



ORIGIN

ANNUAL REPORT

FORM 56-1 ONE REPORT

ORIGIN PROPERTY PUBLIC COMPANY LIMITED

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Message from the Chairman of the Board of Directors

Even though the COVID-19 pandemic that occurred over the past two years appears to have ceased and everything seems to be returning to normal, the outbreak has accelerated disruptions in all dimensions which has resulted in numerous rapid changes toward New Normal Living such as a cashless society, hybrid work, digital nomads, online shopping, AI technology, etc.

This includes adjusting the business to account for the fact that the future world will be full of uncertainty, volatility, and constant change which means that we all live in a "VUCA World." The acronym VUCA describes situations that are marked by volatility, uncertainty, complexity, and ambiguity: V stands for volatility, U stands for uncertainty, C stands for complexity, and A stands for ambiguity. The VUCA environment compels organizations to be more adaptable. Leaders must manage personnel and the organization's adaptability to change more effectively.

Origin is committed to being an organization that continually develops and adapts as well as emphasizes financial stability and sustainable growth through risk management discipline so that the organization can adapt and grow regardless of any changing factors.

In 2022, Origin continued to grow and progress under the three-step growth concept of "Origin Multiverse:

1. Expanding to a new universe. Origin's primary universe was the residential project development universe which will expand into a new universe, whether a residential for sales universe, a recurring income universe, or a service business universe as well as a megatrends business universe.

2. Growing in separate timelines. Every subsidiary of Origin has a separate growth timeline in its own universe. These subsidiaries will be driven to become listed companies on the Stock Exchange of Thailand

3. Connecting the ecosystem by creating a fully integrated ecosystem that enhances the quality of life of consumers, connects all businesses, and joins forces to become a Multiverse of Happiness.

The success of the "Origin Multiverse" growth concept is not only highlighted by the success in the core business of residential project development. Origin has become the market leader for condominiums and was able to expand the housing business exponentially under Britannia Public Company Limited, which was listed on the Stock Exchange of Thailand in the previous year. Origin was also able to support Primo Service Solutions Public Company Limited (PRI) to be listed on the MAI stock exchange with an initial public offering (November 30, 2022). This demonstrates the success of the Multiverse of Happiness based on the "Origin Multiverse" concept guideline.

In addition to business growth, Origin prioritizes sustainable business operations in accordance with ESG principles (Environmental, Social, and Governance). As a result, the Company was selected by the SET to be on the list of sustainable stocks or Thailand Sustainability Investment (THSI) for the real estate and construction sector in 2022 for the 3rd consecutive year. The Company also achieved an 'excellent' level for the CG Score for the

Corporate Governance Report of Thai-listed companies for 2021 from the Thai Institute of Directors Association (IOD). This demonstrates our commitment to good corporate governance.

In 2023, Origin has a business plan under the concept of "Origin Infinity" to create endless growth and consumer care as well as develop the Origin Group property to become a Well-Being Lifetime Company or an organization that has a comprehensive business which covers consumer care throughout the lifecycle with 3 main drives:

1. **Nationwide Serve:** Expand products and services across the country.
2. **Multiverse Expansion:** Expand the new business universe to have continuous growth that aims to create a better lifetime and build on the 2022 Origin Multiverse plan by expanding businesses beyond housing to have new routes and continuous growth.
3. **Social Attention:** Attentive to society and the environment in multiple dimensions in order to create a better society. This includes the development of personnel's talent and collaborating with educational institutions to create Origin Valley as skills development resource for the next generation to have knowledge and skills that meet the needs of the organization and the labor market as well as exchanging knowledge to develop personnel in affiliated companies.

The Company's operating guidelines continue to emphasize delivering excellent value to consumers in return for consumers and society in order to prevail in any circumstances alongside one another. Nevertheless, I would like to express my gratitude to everyone who has consistently supported the Company, including all stakeholders, the Board of Directors, executives, and employees, as well as customers, financial institutions, business alliances, business partners, and shareholders.

Mr. Lucksananoi Punkrasamee
Chairman of the Board

Message from Chief Executive Officer

After a two-year global outbreak of COVID-19, the situation nearly returned to normal in 2022. The country began to reopen, people were able to travel for pleasure and business, both domestically and internationally. As a result, numerous business operations were able to resume operations. This has greatly benefited both macroeconomics and microeconomics. The purchasing power of consumers has progressively increased and the real estate market is evidently on the verge of recovery as condominium sales have returned to a level comparable to that of the period before COVID and the housing market continues to have demand. Origin consistently launched condominium development projects during the COVID pandemic because we foresaw possibilities as competitors delayed project launches and the market's supply decreased substantially. As a result of the Company's strong financial position, low levels of inventory, and continued support from strong investment partners, Origin is equipped to continue launching new projects in 2023, as condominiums are projected to resume their growth. In addition, the Company's housing estate development, under Britannia Public Company Limited, which became a listed company in 2022, has increased investment potential and the capacity to generate high growth.

Due to a vision and viewing opportunities through a different lens, as well as being able to adapt rapidly in any circumstance, the Company has a strong foundation as an organization that leads to strong growth and sustainability based on "Origin Multiverse" which is "Multiverse Growth" that creates an ecosystem which comprehensively improves quality of life for consumers. Origin joined forces to form the Multiverse of Happiness, an ecosystem that provides for the needs of people of all ages, generations, and life rhythms. Therefore, customers have responded positively to Origin's projects even more. In 2022, the overall presales of the Company's residential projects were approximately 41,032 million Baht, a 36% increase from 2021 and a new high for the Company. Housing sales resulted in 27% while condominium sales contributed 73%. When considering project status, the sales proportion for ready-to-move projects was 53%, while the sales proportion for ongoing projects that were recently released for sale or are currently under construction was 47%. In 2022, the Company launched 22 new projects with a total value of 41,000 million Baht. The Company's total revenue was 15,741 million Baht and its net profit was 3,775 million Baht, an increase of 18% and a new high for the Company.

Another accomplishment this year was the listing of Primo Service Solutions Public Company Limited (PRI) on the MAI stock exchange with the initial public offering (on November 30, 2022). This emphasized the Company as a comprehensive real estate service provider with upstream, midstream, and downstream services for customers in real estate projects and retail customers, formulating strategies to provide new services to meet all the needs of living services and focusing on expanding investments in current businesses and technology development in order to increase service efficiency with various services in 3 main business groups:

1) **Pre-Living Services:** Engineering design and consultant business such as consulting, construction supervision, architectural design services, structural engineering, building systems, etc.

2) **Living Services:** Real Estate Management Business such as condominium juristic person management services, housing estates, office buildings, real estate brokerage services, real estate management services for long-term rentals, etc.; and

3) **Living & Earning Services:** Real Estate After Sales Service Business such as home interior design and decoration services, condominiums and common areas of real estate projects, residential cleaning services, common areas of house estate projects, office buildings and factories, mechanic services, moving services, etc.

The 2023 business plan, under the concept of "Origin Infinity", will create endless growth and consumer care as well as develop the Origin Group property to become a Well-Being Lifetime Company or an organization that has a comprehensive business which covers consumer care throughout the lifecycle with 3 main drives:

1. **Nationwide Serve:** Expand products and services across the country and distribute affiliated businesses to reach other provinces for better living in various areas across the country.

2. **Multiverse Expansion:** Expand the new business universe to have continuous growth that aims to create a better lifetime and build on the 2022 Origin Multiverse plan by expanding businesses beyond housing to have new routes and continuous growth that covers customer care of all ages in every stage of their lives.

3. **Social Attention:** Attentive to society and the environment in multiple dimensions in order to create a better society. This includes the development of personnel's talent and collaborating with educational institutions to create Origin Valley as skills development resource for the next generation to have knowledge and skills that meet the needs of the organization and the labor market as well as exchanging knowledge to develop personnel in affiliated companies.

More than 3,000 Origin Property employees are prepared to contribute to solid community development by carrying out the Origin Give project to provide opportunities and distribute great value to the community, such as scholarships, medical equipment, school development, and sustainable development, as well as moving forward to Net-Zero Emission 2044 to reduce greenhouse gas emissions in all dimensions.

Finally, Origin congratulates everyone who has triumphed over these difficult circumstances. We wish to encourage you as you embark on a new chapter in your life. We would like to express our gratitude to customers, alliances, partners, committees, executives, and each and every employee who has contributed to the Company's success. The Company commits to adhering to the principles of good governance for the benefit of all stakeholders and society as a whole.

Mr. Peerapong Jaroon-ek

Chief Executive Officer

Achievement Awards in 2022

Due to the company's commitment to continuous adherence to good corporate governance principles, in 2022, the company received the following evaluation scores and awards:

- 1) The company received a full score of 100 points in the evaluation of the quality of the Annual General Meeting (AGM) in 2022 from the Thai Investors Association.
- 2) The company received a rating of "excellent" in the evaluation of the corporate governance of Thai registered companies in 2022 from the Thai Institute of Directors (IOD), with an average score of 93 out of 100, and competed with 750 registered companies on the Stock Exchange of Thailand.
- 3) The company received the Thailand Sustainability Investment Award and was selected to be in the "THSI Sustainable Stock Index" (Thailand Sustainability Investment Index) in 2022.



