



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

ANANDA 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 : ANANDA DEVELOPMENT PUBLIC COMPANY LIMITED

Symbol : ANAN

Address : No. 99/1 Moo 14 Soi Wind Mill Village, Bangna-Trad Road (k.m. 10.5), Bangpleeyai, Bangplee

Province : Samut Prakarn

Postcode : 10540

Business : The Company's main business is the development of condominium projects located near railway mass transit stations in Bangkok and its peripheral areas. The Company also develops landed housing. In addition, the Company also operates other businesses through its subsidiaries, including an agent in selling its condominium units, management services for condominiums and landed housing projects

Registration Number : 0107554000119

Telephone : 0-2317-1155

Fax (if applicable) : 0-2317-1100

Website : <http://www.ananda.co.th>

Email : ananda-groupmail-corp.secretary@ananda.co.th

Total Shares Sold (shares)

Common Stock : 4,166,250,057

Preferred Stock : 0

Business Operations (1.2)

Revenue Structure (1.2.1)

By Product Line or Business Grouping*

	2020	2021	2022
Total (Thousand baht)	5,243,191.32	4,177,017.64	4,038,736.30
Revenue from sales of real estate (Thousand baht)	2,695,309.01	2,678,111.95	2,428,035.40
Revenue from project management services and commission income (Thousand baht)	1,237,727.96	674,833.59	417,718.20
Revenue from rental and services (Thousand baht)	171,289.03	210,586.74	218,896.90
Other income (Thousand baht)	1,138,865.32	613,485.36	974,085.80

	2020	2021	2022
Total (%)	100.00	100.00	100.00
Revenue from sales of real estate (%)	51.41	64.12	60.12
Revenue from project management services and commission income (%)	23.61	16.16	10.34
Revenue from rental and services (%)	3.27	5.04	5.42
Other income (%)	21.72	14.69	24.12

By Geographical Area or Market*

	2020	2021	2022
Total (Thousand baht)	5,243,191.32	4,177,017.64	4,038,736.30
Domestic (Thousand baht)	5,243,191.32	4,177,017.64	4,038,736.30
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
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*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 From Financial and Liquidity

Risk Management Measures: Yes

Related Risk Topics

Financial Risk

- Change in financial and investment policies of financial institutions that affect business operations
- Fluctuation in exchange rates, interest rates, or the inflation rate

Risk From the Pandemic of Coronavirus Disease 2019 (COVID-19)

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Delays in the development of future projects
- Other

Compliance Risk

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Government policy

Compliance Risk

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

- Violations of laws and regulations
- Corporate Governance
- Other

Risk of Neighboring Complaints and Sustainability Risk

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Damage to company image and reputation

Operational Risk

- Safety, occupational health, and working environment
- Impact on the environment
- Other

Compliance Risk

- Violations of laws and regulations

Risk From Competition in Real Estate Development Business

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Government policy
- Business operations of partners in the supply chain
- Reliance on large partners / distributors or few partners / distributors

Risk From Investing in New Business

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Other

Sustainable Development

Sustainable Development

Sustainability Management Policy and Targets (3.1)

Sustainability Management Policy and Targets

Corporate Sustainability Policy : Yes

URL of corporate sustainability policy : <https://investor.ananda.co.th/th/corporate-governance/sustainable-development-policy>

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.ananda.co.th/storage/download/corporate-governance/20220622-anan-sustainable-development-policy-th.pdf>

Company environmental guideline : Waste Management

Results with Respect to the Environmental Aspect (3.3.2)

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://investor.ananda.co.th/storage/download/corporate-governance/20220622-anan-sustainable-development-policy-th.pdf>

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)	230	175	195
Number of female employees (persons)	386	337	322
Total (persons)	616	512	517

• Employee development and training

	2020	2021	2022
Average training hours of employees (hour / person / year)	N/A	N/A	17

• Health, safety and work environment

	2020	2021	2022
Number of employee work injuries leading to employee absence (times)	N/A	N/A	N/A

