



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

CHARN ISSARA DEVELOPMENT 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 : CHARN ISSARA DEVELOPMENT PUBLIC COMPANY LIMITED

Symbol : CI

Address : Charn Issara Tower II, 10th floor, 2922/200 New Petchburi Road,
Bangkapi, Huay Kwang

Province : Bangkok

Postcode : 10320

Business : The company operates in 4 types of business:

1. Develop home and land development business, residential condominiums for sale
2. Rent or sell office buildings and shopping centers
3. Hotel business
4. Manage office buildings, condominiums, housing estates and real estate project management

Registration Number : 0107545000101

Telephone : 0-2308-2020

Fax (if applicable) : 0-2308-2990

Website : www.charnissara.com

Email : narakorn@charnissara.com

Total Shares Sold (shares)

Common Stock : 1,066,595,865

Preferred Stock : 0

Business Operations (1.2)

Revenue Structure (1.2.1)

By Product Line or Business Grouping*

	2020	2021	2022
Total (Thousand baht)	1,429,016.00	2,299,095.00	2,175,502.00
Revenue from real estate sales (Thousand baht)	649,428.00	1,451,590.00	1,150,404.00
Other income (Thousand baht)	779,588.00	847,505.00	1,025,098.00

	2020	2021	2022
Total (%)	100.00	100.00	100.00
Revenue from real estate sales (%)	45.45	63.14	52.88
Other income (%)	54.55	36.86	47.12

By Geographical Area or Market*

	2020	2021	2022
Total (Thousand baht)	1,429,016.00	2,299,095.00	2,175,502.00
Domestic (Thousand baht)	1,429,016.00	2,299,095.00	2,175,502.00
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)

Risk of acquiring land for project development

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Volatility in the industry in which the company operates
- Behavior or needs of customers / consumers
- Government policy

Risk to Securities Holder (2.2.2)

Risk of the company's ability to paid dividends

Risk Management Measures: Yes

Related Risk Topics

- Other

Sustainable Development

Sustainable Development

Sustainability Management Policy and Targets (3.1)

Sustainability Management Policy and Targets

Corporate Sustainability Policy : Yes

URL of corporate sustainability policy : <https://investor-th.charnissara.com/sdr.html>

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://investor-th.charnissara.com/sdr.html>

Company environmental guideline : Electricity Management, Fuel Management, Renewable/Clean Energy Management, Waste Management, Greenhouse Gas and Climate Change Management

Results with Respect to the Environmental Aspect (3.3.2)

Energy management

• Fuel consumption

	2020	2021	2022
Diesel (Litre)	N/A	N/A	798.00
Gasoline (Litre)	N/A	N/A	893.00

• Electricity consumption

	2020	2021	2022
Amount of electricity purchased (kWh)	N/A	N/A	135,261.67

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	81.15
Scope 3 (Tons of carbon dioxide equivalents)	N/A	N/A	N/A
Total (Tons of carbon dioxide equivalents)	N/A	N/A	81.15

• 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://investor-th.charnissara.com/sdr.html>

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

Results with Respect to the Social Aspect (3.4.2)

Information about employees

• Total number of employees

	2020	2021	2022
Number of male employees (persons)	31	31	33
Number of female employees (persons)	46	46	50
Total (persons)	77	77	83

• Employee remuneration

	2020	2021	2022
Employee remuneration (baht)	42,553,945.64	45,364,549.33	59,308,002.80

• Employee development and training

	2020	2021	2022
Average training hours of employees (hour / person / year)	N/A	N/A	N/A

• Health, safety and work environment

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

• 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://investor-th.charnissara.com/cg_principle.html

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

Policy and guideline related to the board of directors

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

Code of Conduct (6.2)

Establishing a Code of Conduct

Establishing a Code of Conduct

Code of Conduct : Yes

Policy and Guideline related to the Code of Conduct

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

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

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

Board of Directors (7.2)

Composition of the board of directors (7.2.1)

	Number of persons	Percentage (%)
Total number of directors	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
1. Mrs. SRIVARA ISSARA Gender: Female Age: 68 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Non-executive) Director type: Re-elected as director	28 Feb 2007	Economics, Banking, Property Fund & REITs, Property Development, Corporate Social Responsibility, Human Resource Management, Sustainability