Origin Property Public Company Limited, a listed property development company, received the Thailand Sustainability Investment Award and was selected as a "THSI Sustainable Stock Index" (Thailand Sustainability Investment Index) in the property and construction group for the second consecutive year in 2022 from the Stock Exchange of Thailand (SET). This reflects that Origin places great importance on conducting sustainable business operations in accordance with ESG (Environmental, Social, and Governance) principles. In 2022, the company continued to maintain its operational sustainability standards, developed its organization, and managed its operations under the corporate governance principles while also emphasizing the importance of stakeholder engagement and considering the impact on society, local communities, and the environment.

- 4) The company has received the "BCI Asia Top 10 Developers Awards 2022"



Origin Property Public Company Limited, a listed property development company, has been awarded the "BCI Asia Top 10 Developers Awards 2022" and selected as one of the top 10 outstanding developers for the 5th consecutive year. The company has been recognized for its exceptional design, quality projects, and consideration for environmental impacts from 3 projects: The Origin E22 Station, Origin Plug & Play Ladprao Interchange, and SOHO Bangkok Ratchada. Mr. Kriangkrai Greebongkarn, Chief Operating Officer of Origin, accepted the award on behalf of the company.

The BCI Asia Awards are an international award held annually to honor real estate developers with widely recognized achievements. It covers 7 countries in the Asian region, including Hong Kong, Indonesia, Malaysia, Philippines, Singapore, Vietnam, and Thailand.

- 5) The company has received the "PropertyGuru Thailand Property Awards 2022"



Origin Property Public Company Limited has received the "Best Urban Lifestyle Development" award for its project "Origin Thonglor World", a new mega-project in the city center with more than 200,000 sq.m. of usable space, valued at over 15 billion baht. It reflects the company's understanding of the urban lifestyle and the complete solution for living, working, and relaxation. Mr. Somsakul Saengsuwan, Chief Product Design Officer of Origin, and Mr. Kittichai Asawaketmorakot, Chief Operating Officer of Park Luxury Co., Ltd., accepted the award on behalf of the company.

6) Company receives FIABCI – Thai Prix D'Excellence Awards 2022"



Origin Property Public Company Limited received the "FIABCI – Thai Prix D'Excellence Awards 2022" from the International Real Estate Federation for outstanding residential condominium projects. The award was given to Park Origin Thonglor, a large-scale luxury condominium project located in the heart of Bangkok's central business district. Valued at over 12 billion baht, the project boasts an intricate design inspired by hotel standards and preserved old trees, some of which are 60 years old, along with other plant species within a large green space of 2 rai to provide residents with a high-quality living environment amidst nature. The award was accepted by Mr. Siripong Srisawangwong, CEO of Park Luxury Company Limited.



Britania Public Company Limited also received the "FIABCI-Thai Prix D'Excellence Awards 2022" in the category of residential low-rise projects for their Grand Britaina Wongwaen Ramintra and Grand Britaina Ratchaphruek projects. The awards were decided by a panel of prominent industry figures from Thailand and abroad, recognizing the outstanding design and uniqueness of their English-style homes.

The award was accepted by Mr. Nawin Leknawa, Development Manager of Britania Public Company Limited, and Mr. Obnitischanat Amornphiromthakoon, Assistant Director of Sales and Marketing, Britania Public Company Limited

Part 1

Business Operations and Performance

1. Structure and Operations of the Corporation

1.1 Policy and Business Overview

Origin Property Public Company Limited ("The Company") was legally registered as a limited company on December 16, 2009 with an initial registered capital of 10.0 MB by the Jaroon-ek family (Mr. Peerapong Jaroon-ek and Mrs. Arada Jaroon-ek) in order to operate the real estate development business. This included the development of residential condominiums and housing projects along the mass transit railway system, the industrial estates in Bangkok and vicinity, as well as the Eastern Economic Corridor Zone (EEC) This is operated by the Company, subsidiaries, and a Corporation of 60 companies. The Company focuses on the development of real estate projects with unique project designs, the best functions in unit plan designs, and excellent after sale services. The Company is one of the pioneers of real estate developers that developed condominium projects along Bearing BTS Station in Samut Prakan and expanded the project developments to various potential locations which have been well-received by customers such as the location along the MRT-Green Line Extension: Mo Chit-Saphan Mai-Khu Khot section, The MRT Purple Line : Central City of Sathorn - Narathiwat, Charoenkrung, Phayathai, Thonglor, The MRT Orange Line route: Cultural Center - Ramkhamhaeng - Minburi, The MRT Yellow Line: Ratchada - Ladprao - Srinakarin - Thepharak and The MRT Pink Line: Chaengwattana - Ramindra - Minburi. This includes the location of the industrial estates in Sriracha - Laem Chabang, Chonburi and Rayong. As for housing project development, the Company focuses on Bangkok and its vicinity including the provinces in the eastern region. The Company continues to pay attention to its unique designs and after sales services which is the strength of the Company under the operation of the Britannia Group Company Limited. Moreover, the Company also operates a service business related to real estate such as condominium tenant management services and condominium juristic person management services for the projects that the Company developed under the operation of Primo Service Solution Company Limited.

Apart from revenue recognition from real estate development business, the Company operates build-to-rent property development and service businesses related to real estate to generate recurring income under the operations of One Origin Group Company Limited ("One Origin") in order to build long term stability for the Corporation from stable revenue model in the future.

As of December 31, 2022, the Company was able to close sales for 42 projects, with a total value worth 40,040.8 MB. There are 81 projects currently opening for sale (55 completed construction projects with a total value of 97,331.5 MB and 26 projects that are currently under construction, with a total value of approximately 48,319.0 MB).

1.1.1 Vision, Objectives, Goals and Strategies of the Corporation

Vision

Origin aims to be an integrated real estate development company with sustainable growth under the corporate governance code, deliver great products with excellent services and have a customer- centric approach. Origin thinks more and offers more so that our customers have more benefits.

Mission

We are attentive to every detail of the needs of customers by creatively designing project developments and delivering products and services that achieve customer satisfaction. We emphasize personnel and organizational development in order to grow sustainably with trade partners, customers, shareholders, business partners, employees and society.

Values

O	Optimize	Greatly Increase Performance
R	Responsive	Ready to Respond
I	Innovation	Find Value in Doing New Things
G	Growth	Grow Together
I	Integrity	Faithful and Honest
N	Neat	Think Meticulously Together
S	Service Excellence	Serve Wholeheartedly

T Teamwork Work Together as One

In regards to the mission and vision statements, the Company aimed to be the leader in real estate development in new potential locations that have high residential demand and a probability of competing. This includes locations along the extension routes of the mass rapid transit system and industrial estates. The two primary models for project expansion and development in each location are (1) Cluster Model: Developing projects with different building types and price ranges in each location to meet every price demands and lifestyles in each location. This enabled the Company to be able to control the market and the competition which reduced marketing and operating costs. Therefore, the Company is able to continually expand project developments in that location. (2) Compound Mixed Use Model, also known as Origin District/Origin Smart City, which is a combination of various project types and price ranges in one area and supplemented with retail projects or rental residential projects in order to create a community that accommodates all living needs. In addition, the Company also pays attention to every living detail under the concept of EMPATHY - SMART PRODUCTS + EXCELLENT SERVICES to set standards beyond people's expectations based on customers' feelings, whether it is the uniqueness in project design, the best functions in unit plan design, and excellent after sale services.

In addition to the condominium project development business, the Company expanded its business to the housing market and real estate businesses that generate recurring income such as hotels, apartments, offices for rent, and commercial retail spaces in order to expand business, create sustainable growth and stability for the Company.

Business Strategy of the Corporation

1) The expansion of project developments along the mass transit system in the outskirts and important industrial estates.

The Company plans to expand its condominium development in various potential locations that have convenient transportation by focusing on the location along the mass transit railway system in Bangkok and its vicinity, where the expansion of residential demand is high, especially condominium units that accommodate today's lifestyle and the purchasing power nowadays such as the locations along MRT-Green Line Extension: Mo Chit-Saphan Mai-Khu Khot section, The MRT Purple Line route: Central City of Sathorn - Narathiwat, Charoenkrung, Phayathai, Thonglor, The MRT Orange Line route: Cultural Center - Ramkhamhaeng - Minburi, The MRT Yellow Line route: Ratchada - Ladprao - Srinakarin - Thepharak and The MRT Pink Line route: Chaengwattana - Ramindra -

Minburi. and locations in the heart of the city, etc. The Company recognized the residential demands near quality industrial areas due to the expansion of industrial estates especially in the Eastern region which is highly supported by policy and high investment in infrastructure according to the Eastern Economic Corridor Development Plan (EEC). the Company plans to develop condominium projects, housing projects, retail spaces, hotels and serviced apartments in areas adjacent to the industrial estates such as Pinthong Industrial Estate, Laem Chabang Industrial Estate, Hemaraj Industrial Estate, Pu Chao Saming Phrai Industrial Estate and Map Ta Phut Industrial Estate.