• Significant labor dispute

	2020	2021	2022
Significant labor dispute	No	Yes	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.ananda.co.th/th/corporate-governance/corporate-governance>

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	10	100.00
Number of male directors	9	90.00
Number of female directors	1	10.00
Number of executive directors	5	50.00
Number of non-executive directors	5	50.00
Number of independent directors	4	40.00

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. Dr. NARONGCHAI AKRASANEE Gender: Male Age: 77 years old Highest level of education: Doctoral degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Non-executive, Independent director) Director type: Original director	1 Sep 2015	Economics

2.	Mr. POOLSAK TANSITTHIPUN Gender: Male Age: 64 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Vice Chairman (Non-executive, Independent director) Director type: Original director	29 Apr 2011	Law
3.	Mr. WIBOON RASMEEPAISARN Gender: Male Age: 61 years old Highest level of education: Master's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	29 Apr 2011	Accounting, Risk Management, Audit, Internal Control
4.	Mr. PISIT SEREWIWATTANA Gender: Male Age: 61 years old Highest level of education: Master's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	11 Aug 2022	Human Resource Management, Economics, Governance/ Compliance, Audit
5.	Mr. SIRAWIT PANEANGVEAT Gender: Male Age: 47 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Original director	28 Apr 2020	Property Development

6.	Mr. CHANOND RUANGKRITYA Gender: Male Age: 49 years old Highest level of education: Master's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	15 Dec 2015	Economics, Property Development
7.	Mr. TANYALAK NUNTHANAVORASIRI Gender: Male Age: 58 years old Highest level of education: Master's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	29 Apr 2011	Finance, Governance/ Compliance
8.	Mr. SERMSAK KHWANPUANG Gender: Male Age: 62 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	22 Feb 2020	Economics, Property Development
9.	Mr. PRASERT TAEDULLAYASATIT Gender: Male Age: 54 years old Highest level of education: Master's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	31 Jul 2020	Accounting, Marketing, Finance, Property Development

10.	Ms. PATCHARAVALAI RUANGKRITYA Gender: Female Age: 41 years old Highest level of education: Bachelor's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	29 Apr 2011	Tourism & Leisure
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List of directors who resigned/vacated their position during the year

General information	Position	Tenure	Replacement Director
1. Mr. NOPPORN THEPSITHAR Gender: Male Age: 68 years old Highest level of education: Honorary degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director)	Date position was assumed: 1 Jan 2017 Date directorship ended: 1 Jul 2022	Mr. SIRAWIT PANEANGVEAT Date position was assumed: 11 Aug 2022

Other Information pertaining to committees

The Chairman is an independent director : Yes

The Chairman and the manager are the same person : No

The Chairman and the manager are members of the same family : No

The company appoints at least one independent director to determine the agenda
of the Board of Directors' meetings : Yes

Sub-committees (7.3)

Information about sub-committees (7.3.2)

Audit Committee

List of audit committee members

General information		Position	Date position was assumed	Experience and expertise
1.	Mr. POOLSAK TANSITTHIPUN Gender: Male Age: 64 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the audit committee (Non-executive, Independent director) Director type: Original director	6 Jun 2014	Law
2.	Mr. WIBOON RASMEEPAISARN [1] Gender: Male Age: 61 years old Highest level of education: Master's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	29 Apr 2011	Accounting, Risk Management, Audit, Internal Control
3.	Mr. PISIT SEREWIWATTANA Gender: Male Age: 61 years old Highest level of education: Master's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	11 Aug 2022	Human Resource Management, Economics, Governance/ Compliance, Audit

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

List of audit committee who resigned/vacated their position during the year

General information	Position	Tenure	Replacement Director
1. Mr. NOPPORN THEPSITHAR Gender: Male Age: 68 years old Highest level of education: Honorary degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director)	Date position was assumed: 1 Jan 2017 Date directorship ended: 1 Jul 2022	Mr. PISIT SEREWIWATTANA Date position was assumed: 11 Aug 2022