2.	Mr. SONGKRAN ISSARA Gender: Male Age: 68 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Re-elected as director	27 Jun 2002	Economics, Property Fund & REITs, Property Development
3.	Mrs. LINDA PRASERTSOM Gender: Female Age: 68 years old Highest level of education: Master's degree Major: Political Science Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Re-elected as director	10 Sep 2002	Finance & Securities, Property Development
4.	Mrs. TEERAPORN SRIJAROENWONG Gender: Female Age: 58 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	10 Sep 2002	Economics, Property Fund & REITs, Property Development
5.	Mr. PHISUD DEJAKAISAYA Gender: Male Age: 67 years old Highest level of education: Master's degree Major: Law Thai nationality: Yes Residing in Thailand: No	Director (Non-executive, Independent director) Director type: Re-elected as director	10 Sep 2002	Law

6.	Mr. WITIT RACHATATANUN Gender: Male Age: 68 years old Highest level of education: Doctoral degree Major: Education Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Re-elected as director	10 Sep 2002	Corporate Social Responsibility, Human Resource Management, Sustainability, Internal Control, Governance/ Compliance
7.	Mr. PINIT PUAPAN Gender: Male Age: 55 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	10 Sep 2002	Economics, Banking, Finance & Securities, Finance, Risk Management
8.	Mr. VORASIT ISSARA Gender: Male Age: 41 years old Highest level of education: Bachelor's degree Major: International Hotels Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Re-elected as director	29 Apr 2015	Property Fund & REITs, Property Development, Brand Management, Digital Marketing
9.	Mr. PRAVESVUDHI RAIVA Gender: Male Age: 71 years old Highest level of education: Bachelor's degree Major: Political Science Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Re-elected as director	25 Feb 2016	Economics

Other Information pertaining to committees

The Chairman is an independent director : No

The Chairman and the manager are the same person : No

The Chairman and the manager are members of the same family : Yes

The company appoints at least one independent director to determine the agenda
of the Board of Directors' meetings : No

Sub-committees (7.3)

Information about sub-committees (7.3.2)

Audit Committee

List of audit committee members

General information	Position	Date position was assumed	Experience and expertise
1. Mr. PHISUD DEJAKAISAYA Gender: Male Age: 67 years old Highest level of education: Master's degree Major: Law Thai nationality: Yes Residing in Thailand: No	Chairman of the audit committee (Non-executive, Independent director) Director type: Re-elected as director	10 Sep 2002	Law
2. Mr. WITIT RACHATATANUN Gender: Male Age: 68 years old Highest level of education: Doctoral degree Major: Education Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Re-elected as director	10 Sep 2002	Corporate Social Responsibility, Human Resource Management, Sustainability, Internal Control, Governance/ Compliance

3.	Mr. PINIT PUAPAN [1] Gender: Male Age: 55 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: Re-elected as director	10 Sep 2002	Economics, Banking, Finance & Securities, Finance, Risk Management
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[1] A director with the accounting expertise needed to review financial statements

Other sub-committees

Sub-committees information

Name of sub-committees	List of directors	Position
Nomination and Remuneration Committee	Mr. PRAVESVUDHI RAIVA	Chairman
	Mr. PHISUD DEJAKAISAYA	Member
	Mr. WITIT RACHATATANUN	Member
Risk Management Committee	Mr. SONGKRAN ISSARA	Chairman
	Mrs. TEERAPORN SRIJAROENWONG	Member
	Mr. PINIT PUAPAN	Member
	Mrs. Kanitha Subpaasa	Member

Roles of Sub-committees

Sub-committees responsible for risk management : Risk Management Committee

Sub-committees responsible for nomination : Nomination and Remuneration Committee

Sub-committees responsible for remuneration : Nomination and Remuneration Committee

Sub-committees responsible for corporate governance : None

Sub-committees responsible for corporate sustainability development : None

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. SONGKRAN ISSARA Gender: Male Age: 68 years old Highest level of education: Master's degree Major: Economics	CHIEF EXECUTIVE OFFICER	27 Jun 2002	Economics, Property Fund & REITs, Property Development
2. Mrs. TEERAPORN SRIJAROENWONG Gender: Female Age: 58 years old Highest level of education: Master's degree Major: Business Administration	Managing Director	28 Feb 2023	Economics, Property Fund & REITs, Property Development
3. Mr. Ditawat Issara Gender: Male Age: 40 years old Highest level of education: Bachelor's degree Major: Product Design	EVP – Creative and information Technology	1 Sep 2019	Property Development, Digital Marketing
4. Mr. Nimit Hongsephanich Gender: Male Age: 48 years old Highest level of education: Master's degree Major: Management	EVP – Operations Support	1 Aug 2019	Human Resource Management
5. Mr. Krit Hongjanya Gender: Male Age: 51 years old Highest level of education: Doctoral degree Major: Communication Arts	EVP – Sales and Marketing	3 Aug 2020	Economics, Marketing, Digital Marketing, Brand Management