For residential housing projects, the Company started developing the first project in the fourth quarter of 2017 and still focuses on the location in Bangkok, the eastern vicinity along the Kanchanaphisek ring roads and Bangna-Trad Road because these areas have the highest growth for the past 2-3 years, especially consumers' demand, the high growth in prices and sales volume. This is due to the convenience of transportation routes expansion on both roads and new BTS stations, including Suvarnabhumi Airport. There are also a number of extended projects by the private sector whether large department stores or industrial jobs resources. This is also an area that links between Bangkok and its vicinity and the Eastern Economic Corridor Development Zone (EEC). However, the Company plans to expand housing projects to other potential locations in Bangkok and its vicinity, neighboring provinces which include the Eastern region, Chachoengsao, Chonburi, and Rayong.

As of December 31, 2022, the Company has 21 projects at the Eastern Economic Corridor Development Zone (EEC) which includes 17 residential projects worth 19,263.4 MB, 3 hotel projects and 1 shopping center.

2) Concept and Unique Design

The Company places great importance on project design. Every project has its own uniqueness and outstanding style in external structure, interior design and the common area

The Company pays attention to the maximum utilization of living space in the projects. This can be seen in the projects under the concept of "SPACE" that have a high ceiling design of 4.2 meters that offers more space with practical functions. The common area is designed to be a limitless facility which is a mezzanine that connects 3 buildings together for the convenience of the residents and promotes the outstanding image of a residence that is superior to general projects. In 2019, the Company used the concept of EMPATHY, meaning the ability to understand and share the feeling of others as a guideline in designing and defining different functions both in the common area and inside the room. That is to say, design with an understanding, paying attention to the needs and

feelings of customers and solving usability problems as much as possible. This has been an ongoing development since 2018 that used the user experience as a guideline.

2020 was full of new challenges due to the COVID-19 pandemic which caused people to live a new normal life. As a result, the Company used the concept of the NEW NORMAL as a design guideline for project developments. This was consistent with the Empathy concept which is the main idea of project development in order to create projects that fully met the needs of customers in all aspects of life and individuality. The Origin brand continued to take another step by adapting feedback and suggestions from the customer groups of the projects that were launched in the previous year. As a result, there were new designs and functions that responded to the needs of customers even more. The measures were determined by taking into account behavior and the daily lives of the residents in the projects that were affected by the COVID-19 outbreak through touching or being in large crowd gatherings. As a result, living everyday life required more space between one another, cleanliness and social distancing whether it was touching, grabbing, or using shared items. It also required open spaces, better ventilation, online products and services, as well as working from home. This included:

1. The Company designed and used automatic sliding doors or a card system for common areas and elevators. The card system is used to reduce direct contact from hands and fingers.
2. The Company installed an alcohol gel dispenser in front of the entrance, the elevators and the common area to facilitate convenience for customers to clean their hands at any time inside the project area. The Company redesigned furniture to match the project type and installed them neatly and beautifully. In addition, a temperature detector was installed outside the building entrances and handles in the common areas were also cleaned.
3. The Company designed more open spaces and spaced furniture out because being in closed areas that lack good ventilation increases the chances of infection. The Company added more terraces and gardens and made semi-open, semi-closed areas for customers who wished to turn off air conditioners and have natural ventilation but were able to still use the areas as usual.
4. Pick-up point for DELIVERY
 - Due to the government lockdown measures and the closure of restaurants and services, many people ordered food and shopped online. When products were delivered, a risk to be infected from close contact with senders was likely to occur. Therefore, the projects designed a pick-up point for delivery or a delivery area to control the sending and receiving of parcels so that it was

more orderly. Moreover, the service providers and residents could receive products through the provided channels without having to leave the building in order to reduce close contact.

5. The Company increased access to medical services of the hospital via online channels, 24 hours a day.
 - Nowadays, customers started to pay more attention to their health. In addition to organizing common areas and exercise areas to be in accordance with daily behavior, the Company also signed a Memorandum of Understanding (MOU) with Samitivej Hospital in order to link medical services with the Origin Connect application to provide full range access to the hospital's medical services with Samitivej Virtual Hospital through online channels, 24 hours a day.
6. The Company designed a new layout to be more functional.
 - In 2019, the SMART CLOSET function was designed for THE ORIGIN to make wardrobes more than just a wardrobe. This was well received by customers. The layout was designed for an area of approximately 26 square meters.
 - In 2020, we furthered our development by organizing the SMART CLOSET function in areas that were only 22 square meters as a WALK IN CLOSET that connects to the bathroom. This increased cost-effective living space but still feels open and comfortable. In regards to 1 bed plus rooms, we were one of the first developers that offered this kind of room. The room starts at a size of approximately 33 square meters with a design function that can be used as a master bedroom and a multi-purpose room. There is a living area and closed kitchen that gives the feeling of a spacious 2-bed room with complete functionality. The Plus room can be used as a small bedroom, dressing room, or office when customers need to work from home as well.
7. The Company increases more channels to access products by emphasizing an ONLINE BOOKING sales.
 - The COVID-19 pandemic forced customers to lock down in their accommodations to reduce transmission risk from going out. The customers who wished to visit the project and purchase condominiums declined due to many inconvenient factors even though the demand for condominiums and residences still remained. The Company foresaw these limitations. As a result, THE ORIGIN ONNUT, a new project was launched with 100% of its sales online for the first time without a sales office. Customers could get complete information regarding the project, both in terms of room layout, materials and furniture. Online sales is a convenient channel for customers to access projects easily. However, the cost of project development and operating costs also

reduced, which made it possible to sell condominium units at a lower price per square meter than the competitors in the market. This allowed our units to be sold out in a short period of time.

3) Business Expansion for Diverse Residences

The Company has a long-term goal of being one of the leading developers of residential real estate in all categories, not just limited to condominiums. The Company also considers the development of other residential products and other real estate projects such as 1. Horizontal project developments in Bangkok and its vicinity, which includes industrial estates in other provinces to increase revenue sources from the sales of residences as well as reducing fluctuation risk from condominiums. 2. Invests in recurring income businesses such as Hotels, Apartments, Offices for Rent, and Commercial Retail Spaces in order to create a steady revenue base for the future. Therefore, the Company will evaluate such investment opportunities based on the feasibility of the projects in terms of investment and marketing as well as a reasonable level of return on project investments for the maximum benefit of the Company and its shareholders. Therefore, the Company believes that the Company's wide range of products will drive the continued growth of the Company's business in the long run.

As of December 31, 2022, the company has operated hotel and commercial rental projects at 6 locations, which are: 1) Portobello Sriracha, 2) Staybridge Suites Bangkok Thonglor, 3) Holiday Inn & Suites Sriracha-Lamchabang, 4) ibis Phuket Kata, 5) ibis Styles Krabi Ao Nang, and 6) ibis Hua Hin.

Additionally, the company has started to develop hotel projects, apartments, office spaces for rent, and commercial rental spaces at 21 locations, which are: 1) Intercontinental Bangkok Sukhumvit, 2) The One Sukhumvit 24, 3) The One Phayathai, 4) The One Sri Nakarin, 5) The One Residence Sukhumvit 107, 6) Holiday Inn Express Rayong Maptaphut, 7) Portobello Chaengwattana, 8) Portobello Rayong, 9) Portobello Srinakarin, 10) The One Ramintra, 11) The One Sanam Pao, 12) The One Bangna, 13) The One Hua Hin, 14) The One Bang Tao, 15) The One Pattaya, 16) The One Sukhumvit 68, 17) The One Amata, 18) The One Onnut, 19) The One Sriracha, 20) The One Bangkok, and 21) The One Origin Wellness Khaoyai.

4) Consider Opportunities to Invest in Businesses or Real Estate Development Projects of Other Entrepreneurs

In addition to the growth of the Company's development projects, the Company also assesses the opportunity to invest in other businesses or projects from other property developers to increase the Company's continuity and revenue recognition rate in the future. Therefore, joining an investment in other projects of other developers helps reduce development time. As a result, the Company recognizes the revenue recognition and gains profits faster, etc.

5) Business Expansion through Joint Ventures

The Company developed projects under joint venture companies. It enhances the Company's growth potential due to an increase in investment opportunities and reduces the risk of large investment projects. The joint venture is also an opportunity to develop the Company's potential by learning from the joint venture companies. The Company will receive service revenue from various services according to the service agreement with the joint venture companies.

The Company also has opportunities to jointly invest in condominium projects and other businesses such as the development and management of office buildings, hotels and real estate service businesses.