[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. CHANOND RUANGKRITYA Gender: Male Age: 49 years old Highest level of education: Master's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Chairman of the executive committee	12 May 2011
2. Mr. TANYALAK NUNTHANAVORASIRI Gender: Male Age: 58 years old Highest level of education: Master's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	12 May 2011

3.	Mr. SERMSAK KHWANPUANG Gender: Male Age: 62 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	29 Jun 2007
4.	Mr. PRASERT TAEDULLAYASATIT Gender: Male Age: 54 years old Highest level of education: Master's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	31 Jul 2020
5.	Ms. PATCHARAVALAI RUANGKRITYA Gender: Female Age: 41 years old Highest level of education: Bachelor's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	12 May 2011
6.	Ms. Limly Thipphongpraphas Gender: Female Age: 44 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	11 Aug 2022

Other sub-committees

Sub-committees information

Name of sub-committees	List of directors	Position
Audit Committee	Mr. POOLSAK TANSITTHIPUN	Chairman
	Mr. WIBOON RASMEEPAISARN	Member
	Mr. PISIT SEREWIWATTANA	Member

Risk Management Committee	Mr. PISIT SEREWIWATTANA	Chairman
	Mr. POOLSAK TANSITTHIPUN	Member
	Mr. WIBOON RASMEEPAISARN	Member
	Mr. TANYALAK NUNTHANAVORASIRI	Member
Nomination and Remuneration Committee	Mr. CHANOND RUANGKRITYA	Member
	Mr. PISIT SEREWIWATTANA	Member
	Dr. NARONGCHAI AKRASANEE	Chairman
	Mr. WIBOON RASMEEPAISARN	Member
	Mr. POOLSAK TANSITTHIPUN	Member
Good Corporate Governance Committee	Dr. NARONGCHAI AKRASANEE	Chairman
	Mr. CHANOND RUANGKRITYA	Member
	Mr. PISIT SEREWIWATTANA	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 : Good Corporate Governance Committee

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. CHANOND RUANGKRITYA Gender: Male Age: 49 years old Highest level of education: Master's degree Major: Finance	CHAIRMAN OF THE EXECUTIVE COMMITTEE	29 Apr 2011	Economics, Property Development
2. Mr. TANYALAK NUNTHANAVORASIRI Gender: Male Age: 58 years old Highest level of education: Master's degree Major: Management	Deputy Chief Executive Officer	25 Oct 2000	Finance, Governance/ Compliance
3. Mr. PRASERT TAEDULLAYASATIT Gender: Male Age: 54 years old Highest level of education: Master's degree Major: Finance	Chief Executive Officer Property	10 Jun 2020	Accounting, Marketing, Finance, Property Development
4. Mr. Jakrit Tejavaniya Gender: Male Age: 43 years old Highest level of education: Master's degree Major: Finance	Chief Investment Officer	1 May 2022	Accounting, Finance
5. Ms. Limly Thipphongpraphas [1] Gender: Female Age: 44 years old Highest level of education: Master's degree Major: Business Administration	Chief Financial Officer	14 Mar 2022	Economics, Accounting, Finance

6.	Mr. Santhipharp Khamsa-Ard	Chief People Officer	16 Feb 2022	Human Resource Management
	Gender: Male			
	Age: 49 years old			
	Highest level of education: Doctoral degree			
	Major: Philosophy			

[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)	49,749,306.00	30,515,460.00	49,222,202.00

Other forms of remuneration

Employee Stock Ownership Plan (ESOP) : Yes

Employee Joint Investment Program (EJIP) : No

Employees (7.5)

Information about company employees

Employees

Number of male employees (persons) : 195

Number of female employees (persons) : 322

Total (persons) : 517

Provident fund

Total number of employees (persons) : 517

Number of employees contributing to the PVD (persons) : 410

Percentage of employees who are members (%) : 79.30

Performance Report on Corporate Governance

Performance Report on Corporate Governance

Summary of Director Performance (8.1)