6.	Ms. Pranee Worrachokpeerat [1] Gender: Female Age: 44 years old Highest level of education: Master's degree Major: Finance	EVP – Accounting and Finance	1 Mar 2020	Finance
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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 : Yes

Remuneration

	2020	2021	2022
Total executive remuneration (baht)	61,520,858.52	45,364,549.33	59,308,002.80

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) : 33

Number of female employees (persons) : 50

Total (persons) : 83

Employee Remuneration

Total employee remuneration : 59,308,002.80

Provident fund

Total number of employees (persons) : 83

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

Percentage of employees who are members (%) : 0.00

Other Significant Information (7.6)

Other significant information

Assigned persons

- Person assigned to take direct responsibility for accounting oversight

General information	Email	Telephone
1. Ms. Orawan Eurumnuayrat	orawan.e@charnissara.com	023082020

- Company secretary

General information	Email	Telephone
1. Acting Sub LT. Narakorn Boonbumrung	narakorn@charnissara.com	023082020

- Head of internal audit

General information	Email	Telephone
1. Mr. Ronnachai Sukrot	ronnachai@charnissara.com	023082020

- Head of compliance unit

General information	Email	Telephone
1. Acting Sub Lt. Narakorn Boonbumrung	narakorn@charnissara.com	023082020

• Head of investor relations

General information	Email	Telephone
1. Ms. Pranee Worrachokpeerat	pranee@charnissara.com	023082020

Company's auditor

Company	Names and general information of auditors	Audit fee (baht)	Other non-audit fees (baht)
1. DELOITTE TOUCHE TOHMATSU JAIYOS AUDIT COMPANY LIMITED	<p>1. Mr. WONLOP VILAIVARAVIT Email: ssaiklomklieo@deloitte.com Telephone: 02 034 0000</p> <p>2. Mr. Chavala Tienpasertkij Email: ssaiklomklieo@deloitte.com Telephone: 02 034 0000</p> <p>3. Ms. Nisakorn Songmanee Email: ssaiklomklieo@deloitte.com Telephone: 02 034 0000</p> <p>4. Mr. Nantawat Sumraunhant Email: ssaiklomklieo@deloitte.com Telephone: 02 034 0000</p>	4,500,000.00	-

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. Mrs. SRIVARA ISSARA Gender: Female Age: 68 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Non-executive) Director type: Re-elected as director	Date position was assumed: 28 Feb 2007	Economics, Banking, Property Fund & REITs, Property Development, Corporate Social Responsibility, Human Resource Management, Sustainability
2. Mr. SONGKRAN ISSARA Gender: Male Age: 68 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Re-elected as director	Date position was assumed: 27 Jun 2002	Economics, Property Fund & REITs, Property Development
3. Mrs. LINDA PRASERTSOM Gender: Female Age: 68 years old Highest level of education: Master's degree Major: Political Science Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Re-elected as director	Date position was assumed: 10 Sep 2002	Finance & Securities, Property Development