On December 31, 2022, the company joined forces with

- Nomura Real Estate Development Co., Ltd., a leading real estate development company in Japan with a long history of success and business experience in Asia and many countries worldwide, to develop a total of 17 condominium projects worth THB 46.471 billion, two affordable housing projects worth THB 2.6 billion, and two hotel, office, and retail space projects with the establishment of 21 subsidiary companies for management. **
- The company also partnered with Escon Japan Co., Ltd., a leading real estate development company in Japan, to develop one condominium project worth THB 1.35 billion and one affordable housing project worth THB 1.2 billion, with the establishment of 2 subsidiary companies for management. **
- Dusit Thani Public Company Limited, a leading hotel management company in Thailand, joined forces to develop one condominium project worth THB 1.6 billion, with the establishment of 1 subsidiary company for management. **

- Ci:z Investment Limited Liability Partnership, a Japanese investment company, joined forces to develop 1 high-end hotel project with the establishment of 1 subsidiary company for management. **
- GS Engineering & Construction Corporation, a leading real estate development company in Korea, partnered to develop 2 condominium projects worth THB 4.4 billion, with the establishment of 2 subsidiary companies for management. **
- Tokyu Land Asia Co., Ltd., under the Tokyu Land Corporation, one of Japan's leading real estate developers, joined forces to develop 5 hotel, office, and retail space projects and 3 warehouse projects, with the establishment of 8 subsidiary companies for management. **
- Boonpa 2020 Co., Ltd., founded by the Sawatyanon family and the Vorasetthakarnkij family, who have over 70 years of expertise in various businesses and industries with total annual revenue from group businesses of over THB 8 billion, partnered to develop 1 condominium project worth THB 2.1 billion and an office building and retail space project worth THB 1.9 billion, with the establishment of 2 subsidiary companies for management.-**
- Asset Bloom Limited, a subsidiary company of Landlord Group, the owner of multiple plots of land in both the Sukhumvit and Chaengwattana areas, jointly developed Community Mall 1 project by establishing 1 subsidiary company to manage the project. **
- Lofis (Thailand) Co., Ltd., a subsidiary company of Lofis Group, a large investment firm in real estate development from Hong Kong, jointly developed Condominium 1 project with a total value of 3.16 billion baht and a total of 3 affordable housing projects, by establishing 4 subsidiary companies to manage the projects. **
- Iris Group Co., Ltd., a real estate developer for residential and commercial purposes, jointly developed Condominium 1 project with a value of 1.29 billion baht and a single affordable housing project with a value of 1.5 billion baht, by establishing 2 subsidiary companies to manage the projects. **

Thai Eastern Property Co., Ltd., a real estate developer for both residential and commercial purposes, jointly developed a single affordable housing project with a value of 400 MB by establishing 1 subsidiary company to manage the project. **

** Details on the Company's subsidiaries are in Part 1, Clause 1, Page 111.

1.1.2 Major Changes and Developments

History

The Company was legally registered as a limited company on December 16, 2009 with an initial registered capital of 10.0 MB by the Jaroon-ek family (Mr. Peerapong Jaroon-ek and Mrs. Arada Jaroon-ek) to operate a condominium development business along the mass transit railway system in Bangkok and its vicinity. With more than 10 years of knowledge and experiences in the real estate business as senior executives in a large corporation and also running their own business, they started a real estate business in serviced apartments. Later in 2009, the Jaroon-ek family saw a business opportunity in being a real estate developer. Thus, the Company was established. The Company has continuously developed condominium projects which resulted in a growing customer base and the target customers recognized the name of the Company as a leading developer in condominium development with unique designs that meets consumer demand in terms of project type, location, and reasonable price.

Major Developments

A Summary of Major Developments

Year 2009

- The Company was established by the Jaroon-ek family (Mr. Peerapong Jaroon-ek and Mrs. Arada Jaroon-ek), with an initial registered capital of 10.0 MB to operate a real estate development business

Years 2010-2013

- The Company launched 10 new projects worth 4,594.4 MB.

Year 2014

- Registered to be a Public Limited Company under the name of Origin Property Public Company Limited on November 10, 2014. The Company's new registered capital was 301.6 MB. The Company issued 603.5 million ordinary shares with a par value of 0.5 Baht and 150.0 million additional ordinary shares for the initial public offering.

- The Company issued another 3.2 million additional ordinary shares to reserve an exercise of warrants and to offer warrants to directors, executives and employees of the Company (ESOP Warrant).

- In 2014, the Company officially launched 7 new projects worth 3,777.1 MB.

Year 2015

- October 7, 2015 The **Securities and Exchange Commission** approved the ordinary shares of Origin Property Public Company Limited as listed securities. It was also the official first day of trading for the Company.

In 2015, the Company officially launched 8 new projects worth 7,332.8 MB.

Year 2016

- One Origin Company Limited entered into a joint venture agreement with Intercontinental Hotels Group (IHG) on June 16, 2016 to jointly plan and develop the first hotel on the property in front of Kasetsart (Sriracha) University in order to generate recurring income.

On October 1, 2016, the Company launched a condominium for sale which is the first condominium project of the corporation. It is located in the heart of the city called KnightsBridge Prime Sathorn project, a 43-story condominium with 726 units. The value of this project is worth 3,987.0 Baht.

- The Company issued its first 3- year term debenture worth 1,200.0 MB, on November 3, 2016. The debenture maturity date was in 2019.

- In 2016, the Company officially launched a total of 9 projects worth 12,240.4 MB.

Year 2017

- The Annual General Meeting of Shareholders for the year 2017, held on April 4, 2017, approved the allotment of 13,500,000 additional ordinary shares to reserve an exercise of warrants which were issued and offered to directors, executives and employees of the Company and its subsidiaries (ESOP Warrant: ORI WB).

The Extraordinary General Meeting of the Shareholders No. 1/2017, held on July 12, 2016, approved the Company's acquisition of a total of 10,000,000 shares of Proud Residence Company Limited (Proud Residence) with a par value of 100 Baht per share. This accounted for 100 % of Proud Residence's total shares from the previous shareholders. The total purchase price was 4,000,000,000 Baht. The Company made the purchase on October 2, 2017.

The Extraordinary General Meeting of Shareholders No. 2/2017, held on November 1, 2017, approved the issuance of warrants to purchase the Company's ordinary shares for the Company's shareholders (ORI-W1) No. 1 totaling 406,574,337 units. They were allocated to the Company's shareholders according to the shareholding or the Warrant Rights Offering at the same allotment ratio (par value of 0.50 Baht per share) 4 shares per 1 unit of warrants.

In 2017, on November 18, 2017, the Company launched its first housing project called Britania Srinakarin Project which consisted of 149 units. The value of the project is worth approximately 867.0 MB under Britania Company Limited.

The Company signed the contract to use the brand and the Continental Hotel Chain (IHG) in order to use the Staybridge Suite brand for the first time in Asia Pacific under Origin One Company Limited.

The Company signed a joint venture agreement with Nomura Real Estate Development Company Limited, an important business partner of Origin, to develop residential projects in order to jointly develop projects and services that best meet the needs of the target group.

In 2017, the Company launched 8 new projects totaling 16,146.0 MB.

Year 2018

On January 25, 2018, the Company issued the second debenture totaling 2,000.0 MB for a term of 2 years and 6 months. The debenture maturity date is in 2020.

On May 11, 2018, the Company issued the third debenture totaling 800.0 MB for a 3 -year term. The debenture maturity date is in 2021.

- The Ordinary General Meeting of Shareholders, held on April 26, 2018, approved the Company to increase the credit limit for the issuance of debenture by 3,000 MB (from 4,000 MB to 7,000 MB).
- The Ordinary General Meeting of Shareholders, held on April 26, 2018, approved the allocation of an additional 8,000,000 ordinary shares to reserve an exercise of warrants, which was issued and offered to directors, executives and employees of the Company and its subsidiaries (ESOP Warrant: ORI-W1).
- Primo Property Solution Company Limited, a subsidiary that the Company holds 99.99% of the shares, changed its name to Primo Service Solutions Company Limited on June 7, 2018.
- Origin One Company Limited, a subsidiary that the Company holds 99.99% of the shares, changed its name to One Origin Company Limited on August 9, 2018.
- The Company issued the fourth debenture totaling 1,238.7 MB on October 10, 2018 for a 3 year-term. The debenture maturity date is in 2021.
- In 2018, the Company launched 7 new projects, worth 25,812.0 MB.

Year 2019

- The Ordinary General Meeting of Shareholders, held on April 25, 2019, approved the Company to increase the credit limit for the issuance of debenture by 3,000 MB (from 7,000 MB to 10,000 MB).
- The Ordinary General Meeting of Shareholders, held on April 25, 2019, approved the allocation of an additional 8,000,000 ordinary shares to reserve the exercise of rights for warrants, which was issued and offered to directors, executives and employees of the Company and its subsidiaries (ESOP Warrant: ORI-WD).
- The Company issued the fifth debenture totaling 1,607.0 MB on May 10, 2018 for a 3- year term. The debenture maturity date is in 2022.
- The Company issued the sixth debenture totaling 1,919.0 MB on September 12, 2019 for a 3- year term. The debenture maturity date is in 2022.

- In 2019, the Company launched a total of 20 new projects worth 24,568.0 MB.

Year 2020

- The Ordinary General Meeting of Shareholders, held on August 27, 2020, 2019, approved the increase of the credit limit for the issuance of debenture of 5,000 MB (from 10,000 MB to 15,000 MB).
- The Company issued the seventh debentures for two batches, totaling 990.6 MB on September 3, 2020 with the following details:
 1. A term of 1 year, 1 month, 7 days with a value of 287.50 MB. The maturity date of the debenture is in 2021.
 2. A 3- year term with a value of 703.1 MB. The maturity date of the debenture is in 2023.
- The first 100% online pre-sales event platform for the condominium project “The Origin Onnut” on the website evenprop.com without having any sales offices or offline salespeople.
- Staybridge Suites Bangkok Thonglor Hotel is the first hotel that the Company jointly developed with Nomura Real Estate Development Company Limited. It opened for business on January 15, 2020.
- Holiday Inn Hotel and Suites Sriracha - Laem Chabang is the second hotel project development of the Company. It opened for business on October 1, 2020.
- In 2020, the Company launched a total of 10 new projects worth 13,300.0 MB.

