance of Subsidiaries and Associated Companies

Code of Conduct (6.2)

Establishing a Code of Conduct

Establishing a Code of Conduct

Code of Conduct : No

Policy and Guideline related to the Code of Conduct

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

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

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

Board of Directors (7.2)

Composition of the board of directors (7.2.1)

	Number of persons	Percentage (%)
Total number of directors	8	100.00
Number of male directors	8	100.00
Number of female directors	0	0.00
Number of executive directors	2	25.00
Number of non-executive directors	6	75.00
Number of independent directors	5	62.50

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.	Mr. SUI HUNG KANJANAPAS Gender: Male Age: 50 years old Highest level of education: Bachelor's degree Major: Science Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Executive) Director type: Original director	15 Feb 2021	Marketing, Design, Negotiation, Property Development, IT Management, Project Management, Corporate Social Responsibility, Architecture, Media & Publishing, Strategic Management, Change Management, Corporate Management, Digital Marketing, Brand Management, Fashion, Information & Communication Technology, Statistics, Construction Materials, Leadership, Human Resource Management, Data Analysis, Finance
2.	Mr. SHUI PANG KANJANAPAS Gender: Male Age: 48 years old Highest level of education: Bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Vice Chairman (Executive) Director type: Re-elected as director	15 Feb 2021	Property Fund & REITs, Risk Management, Strategic Management, Project Management, Corporate Social Responsibility, Governance/ Compliance, Leadership, Property Development, Automotive, Food & Beverage, Information & Communication Technology, Economics, Change Management, Data Management, Brand Management, Media & Publishing, Industrial Materials & Machinery, Energy & Utilities, Sustainability, Negotiation, Data Analysis
3.	Mr. BURIN WONGSANGUAN Gender: Male Age: 87 years old Highest level of education: Bachelor's degree Major: Architect Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Original director	1 Jan 1993	Information & Communication Technology, Media & Publishing, Architecture, Engineering, Construction Materials, Property Development

4.	Mr. SUPAVAT SAICHEUA Gender: Male Age: 65 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	9 Aug 2010	Fund Management, Risk Management, Corporate Management, Audit, Statistics, Finance & Securities, Information & Communication Technology, Economics, Data Management, Data Analysis
5.	Mr. SIRIWAT LIKITNURUK Gender: Male Age: 70 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Re-elected as director	19 Oct 2010	Audit, Marketing, Budgeting, Data Analysis, Corporate Social Responsibility, Leadership, Economics, Finance & Securities, Statistics
6.	Mr. PANYA BOONYAPIWAT Gender: Male Age: 60 years old Highest level of education: Doctoral degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	19 Oct 2010	Strategic Management, Data Management, IT Management, Corporate Management, Data Analysis, Corporate Social Responsibility, Leadership, Engineering, Information & Communication Technology, Law
7.	Mr. PRASAN HOKCHOON Gender: Male Age: 68 years old Highest level of education: Bachelor's degree Major: Accounting Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Re-elected as director	27 Jan 2016	Strategic Management, Human Resource Management, IT Management, Information & Communication Technology, Statistics, Leadership, Accounting, Governance/ Compliance, Internal Control, Corporate Social Responsibility, Data Analysis

8.	Mr. JAKAPAN PANOMOUPPATHAM	Director	25 Jul 2019	Strategic Management, Change Management, Risk Management, Brand Management, IT Management, Corporate Management, Project Management, Marketing, Digital Marketing, Data Analysis, Tourism & Leisure, Design, Corporate Social Responsibility, Commerce, Industrial Materials & Machinery, Economics, Information & Communication Technology, Media & Publishing, Statistics
	Gender: Male	(Non-executive,		
	Age: 50 years old	Independent director)		
	Highest level of education:			
	Master's degree	Director type: Original		
	Major: Business Administration	director		
	Thai nationality: Yes			
	Residing in Thailand: Yes			

Other Information pertaining to committees

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

Sub-committees (7.3)

Information about sub-committees (7.3.2)