4.	<p>Mrs. TEERAPORN SRIJAROENWONG</p> <p>Gender: Female</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 (Executive)</p> <p>Director type: Re-elected as director</p>	<p>Date position was assumed: 10 Sep 2002</p>	<p>Economics, Property Fund & REITs, Property Development</p>
5.	<p>Mr. PHISUD DEJAKAISAYA</p> <p>Gender: Male</p> <p>Age: 67 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Law</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: No</p>	<p>Director (Non-executive, Independent director)</p> <p>Director type: Re-elected as director</p>	<p>Date position was assumed: 10 Sep 2002</p>	<p>Law</p>
6.	<p>Mr. WITIT RACHATATANUN</p> <p>Gender: Male</p> <p>Age: 68 years old</p> <p>Highest level of education: Doctoral degree</p> <p>Major: Education</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive, Independent director)</p> <p>Director type: Re-elected as director</p>	<p>Date position was assumed: 10 Sep 2002</p>	<p>Corporate Social Responsibility, Human Resource Management, Sustainability, Internal Control, Governance/ Compliance</p>
7.	<p>Mr. PINIT PUAPAN</p> <p>Gender: Male</p> <p>Age: 55 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Economics</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive, Independent director)</p> <p>Director type: Re-elected as director</p>	<p>Date position was assumed: 10 Sep 2002</p>	<p>Economics, Banking, Finance & Securities, Finance, Risk Management</p>
8.	<p>Mr. VORASIT ISSARA</p> <p>Gender: Male</p> <p>Age: 41 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: International Hotels</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>	<p>Date position was assumed: 29 Apr 2015</p>	<p>Property Fund & REITs, Property Development, Brand Management, Digital Marketing</p>

9.	Mr. PRAVESVUDHI RAIVA	Director	Date position was assumed:	Economics
	Gender: Male	(Non-executive,		
	Age: 71 years old	Independent director)	25 Feb 2016	
	Highest level of education:			
	Bachelor's degree	Director type: Re-elected		
	Major: Political Science	as director		
	Thai nationality: Yes			
	Residing in Thailand: Yes			

Development of directors over the past year

List of directors	Position	Participated in director development program
Mrs. SRIVARA ISSARA	Chairman of the board	Participating
Mr. SONGKRAN ISSARA	Director	Participating
Mrs. LINDA PRASERTSOM	Director	Participating
Mrs. TEERAPORN SRIJAROENWONG	Director	Participating
Mr. PHISUD DEJAKAISAYA	Director	Participating
Mr. WITIT RACHATATANUN	Director	Participating
Mr. PINIT PUAPAN	Director	Participating
Mr. VORASIT ISSARA	Director	Participating
Mr. PRAVESVUDHI RAIVA	Director	Participating

Directors' performance assessment

Method used to evaluate directors' performance : 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) : 8

Date of AGM meeting : 27 Apr 2022

EGM meeting : No

	List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1.	Mrs. SRIVARA ISSARA (Chairman of the board)	-	8/8	Participating	Did not hold the meeting
2.	Mr. SONGKRAN ISSARA (Director)	-	8/8	Participating	Did not hold the meeting
3.	Mrs. LINDA PRASERTSOM (Director)	-	8/8	Participating	Did not hold the meeting
4.	Mrs. TEERAPORN SRIJAROENWONG (Director)	-	8/8	Participating	Did not hold the meeting
5.	Mr. PHISUD DEJAKAISAYA (Director)	-	8/8	Participating	Did not hold the meeting
6.	Mr. WITIT RACHATATANUN (Director)	-	8/8	Participating	Did not hold the meeting
7.	Mr. PINIT PUAPAN (Director)	-	8/8	Participating	Did not hold the meeting
8.	Mr. VORASIT ISSARA (Director)	-	8/8	Participating	Did not hold the meeting
9.	Mr. PRAVESVUDHI RAIVA (Director)	-	8/8	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.	Mrs. SRIVARA ISSARA (Chairman of the board)	-	N/A	1,056,000.00	No
2.	Mr. SONGKRAN ISSARA (Director)	-	N/A	462,000.00	No
3.	Mrs. LINDA PRASERTSOM (Director)	-	N/A	462,000.00	No
4.	Mrs. TEERAPORN SRIJAROENWONG (Director)	-	N/A	462,000.00	No

5.	Mr. PHISUD DEJAKAISAYA (Director)	-	270,000.00	462,000.00	No
6.	Mr. WITIT RACHATATANUN (Director)	-	170,000.00	462,000.00	No
7.	Mr. PINIT PUAPAN (Director)	-	170,000.00	462,000.00	No
8.	Mr. VORASIT ISSARA (Director)	-	N/A	462,000.00	No
9.	Mr. PRAVESVUDHI RAIVA (Director)	-	40,000.00	462,000.00	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. PHISUD DEJAKAISAYA (Chairman of the audit committee)	-	5/5
2.	Mr. WITIT RACHATATANUN (Audit committee)	-	5/5
3.	Mr. PINIT PUAPAN (Audit committee)	-	5/5