Year 2021

- The Company issued the eighth and the ninth debentures for two batches each, totaling 4,112.3 MB on March 25, 2021 and April 16, 2021 with the following details:
 1. A term of 2 years with a value of 1,128.7 MB. The maturity date of the debenture is in 2023.
 2. A term of 3 years with a value of 683.6 MB. The maturity date of the debenture is in 2024.
 3. A term of 2 years with a value of 868.3 MB. The maturity date of the debenture is in 2023.

4. A term of 3 years with a value of 1,431.7 MB. The maturity date of the debenture is in 2024.
- December 21, 2021 **The Securities and Exchange Commission approved** the ordinary shares of Britania Public Company Limited as listed securities. It was also the official first day of trading for the Company.
 - The Company signed a joint venture agreement with Tokyu Land Asia Public Company Limited, a property development and investment arm of Tokyu Land Corporation, which has recorded over 67 years of experience in property business in Japan, to develop mixed-use project “One Phayathai”
 - In 2021, the Company launched a total of 18 new projects worth 17,725.0 MB.

Year 2022

- The Company issued 10th – 12th debentures for two batches each, totaling 7,000.0 MB on April 27, 2022, June 2, 2022 and September 1, 2022 with the following details:
 1. A term of 2 years with a value of 535.0 MB. The maturity date of the debenture is in 2024.
 2. A term of 3 years with a value of 2,965.0 MB. The maturity date of the debenture is in 2025.
 3. A term of a years with a value of 500.0 MB. The maturity date of the debenture is in 2023.
 4. A term of a years with a value of 495.3 MB. The maturity date of the debenture is in 2023.
 5. A term of 2 years with a value of 807.8 MB. The maturity date of the debenture is in 2024.
 6. A term of 3 years with a value of 982.2 MB. The maturity date of the debenture is in 2025.
 7. A term of 4 years with a value of 714.7 MB. The maturity date of the debenture is in 2026.
- February 23, 2022 One Origin, the subsidiary company of Origin Property PLC acquires 3 ibis hotels, French economy segment resorts hotel chain from Erawan Group Plc (ERW), the leading hotel investor in Thailand and ASEAN total 664 keys.
- The Company signed a joint venture agreement with Asset Bloon Company Limited to develop residential projects and community mall.

- The Company signed a joint venture agreement with Kin Dee Company Limited to develop restaurant and catering services business.
- The Company signed a joint venture agreement in Play Bang Khun-non Project and So Origin Sirisaj Project with Nomura Real Estate (Thailand) Company Limited, an important business partner of Origin, to develop residential projects in order to jointly develop projects and services that best meet the needs of the target group
- November 30, 2022 The Securities and Exchange Commission approved the ordinary shares of Primo Service Solutions Public Company Limited as listed securities. It was also the official first day of trading for the Company.
- In 2022, the Company launched a total of 22 new projects worth 41,000.0 MB.

Change in Shareholding Structure

Prior to the restructuring of the Corporation's shareholding, the Jaroon-ek family (Mr. Peerapong Jaroon-ek and Mrs. Arada Jaroon-ek) and other shareholders held a total of 100.0% of the shares of One Origin and Primo Service Solutions as well as a total of 100.0% of the registered capital of One Origin and Primo Service Solution, respectively. The Jaroon-ek family is a major shareholder and has control over the operations of both Origin and Primo Service Solutions. Thus, the Corporation's Shareholding was restructured in order to make the shareholding structure transparent, and reduce conflicts of interest with the Jaroon-ek family, a major shareholder of the Company. Details of the Corporation's shareholding restructuring are summarized as follows:

- Shareholding Restructuring of One Origin

Previously, Mrs. Arada Jaroon-ek held 90.0% and other shareholders held 10.0% of the registered capital of One Origin. Since the Jaroon-ek family was a major shareholder and has control over the operations of One Origin, the Company acquired all the shares of One Origin from Mrs. Arada Jaroon-ek and 2 other shareholders, totaling 99,998 shares which represented 99.99% of the registered capital of One Origin on October 1, 2012, in order to prevent any conflicts of interest between One Origin and the Company. After the restructuring was complete, One Origin was a subsidiary of the Company. The Company holds 99.99% of One Origin's registered capital.

On June 23, 2016, the Extraordinary General Meeting of Shareholders No. 1/2016 approved a capital increase from 40,000,000 Baht to 400,000,000 Baht. On February 15, 2019, the Extraordinary General Meeting of Shareholders No. 1/2019 approved a capital increase from 400,000,000 Baht to 1,000,000,000 Baht in order to support investment and project development plans of the recurring income businesses such as hotels and serviced apartments in order to create a stable revenue base for the future. The Company holds 99.99% of One Origin's registered capital. The Company holds 99.99% of One Origin's registered capital and 99.99% of One Origin's registered capital.

- Shareholding Restructuring of Primo Service Solution

Previously, The Jaroon-ek family (Mr. Peerapong Jaroon-ek and Mrs. Arada Jaroon-ek) held 86.0% and other shareholders held 14.0% of the registered capital of Primo Service Solution. Since the Jaroon-ek family was a major shareholder and has control over the operations of Primo Service Solution, the Company acquired all the shares of One Origin from Mrs. Arada Jaroon-ek and 5 other shareholders, totaling 99,998 shares which represented 99.99% of the registered capital of Primo Service Solution on October 8, 2013, in order to prevent any conflicts of interest between Primo Service Solution and the Company. After the restructuring was complete, Primo Service Solution was a subsidiary of the Company. The Company holds 99.99% of Primo Service Solution's registered capital.

On July 22, 2022, the Extraordinary General Meeting of Shareholders No. 1/2022, approved a capital increase from 53,500,000 Baht to 160,000,000 Baht to support IPO offering and warrant exercise for the subscription of the ordinary shares, At the end of year 2022 the Company holds 75%

- Shareholding Restructuring of Park Luxury

The Company acquired 10,000,000 shares of Park Luxury (formerly called "Proud Residence Company Limited") from existing shareholders. This represented 100% of Park Luxury's registered capital.

According to the resolution of the Extraordinary General Meeting of Shareholders No. 1/2017 held on July 12, 2017, Park Luxury has become a subsidiary of the Company.

- Shareholding Restructuring of Britannia

Previously, the Company held 99.97% shares of Britannia and the Jaroon-ek family (Mrs. Arada Jaroon-ek and Mr. Peerapong Jaroon-ek) held 0.02% of the registered capital. Britannia became a subsidiary of the Company, where the Company holds 99.99% of Britannia's registered capital.

On November 30, 2016, the Extraordinary General Meeting of Shareholders No. 1/2016, approved a capital increase from 1,000,000 Baht to 120,000,000 Baht, The Extraordinary General Meeting of Shareholders No. 3/2019, held on November 29, 2019, approved a capital increase to 200,000,000 Baht. In 2020, Britannia restructured its capital again. The Extraordinary General Meeting of Shareholders No. 1/2020, held on July 20, 2020, approved a capital increase to 300,000,000 Baht to support future investment and housing development plans.

On July 23, 2021, the Extraordinary General Meeting of Shareholders No. 2/2021, approved a capital increase from 300,000,000 Baht to 428,570,000 Baht to support IPO offering and warrant exercise for the subscription of the ordinary shares, At the end of year 2021 the Company holds 70.37% of Britannia's registered capital and Jaroon-ek family (Mr. Peerapong Jaroon-ek, Mrs. Arada Jaroon-ek and Peerada Capital) holds 2.22% of Britannia's registered capital

1.1.3 Was Cash from Fundraising Activities Used In Accordance with the Objectives?

(1) Cash Spending from the offering of equity securities or debt securities each time.

Cash Spending	Estimated Amount of Spending	Estimated Duration Of Cash Spending	Details/Progress regarding Cash Spending/Reasons and Measures in Case of Cash Spending Does Not Meet the Objectives
1. To purchase assets or investments in businesses related to the current business operations	50 – 60%	1 year	- To purchase land for real estate project development.

3. To repay liabilities from the issuance of debt securities	40 – 50%	1 year	
3. To repay current liabilities (P/N, Bridging loan, B/E)	5 – 10%	1 year	- For repayment of short-term loans such as loans for land purchases for a period of 1 year, bills of exchange for a period of 3 months.
4. Other cases such as working capital	5 – 10%	1 year	-

(2) Law Enforcement

Debt securities law are subject to the rights and obligations of the issuer and debenture holders of Origin Property Public Company Limited under the Medium Term Note Program of Origin Property Public Company Limited for the Year 2020. The total credit limit of debentures does not exceed 10,000,000,000 Baht (2 years duration, as authorized on May 7, 2020) and additional eligibility requirements must be drafted for each issuance of debt securities

1.1.4 Pledge of Securities in the Registration Statement Form and/or Approval Criteria (if any) and/or Criteria to list securities of SET

The Company is obliged to maintain the Debt -to- Equity Ratio at the end of each quarterly accounting period of the Issuer in accordance with the Issuer's Consolidated Financial Statements which were reviewed or audited by the auditor in a ratio not exceeding 2.5:1. Details and definitions appear in rights and obligations of the Issuer and debenture holders.