Audit Committee

List of audit committee members

General information	Position	Date position was assumed	Experience and expertise
1. Mr. PRASAN HOKCHOON Gender: Male Age: 68 years old Highest level of education: Bachelor's degree Major: Accounting Thai nationality: Yes Residing in Thailand: Yes	Chairman of the audit committee (Non-executive, Independent director) Director type: Original director	27 Jan 2016	Strategic Management, Human Resource Management, IT Management, Information & Communication Technology, Statistics, Leadership, Accounting, Governance/ Compliance, Internal Control, Corporate Social Responsibility, Data Analysis
2. Mr. SUPAVAT SAICHEUA [1] Gender: Male Age: 65 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	9 Aug 2010	Fund Management, Risk Management, Corporate Management, Audit, Statistics, Finance & Securities, Information & Communication Technology, Economics, Data Management, Data Analysis
3. Mr. SIRIWAT LIKITNURUK [1] Gender: Male Age: 70 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	19 Oct 2010	Audit, Marketing, Budgeting, Data Analysis, Corporate Social Responsibility, Leadership, Economics, Finance & Securities, Statistics

[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. SUI HUNG KANJANAPAS Gender: Male Age: 50 years old Highest level of education: Bachelor's degree Major: Science Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	25 Feb 2010
2. Mr. SHUI PANG KANJANAPAS Gender: Male Age: 48 years old Highest level of education: Bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the executive committee	25 Feb 2010

Other sub-committees

Sub-committees information

Name of sub-committees	List of directors	Position
Risk Management Committee	Mr. JAKAPAN PANOMOUPPATHAM	Chairman
	Mr. SHUI PANG KANJANAPAS	Member
	Mr. SUPAVAT SAICHEUA	Member
Nomination and Remunerations Committee	Mr. SUI HUNG KANJANAPAS	Chairman
	Mr. SHUI PANG KANJANAPAS	Member
	Mr. JAKAPAN PANOMOUPPATHAM	Member

Roles of Sub-committees

Sub-committees responsible for risk management	: Risk Management Committee
Sub-committees responsible for nomination	: Nomination and Remunerations Committee
Sub-committees responsible for remuneration	: Nomination and Remunerations Committee
Sub-committees responsible for corporate governance	: Nomination and Remunerations Committee
Sub-committees responsible for corporate sustainability development	: Risk Management 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. SUI HUNG KANJANAPAS Gender: Male Age: 50 years old Highest level of education: Bachelor's degree Major: Science	Chairman	15 Feb 2021	Marketing, Design, Negotiation, Property Development, IT Management, Project Management, Corporate Social Responsibility, Architecture, Media & Publishing, Strategic Management, Change Management, Corporate Management, Digital Marketing, Brand Management, Fashion, Information & Communication Technology, Statistics, Construction Materials, Leadership, Human Resource Management, Data Analysis, Finance
2. Mr. SHUI PANG KANJANAPAS Gender: Male Age: 48 years old Highest level of education: Bachelor's degree Major: Business Administration	Chief Executive Officer	15 Feb 2021	Property Fund & REITs, Risk Management, Strategic Management, Project Management, Corporate Social Responsibility, Governance/ Compliance, Leadership, Property Development, Automotive, Food & Beverage, Information & Communication Technology, Economics, Change Management, Data Management, Brand Management, Media & Publishing, Industrial Materials & Machinery, Energy & Utilities, Sustainability, Negotiation, Data Analysis

3.	Mr. Chamras Hongpaisan [1][2] Gender: Male Age: 59 years old Highest level of education: Bachelor's degree Major: Accounting	Accounting Manager	27 Mar 1995	Property Development, Accounting, Finance
4.	Mrs. Jongjira Jamkrajay Gender: Female Age: 59 years old Highest level of education: Bachelor's degree Major: Economics	Company Secretary	1 Apr 2023	Economics, Finance & Securities, Property Fund & REITs, Property Development

[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

	2021	2022	2023
Total executive remuneration (baht)	17,862,162.00	17,754,851.00	16,261,439.00