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

Development of directors over the past year

List of directors	Position	Participated in director development program
Dr. NARONGCHAI AKRASANEE	Chairman of the board	Non-participating
Mr. POOLSAK TANSITTHIPUN	Vice Chairman	Non-participating
Mr. WIBOON RASMEEPAISARN	Director	Participating
Mr. PISIT SEREWIWATTANA	Director	Non-participating
Mr. SIRAWIT PANEANGVEAT	Director	Participating
Mr. CHANOND RUANGKRITYA	Director	Non-participating
Mr. TANYALAK NUNTHANAVORASIRI	Director	Non-participating
Mr. SERMSAK KHWANPUANG	Director	Non-participating
Mr. PRASERT TAEDULLAYASATIT	Director	Non-participating
Ms. PATCHARAVALAI RUANGKRITYA	Director	Non-participating
Mr. NOPPORN THEPSITHAR	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) : 14

Date of AGM meeting : 26 Apr 2022

EGM meeting : Yes

	List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1.	Dr. NARONGCHAI AKRASANEE (Chairman of the board)	-	14/14	Participating	Participating
2.	Mr. POOLSAK TANSITTHIPUN (Vice Chairman)	-	14/14	Participating	Participating
3.	Mr. WIBOON RASMEEPAISARN (Director)	-	14/14	Participating	Participating
4.	Mr. PISIT SEREWIWATTANA (Director)	-	7/7	Non-participating	Non-participating
5.	Mr. SIRAWIT PANEANGVEAT (Director)	-	14/14	Participating	Participating
6.	Mr. CHANOND RUANGKRITYA (Director)	-	14/14	Participating	Participating
7.	Mr. TANYALAK NUNTHANAVORASIRI (Director)	-	14/14	Participating	Participating
8.	Mr. SERMSAK KHWANPUANG (Director)	-	14/14	Participating	Participating
9.	Mr. PRASERT TAEDULLAYASATIT (Director)	-	13/14	Participating	Participating
10.	Ms. PATCHARAVALAI RUANGKRITYA (Director)	-	13/14	Participating	Participating
11.	Mr. NOPPORN THEPSITHAR (Director)	1 Jul 2022	6/6	Participating	Participating

Remuneration for company directors

	List of directors	Termination date	Meeting allowance (baht)	Other monetary remuneration (baht)	Other non-monetary
1.	Dr. NARONGCHAI AKRASANEE (Chairman of the board)	-	525,000.00	2,400,000.00	Yes
2.	Mr. POOLSAK TANSITTHIPUN (Vice Chairman)	-	1,150,000.00	900,000.00	Yes
3.	Mr. WIBOON RASMEEPAISARN (Director)	-	1,150,000.00	747,500.00	Yes
4.	Mr. PISIT SEREWIWATTANA (Director)	-	475,000.00	352,500.00	Yes

5.	Mr. SIRAWIT PANEANGVEAT (Director)	-	350,000.00	780,000.00	Yes
6.	Mr. CHANOND RUANGKRITYA (Director)	-	0.00	360,000.00	Yes
7.	Mr. TANYALAK NUNTHANAVORASIRI (Director)	-	0.00	360,000.00	Yes
8.	Mr. SERMSAK KHWANPUANG (Director)	-	0.00	360,000.00	Yes
9.	Mr. PRASERT TAEDULLAYASATIT (Director)	-	0.00	360,000.00	Yes
10.	Ms. PATCHARAVALAI RUANGKRITYA (Director)	-	0.00	360,000.00	Yes
11.	Mr. NOPPORN THEPSITHAR (Director)	1 Jul 2022	550,000.00	450,000.00	Yes

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) : 14

	List of directors	Termination date	Number of the audit committee meeting
1.	Mr. POOLSAK TANSITTHIPUN (Chairman of the audit committee)	-	14/14
2.	Mr. WIBOON RASMEEPAISARN (Audit committee)	-	14/14
3.	Mr. PISIT SEREWIWATTANA (Audit committee)	-	5/5
4.	Mr. NOPPORN THEPSITHAR (Audit committee)	1 Jul 2022	6/6