“Liabilities” means net financial liabilities, which are the interest-bearing liabilities of the Issuer as appears in the Consolidated Financial Statements, which were audited or reviewed by the auditor. This includes debt obligations that require interest payments and the portion of debt that is subject to interest payment which may arise from an aval guarantee or other binding obligations of the same manner to any person or other juristic person that is not a subsidiary of the issuer deducted by cash and/or cash equivalents. Financial obligation and

the liabilities mentioned above excludes financial obligations and equity liabilities incurred with trade payables, any advance revenue or liabilities of the issuer of interest-free debentures, and lease liabilities.

“Consolidated Financial Statements” means the consolidated statement of financial position of the debenture issuer and subsidiaries are in accordance with the regulations of the Stock Exchange of Thailand. The Consolidated Financial Statements were audited or reviewed by the auditor and have already been submitted to the Stock Exchange of Thailand by the issuer.

“Equity” means equity based on the issuer's Consolidated Financial Statements that have been audited or reviewed by an auditor.

1.1.5 Name, Headquarters Location, Type of Business, Company Registration Number, Telephone, Fax, Company Website, Types of Total Paid-Up Capital of the Company

Company Name:	Origin Property Public Company Limited (“The Company”)
Abbreviation Name of Securities:	ORI
Type of Business:	Real Estate Development
Registration Number:	0107557000381
Registered Capital:	1,545,776,222.50 Baht as of December 31, 2022
Paid-Up Capital:	1,227,061,226.50 Baht as of December 31, 2022
Number of Shares:	1,227,061,226.50 ordinary shares as of December 31, 2022
Share Value:	0.50 Baht per share
Main Office:	496 Moo 9 Samrong Nuea Mueang Samut Prakan, Samut Prakan, 10270
Contact Address:	BHIRAJ TOWER at BITEC 20/FL, 4345 Sukhumvit Road, Bangna Sub-District, Bangna District Bangkok 10260 Telephone: 02 030 0000 Fax: 02 398 8066
Company Website:	www.origin.co.th

1.2 Nature of Business

The Company operates a real estate development business in condominiums and housing projects as well as expanding build-to-rent property development such as hotels, serviced apartments, and retail spaces by focusing on locations along the mass transit railway systems in Bangkok and its vicinity and the location near interchange stations, the entrances and exits of expressways and industrial estate areas. This includes service businesses related to real estate such as condominium tenant management services and condominium juristic person management services. Therefore, the Company's emphases revolve around project developments in terms of project design, unique interior design, and maximizing living spaces. The Company also adds new innovations to the products and services in order to be consistent with current lifestyles. This includes selecting standardized materials and excellent after-sales services so that Origin's condominiums and projects perfectly meet the lifestyle of the residents.

In the past, the Company primarily focused on condominium development in both high-rise and low-rise buildings as well as low-rise housing development projects by expanding the customer base and increasing the Company's market share into all product groups at all price levels. The main customers of the Company are real demand group, first jobber group, customers between the ages of 21 and 35 who desire to switch from renting to purchasing a residence, local demand group who want to grow their family, customer groups that are looking for a place for their children to live while they study, and international customer groups near the industrial area and city center.

As of December 31, 2021, the Company had already closed sales in 36 projects. The total value of these closed sales projects was worth approximately 36,008.9 MB. The Company has 62 projects currently open for sale. (37 of these projects have been completely developed and the total value of these completely developed projects is 64,564.5 MB. Another 25 projects are currently under development and the total value of these under development projects is worth approximately 43,539.9 MB.)

Year 2022 ,The Company unveils new business plan called "Origin Multiverse" with 3 steps process which are expanding, growing and connecting, aiming to expand a real estate business to 4 new business groups covers logistics – health care – insurance – energy – finance – restaurant. The Company has 4 business structures:

1. Residential for sale business is under the business operations of 2 groups as follows:

1.1 The Company¹ operates a real estate development business in condominiums by focusing on locations along the mass transit railway systems in Bangkok and its vicinity and expanded the project developments to various potential locations as well as the Eastern Economic Corridor Zone (EEC), industrial city and tourist town.

1.2 BRI and its subsidiaries operates a real estate development business low-rise housing. This includes but is not limited to single-detached houses, townhomes, townhouses and other properties of the same nature, but must not be a condominium according to the Condominium Law. However, mix-use real estate development projects with main components being residential buildings, including businesses that support low-rise residential real estate development projects such as community malls. or department stores located in the same area or close to real estate development projects Low-rise housing types are also considered low-rise housing.

2. Recurring (Hospitality & Tourism) is under the business operations of One Origin and its subsidiaries operating real estate development and operations in the hotel and service business. (Hospitality) and commercial real estate; divided into 4 main categories: 1) Hotel, Service Business Apartments and Wellness Residences 2) Office building and retail space business 3) Food and beverage business and 4) Other related businesses.

3. The Service group is under the business of PRI and its subsidiaries, mainly operating a business that earns income from holding shares in other companies and does not have any significant business belonging to itself (Holding Company) by holding shares in other companies that operate the business of providing services to real estate customers and related customer groups (One Stop Service); which can be divided into 3 main business types of the Company,(1) Construction Consulting and Management and Design business (2) Real estate management Business and (3) After-sales service business operated and managed under PRI's subsidiaries.

In this regard, such operations and management include ; (1) Consultancy and construction supervision (2) Condominium and Housing juristic person management (3) Luxury condominium and housing juristic person management (4) Residential Property and Service Apartment Management (5) Real Estate Broker and Joint Venture Negotiation (JV deal maker) (6) Cleaning and repair services for office buildings and residences (7) Interior design and interior design and outsourcing services; and (8) Architectural and structural design.

4. New Business Group is a new type of business group and future business under the Company's shareholding and not grouped under Group 1-3. Currently, this business group is divided. into 4 subgroups:

1.1 Health and beauty business operates health and beauty business with the objective of establishing this business group to take care of the health of employees, customers and business partners.

1.2 Logistics and warehousing business engages in transportation and warehousing business, such as warehouses that are designed and constructed according to customer requirements. (Built-to-suit warehouse) and cold storage warehouse (Cold storage) to support the transportation of goods and / or temperature-controlled storage, etc.

1.3 Energy business engages in energy-related business.

1.4 Business related to financial services that the Company Established this business to support the core business of the company. Including seeing the opportunity to generate additional income and manage the cost of the company group by this business group consists of.

1) Asset Management Business (AMC) restructuring the debt of the company's customers and other customer groups. which is currently in the process of applying for a license to operate an asset management company business.

2) Business of providing credit services and accepting land consignment.

3) Insurance Broker Business.

1.2.1 Revenue Structure Categorized by Product Line/Business Group

Total revenue of the Company for the fiscal years that ended on December 31, 2020 – December 31, 2022.

The following groups of business can be classified as follows.

Type of Revenue	Operated by	Share holdin g Perce ntage	Consolidated Financial Statements***					
			Fiscal Year 2020		Fiscal Year 2021		Fiscal Year 2022	
			Thousands of Baht	Perce ntage	Thousands of Baht	Perce nt	Thousands of Baht	Percent age
Revenue from Real Estate Business	The Company and Subsidiaries	99.99	9,870,483.0	88.81	13,623,385.6	85.45	11,676,439.5	74.18
Service Revenue from Business Related to Real Estate *	The Company and Subsidiaries	99.99	160,248.0	1.44	288,408.6	1.81	661,303.5	4.20
Revenues from hotel operations and rental	The Company and Subsidiaries	99.99	65,004.4	0.58	86,835.7	0.54	394,302.7	2.50
Revenue from Project Management Services	The Company and Subsidiaries	99.99	615,214.7	5.54	924,741.9	5.80	1,664,812.5	10.58
Gains on disposals of investments in subsidiaries	The Company and Subsidiaries	99.99	180,759.4	1.63	676,031.7	4.24	903,476.3	5.74

Revenue from Transfers of Land Sale Contracts	The Company and Subsidiaries	99.99	-	-	-	-	-	-
Gain from bargain purchase	The Company and Subsidiaries	99.99	-	-	-	-	258,400.0	1.64
Interest income	The Company and Subsidiaries	99.99	-	-	7,400.7	0.05	43,406.9	0.28
Other Revenue	The Company and Subsidiaries	85.0- 99.99	222,423.5	2.00	336,160.6	2.11	138,783.1	0.88
Total Revenue			11,114,133.0	100.0 0	15,942,964. 8	100.0 0	15,740,924.4	100.00

Remarks: * Service revenue consists primarily of revenue from condominium juristic management, revenue from cleaning services for juristic persons, rent revenue and brokerage fees.

 ** Other revenue primarily consists of deposit received from cancellations, and interest received.

 *** The Company prepared Consolidated Financial Statements as if the Company's subsidiaries are always under the same control.

Source: Company Information

1.2.2 Product Information

(1) Product or Service Characteristics and Innovation Development

1 Property Development Business

The Company's condominiums and housing project developments can be divided into various brands according to the marketing, price level, and concept design of the project. This includes the target group in each location in order to meet the needs of each target group. Currently, the Company has 7 primary brands for condominium projects and 4 primary brands for housing project developments categorized by project type and target group in different locations in order to have a clear concept of project development and to increase the awareness of brand value among consumers.