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) : 794

Number of female employees (persons) : 898

Total (persons) : 1,692

Employee Remuneration

Total employee remuneration : 590,566,396.08

Provident fund

Total number of employees (persons) : 1,692

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. SHUI PANG KANJANAPAS Gender: Male Age: 48 years old Highest level of education: Bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Vice Chairman (Executive) Director type: Re-elected as director	Date position was assumed: 15 Feb 2021	Property Fund & REITs, Risk Management, Strategic Management, Project Management, Corporate Social Responsibility, Governance/ Compliance, Leadership, Property Development, Automotive, Food & Beverage, Information & Communication Technology, Economics, Change Management, Data Management, Brand Management, Media & Publishing, Industrial Materials & Machinery, Energy & Utilities, Sustainability, Negotiation, Data Analysis
2. Mr. SIRIWAT LIKITNURUK Gender: Male Age: 70 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Re-elected as director	Date position was assumed: 19 Oct 2010	Audit, Marketing, Budgeting, Data Analysis, Corporate Social Responsibility, Leadership, Economics, Finance & Securities, Statistics

3.	Mr. PRASAN HOKCHOON	Director	Date position was assumed:	Strategic Management, Human Resource Management, IT Management, Information & Communication Technology, Statistics, Leadership, Accounting, Governance/ Compliance, Internal Control, Corporate Social Responsibility, Data Analysis
	Gender: Male	(Non-executive, Independent director)	27 Jan 2016	
	Age: 68 years old			
	Highest level of education: Bachelor's degree	Director type: Re-elected as director		
	Major: Accounting			
	Thai nationality: Yes			
	Residing in Thailand: Yes			

Development of directors over the past year

List of directors	Position	Participated in director development program
Mr. SUI HUNG KANJANAPAS	Chairman of the board	Non-participating
Mr. SHUI PANG KANJANAPAS	Vice Chairman	Non-participating
Mr. BURIN WONGSANGUAN	Director	Non-participating
Mr. SUPAVAT SAICHEUA	Director	Non-participating
Mr. SIRIWAT LIKITNURUK	Director	Non-participating
Mr. PANYA BOONYAPIWAT	Director	Non-participating
Mr. PRASAN HOKCHOON	Director	Non-participating
Mr. JAKAPAN PANOMOUPPATHAM	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) : 5

Date of AGM meeting : 26 Jul 2022

EGM meeting : No

	List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1.	Mr. SUI HUNG KANJANAPAS (Chairman of the board)	-	5/5	Participating	Did not hold the meeting
2.	Mr. SHUI PANG KANJANAPAS (Vice Chairman)	-	5/5	Participating	Did not hold the meeting
3.	Mr. BURIN WONGSANGUAN (Director)	-	5/5	Participating	Did not hold the meeting
4.	Mr. SUPAVAT SAICHEUA (Director)	-	5/5	Participating	Did not hold the meeting
5.	Mr. SIRIWAT LIKITNURUK (Director)	-	5/5	Participating	Did not hold the meeting
6.	Mr. PANYA BOONYAPIWAT (Director)	-	5/5	Participating	Did not hold the meeting
7.	Mr. PRASAN HOKCHOON (Director)	-	5/5	Participating	Did not hold the meeting
8.	Mr. JAKAPAN PANOMOUPPATHAM (Director)	-	5/5	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. SUI HUNG KANJANAPAS (Chairman of the board)	-	907,500.00	N/A	No
2.	Mr. SHUI PANG KANJANAPAS (Vice Chairman)	-	907,500.00	N/A	No
3.	Mr. BURIN WONGSANGUAN (Director)	-	907,500.00	N/A	No
4.	Mr. SUPAVAT SAICHEUA (Director)	-	998,250.00	N/A	No
5.	Mr. SIRIWAT LIKITNURUK (Director)	-	998,250.00	N/A	No

6.	Mr. PANYA BOONYAPIWAT (Director)	-	907,500.00	N/A	No
7.	Mr. PRASAN HOKCHOON (Director)	-	1,089,000.00	N/A	No
8.	Mr. JAKAPAN PANOMOUPPATHAM (Director)	-	907,500.00	N/A	No

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

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

Meeting attendance of audit committee

Number of Audit committee meetings (times) : 4

	List of directors	Termination date	Number of the audit committee meeting
1.	Mr. PRASAN HOKCHOON (Chairman of the audit committee)	-	4/4
2.	Mr. SUPAVAT SAICHEUA (Audit committee)	-	4/4
3.	Mr. SIRIWAT LIKITNURUK (Audit committee)	-	4/4