7 Primary Condominium Brands. Origin condominium brands have been rebranded and categorized by project type and price level in accordance with the target consumers of each brand in order to enhance brand awareness and the Company's recognition among consumers over the past 1 to 2 years. Currently, the primary brands are Park Origin (upper level), So Origin (mid-upper-upper level), Origin Place (mid-mid-upper level), Origin Plug & Play (mid-mid-upper level), The Origin (mid-mid-upper level), Origin Play (entry-mid level), and Brixton (entry level).

The study of home purchasing behavior in each location discovered that consumers in each location have different purchasing power and each location has different purchasing power levels (entry, middle, and upper level) which have different preferences in product and project styles. There is a trend toward increased service demands and support for particular lifestyles. Therefore, the Company developed projects under these 7 primary brands in order to better meet all levels of purchasing power and the needs of all consumer groups by providing additional details on the project developments under each brand, both in terms of products and services that are unique and better meet the needs of specific consumer groups. As a result, the Company was able to broaden its market base even more.

Details of the 7 primary condominium brands are as follows:

- (1) **Park Origin**

Concept: High-rise condominium projects that combine luxurious concepts with a blend of nature in the heart of the city. A new way of life with a touch of nature while enjoying a comfortable city lifestyle in an exquisite location that is designed to target the needs of upper-class clientele in each location.
- (2) **So Origin**

Concept: High-rise condominium projects that redefine luxurious living, with next-level experiences of special hotel style-services and a variety of amenities that respond to the new urban lifestyle, with timeless and elegant designs that appeal to target customers in the mid-upper-upper segment.
- (3) **Origin Place**

Concept: Condominium development projects with investment programs that cater to the needs of property investment investshareors by offering special privileges and a guaranteed rate of return. Meeting the needs of tenants with amenities and services that respond to the target customer group's lifestyle.
- (4) **Origin Plug & Play**

Concept: A new concept of condominium development projects for Gen Y, featuring an exceptional 2-story level room with functions that responds to the needs of a new generation that is working or running startup businesses. The project is designed to accommodate all aspects of life, including business, accommodation, and even health, in order to adapt to changing circumstances.
- (5) **The Origin**

Concept: Condominium development projects with a concept that caters to the needs of Gen Z who are beginning their careers or starting businesses and also have their own

lifestyle. These projects were developed with understanding of the needs of this customer group in all aspects of life and individuality so that customers are able to find what they love and live a life in their own way.

(6) Origin Play

Concept: Condominium development projects with a concept to support Gen Z's unique personalities and independence, with a distinctive design approach to enable the customer group to enjoy living a colorful life.

(7) Brixton

Concept: Low-rise condominium projects with a concept of penetrating a niche market, whether it is pet lovers, student groups, or those who work near educational institutions by emphasizing the location that best fits each lifestyle at an affordable price.

Remark: Other than the 7 primary brands mentioned above, the Company developed other branded projects during the first period of development. These brands are Knightsbridge, Notting Hill and Kensington.

Source: Company Information

The 4 primary brands of the housing estates are: Brighton, Britania, Grand Britania, and Belgravia. The Company focuses on modern living designed from accumulated experiences in order to develop projects to be perfect for a complete lifestyle under the concept of Modern British Luxury. This perfectly reflects luxury, beauty, and the identity of residents that combined a deep understanding of 'home', a place filled with happiness, safety, and a good quality of daily life. The Company developed different project types for 4 brands based on the level of purchasing power of the consumer and

locations in order to cover every consumer lifestyle and expand the marketing base to all groups of consumers.

Details of the 4 primary housing brands are as follows:

(1) Brighton

Concept : A modern design concept that understands technology and meets the lifestyle of a new generation. Britania Brand includes townhouses, semi-detached, and detached houses in metropolitan areas and the surrounding provinces of Bangkok that respond to the needs of the target group who focuses on convenient and agile travelling.

(2) Britania

Concept : A product design that accommodates the conveniences of everyday life with activity spaces for young families and small families. Britania Brand includes townhouses, semi-detached houses, and detached houses in Bangkok and its vicinity that are close to rapid transit stations, entrances and exits to expressways that makes travelling to surrounding amenities easier in order to respond to the needs of every lifestyle.

(3) Grand Britania

Concept : A product design concept that enriches life for medium-sized families to large families by developing premium semi-detached houses and detached houses near the main roads of Bangkok and its vicinity.

(4) Belgravia

Concept : A product design for a successful new generation that desires to be themselves.

Belgravia Brand is a luxury detached house that focuses on the functions for modern family living, located on the main roads of Bangkok.

Project status and transfer status as of December 31, 2022

Project	Area	Sales Status							Transfer Status				
		Total		Unit Sold		Remaining for sale		Accumulated Sale	Estimated Transfer Date	Transferred Unit and Value		Remaining for transfer	
										Unit	MB	Unit	MB
Completed Projects													
Sense of London Sukhumvit 109	0-3-68.0	162	198.7	162	198.7	-	-	100.0%	April 2555	162	198.7	-	-
Kensington Sukhumvit 107	0-3-81.0	167	294.3	167	294.3	-	-	100.0%	May 2556	167	294.3	-	-
Notting Hill Sukhumvit 107	0-3-83.0	157	347.2	157	347.2	-	-	100.0%	September 2013	157	347.2	-	-
The Knight I Sukhumvit 107	0-1-67.0	70	141.5	70	141.5	-	-	100.0%	August 2014	70	141.5	-	-
The Knight II Sukhumvit 107	0-1-45.3	55	114.4	55	114.4	-	-	100.0%	September 2014	55	114.4	-	-
B-Loft Sukhumvit 115	1-0-07.0	202	293.8	202	293.8	-	-	100.0%	March 2015	202	293.8	-	-
Villa Lasalle Sukhumvit 105	2-1-63.0	353	731.5	353	731.5	-	-	100.0%	October 2015	353	731.5	-	-
Knightsbridge Sukhumvit 107	1-1-56.0	276	820.6	276	820.6	-	-	100.0%	December 2014	276	820.6	-	-
Tropicana	2-0-96.9	363	638.8	363	638.8	-	-	100.0%	March 2015	363	638.8	-	-
Kensington Phahol-Kaset	1-3-62.0	229	550.4	229	550.4	-	-	100.0%	September 2017	229	550.4	-	-

Project	Area	Sales Status							Transfer Status				
		Total		Unit Sold		Remaining for sale		Accumulated Sale	Estimated Transfer Date	Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB			Unit	MB	Unit	MB
B-Loft Sukhumvit 109	0-3-60.0	171	238.4	171	238.4	-	-	100.0%	December 2014	171	238.4	-	-
B-Republic Sukhumvit 101/1	2-0-69.0	318	672.6	318	672.6	-	-	100.0%	March 2015	318	672.6	-	-
Pause A Sukhumvit 107	0-2-15.0	78	180.2	78	180.2	-	-	100.0%	November 2015	78	180.2	-	-
Pause Sukhumvit 115	1-1-83.0	310	547.8	310	547.8	-	-	100.0%	September 2016	310	547.8	-	-
Pause ID Sukhumvit 107	0-3-90.0	201	365.9	201	365.9	-	-	100.0%	November 2017	201	365.9	-	-
Knightsbridge Sky City Saphanmai	2-3-60.0	490	1,369.0	490	1,369.0	-	-	100.0%	March 2017	490	1,369.0	-	-
Kensington Leamchabang 1	3-0-50.0	399	569.9	399	569.9	-	-	100.0%	September 2017	399	569.9	-	-
Pause Sukhumvit 103	1-2-53.0	254	599.5	254	599.5	-	-	100.0%	June 2017	254	599.5	-	-
Notting Hill The Exclusive Charoen Krung	1-1-79	132	454.9	132	454.9	-	-	100.0%	June 2017	132	454.9	-	-
Kensington Leamchabang 2	3-0-48.25	399	630.3	399	630.3	-	-	100.0%	December 2017	399	630.3	-	-
Notting Hill Phahol-Kaset	1-2-16.1	194	560.7	194	560.7	-	-	100.0%	November 2016	194	560.7	-	-

Project	Area	Sales Status							Transfer Status				
		Total		Unit Sold		Remaining for sale		Accumulated Sale	Estimated Transfer Date	Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB			Unit	MB	Unit	MB
Pause B Sukhumvit 107	0-2-26.0	78	189.4	78	189.4	-	-	100.0%	November 2015	78	189.4	-	-
Notting Hill Tiwanon-Kaerai	1-1-43.5	180	366.3	180	366.3	-	-	100.0%	March 2016	180	366.3	-	-
The Cabana	3-3-54.0	719	1,110.4	719	1,110.4	-	-	100.0%	December 2016	719	1,110.4	-	-
Britania Srinakarin	22-3-79.9	149	866.5	149	866.5	-	-	100.0%	December 2017	149	866.5	-	-
Notting Hill Sukhumvit 105	7-0-79.0	1,113	2,715.5	1,113	2,715.5	-	-	100.0%	December 2018	1,113	2,715.5	-	-
Knightsbridge Tiwanon	1-2-83.0	373	1,224.2	373	1,224.2	-	-	100.0%	March 2018	373	1,224.2	-	-
Kensington Kaset Campus	4-0-85.0	448	1,097.3	448	1,097.3	-	-	100.0%	June 2018	448	1,097.3	-	-
Notting Hill Jatujak Interchange	1-0-92.0	156	646.9	156	646.9	-	-	100.0%	October 2018	156	646.9	-	-
Knightsbridge Prime Sathorn	2-3-75.7	726	3,986.9	726	3,986.9	-	-	100.0%	September 2019	726	3,986.9	-	-
Britania Bangna-KM.12	39-2-84.7	182	1,161.9	182	1,161.9	-	-	100.0%	March 2019	182	1,161.9	-	-
Kensington Phahol 63 (Saphanmai)	1-3-31.0	231	564.2	231	564.2	-	-	100%.0	December 2019	231	564.2	-	-

Project	Area	Sales Status							Transfer Status				
		Total		Unit Sold		Remaining for sale		Accumulated Sale	Estimated Transfer Date	Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB			Unit	MB	Unit	MB
Park 24 Phase 1	5-0-80.0	832	6,004.2	832	6,004.2	-	-	100.0%	October 2017	832	6,004.2	-	-
Knightsbridge Prime Ratchayothin	2-0-34.0	333	1,651.5	333	1,651.5	-	-	100.0%	March 2020	333	1,651.5	-	-
Knightsbridge Collage Ramkhamhaeng	4-0-11.9	682	2,100.1	682	2,100.1	-	-	100.0%	March 2020	682	2,100.1	-	-
Notting Hill Praksa	3-1-91.0	980	1,697.4	980	1,697.4	-	-	100.0%	June 2018	980	1,697.4	-	-
B-Loft Sukhumvit 107 A	0-1-54.0	59	135.4	59	135.4	-	-	100.0%	December 2018	59	135.4	-	-
B-Loft Lite Sukhumvit 115 A	0-2-3.0	78	170.4	78	170.4	-	-	100.0%	December 2018	78	170.4	-	-
KnightsBridge Phaholyothin Interchange	5-1-53.9	729	2,371.1	729	2,371.1	-	-	100.0%	June 2019	729	2,371.1	-	-
Brixton Pet&Play Sukhumvit 107 C	0-2-79.0	79	190.5	79	190.5	-	-	100.0%	June 2021	79	190.5	-	-
Notting Hill laemchabang	2-0-67.0	534	1,353.2	534	1,353.2	-	-	100.0%	June 2018	534	1,353.2	-	-
B-Loft Sukhumvit 107 B	0-1-43.2	52	117.1	52	117.1	-	-	100.0%	December 2019	52	117.1	-	-
Ready to Move													
Knightsbridge Sky River Ocean	1-3-60.0	460	1,473.0	459	1,470.2	1	2.8	99.8%	September 2559	459	1,470.2	-	-

Project	Area	Sales Status							Transfer Status				
		Total		Unit Sold		Remaining for sale		Accumulated Sale	Estimated Transfer Date	Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB			Unit	MB	Unit	MB
Kensington Sukhumvit – Theparak	4-2-24.2	1,318	2,729.0	1,315	2,720.2	3	8.8	100.0%	June 2019	1,301	2,678.2	14	42.0
B-Loft Lite Sukhumvit 107	0-2-47.3	79	195.5	79	195.5	-	-	100.0%	January 2020	78	193.0	1	2.5
B-Loft Lite Sukhumvit 115 B	0-2-17.0	78	185.0	75	181.2	3	3.8	97.9%	March 2019	75	181.2	-	-
The Origin Phahol – Saphanmai	3-3-60.6	538	1,400.0	536	1,391.6	2	8.4	99.4%	June 2020	536	1,391.6	-	-
The Origin Sukhumvit 105	8-0-36.5	673	1,550.0	663	1,518.7	10	31.3	98.0%	December 2020	663	1,518.7	-	-
The Origin Ramintra 83 Station	6-03-91.0	882	2,100.0	743	1,838.7	139	261.3	87.6%	January 2021	737	1,820.2	6	18.6
The Origin Ratchada – Ladprao	1-03-32.0	209	750.0	177	674.6	32	75.4	89.9%	June 2021	171	646.7	6	27.8
Knightsbridge Collage Sukhumvit 107	1-1-50.8	304	1,050.0	275	948.6	29	101.4	90.3%	July 2020	272	936.1	3	12.5
Knightsbridge Sukhumvit – Thepharak	1-3-54.0	475	1,350.0	283	891.8	192	458.2	69.7%	May 2021	280	882.8	3	9.0
Brixton Pet&Play Sukhumvit 107 A	0-2-76.4	79	170.0	45	105.6	34	64.4	62.1%	January 2022	45	105.6	-	-
Brixton Pet&Play Sukhumvit 107 B	0-2-75.6	79	189.0	77	185.5	2	3.5	98.1%	March 2022	77	185.5	-	-

Project	Area	Sales Status							Transfer Status				
		Total		Unit Sold		Remaining for sale		Accumulated Sale	Estimated Transfer Date	Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB			Unit	MB	Unit	MB
The Origin Ram 209 Interchange	4-0-87.0	1,011	2,050.0	915	1,973.3	96	76.7	96.3%	March 2022	903	1,943.3	12	30.0
The Origin Onnut	2-3-23.00	399	850.0	320	687.9	79	162.1	86.5%	June 2022	317	680.9	3	7.0
The Origin Ladprao 15	1-1-06.0	163	460.0	72	201.5	91	258.5	43.8%	December 2022	43	122.1	29	79.4
Park 24 Phase 2	7-0-55.0	1,240	11,500.0	946	8,524.2	294	2,975.8	74.1%	June 2018	942	8,470.1	4	54.1
Park Origin Phayathai	2-1-36.3	550	4,600.0	298	2,574.4	252	2,025.6	56.3%	September 2021	291	2,507.2	7	67.2
Knightsbridge Prime On Nut	2-1-72.0	600	2,700.0	557	2,493.4	43	106.6	92.3%	July 2020	550	2,446.9	7	46.4
Knightsbridge Space Ratchayothin	2-2-74.1	488	2,800.0	448	2,639.2	40	160.8	94.3%	December 2020	436	2,570.3	12	69.0
Knightsbridge Space Rama IX	2-0-47.8	325	2,300.0	200	1,464.5	125	835.5	63.7%	March 2021	185	1,340.0	15	124.5
Knightsbridge Kaset Society	2-0-79.6	332	1,300.0	293	1,205.0	39	95.0	92.7%	December 2020	286	1,167.8	7	37.2
Park Origin Thonglor	6-0-18.5	1,182	12,000.0	833	8,278.2	349	3,721.8	69.0%	May 2022	318	3,914.4	515	4,363.8
Park Origin Ratchathewi	1-2-34.5	266	3,000.0	225	2,631.1	41	368.9	87.7%	December 2022	109	1,241.4	116	1,389.7

Project	Area	Sales Status							Transfer Status				
		Total		Unit Sold		Remaining for sale		Accumulated Sale	Estimated Transfer Date	Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB			Unit	MB	Unit	MB
Knightsbridge Ocean Sriracha	4-0-4.5	722	2,860.0	718	2,838.5	4	21.5	99.2%	September 2560	718	2,838.5	-	-
Notting Hill Rayong	2-2-67.1	538	1,300.0	382	1,064.5	156	235.5	81.9%	December 2021	362	1,007.1	20	57.5
Kensington Rayong 1	3-0-92.5	352	600.0	183	350.0	169	250.0	58.3%	December 2020	182	347.8	1	2.2
Kensington Rayong 2	2-3-49.5	346	600.0	288	531.6	58	68.4	88.6%	December 2020	284	524.3	4	7.4
Hampton Sriracha by Origin and Dusit	2-1-38.8	471	1,600.0	343	1,211.8	128	388.2	75.7%	December 2022	167	605.6	176	606.2
Britania Mega Town-Bangna	55-3-61.2	472	1,900.0	342	1,507.9	130	392.1	79.4%	March 2019	340	1,495.8	2	12.1
Britania Wongwaen – Hathairat	31-3-93.0	288	1,050.0	220	965.0	68	85.0	92.7%	June 2019	218	956.2	2	8.8
Britania Bangna – Suvarnabhumi	99-0-2.0	485	2,700.0	280	1,671.7	205	1,028.3	61.9%	December 2019	277	1,653.9	3	17.8
Britania Bangna – KM.42	68-1-84.5	492	1,850.0	410	1,561.6	82	288.4	84.4%	December 2019	404	1,534.8	6	26.8
Britania Khukhot Station	21-1-63.2	138	880.0	132	820.2	6	59.8	93.2%	January 2020	131	810.3	1	9.9
Grand Britania Wongwaen Ramintra	65-2-75.4	278	1,900.0	148	1,210.4	130	689.6	63.7%	June 2020	144	1,172.3	4	38.1

Project	Area	Sales Status							Transfer Status				
		Total		Unit Sold		Remaining for sale		Accumulated Sale	Estimated Transfer Date	Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB			Unit	MB	Unit	MB
Britania Saimai	36-2-11.9	297	1,400.0	133	605.0	164	795.0	43.2%	June 2020	130	585.1	3	20.0
Brighton Khukot Station	20-1-58	224	750.0	132	511.1	92	238.9	68.1%	December 2020	130	503.9	2	7.2
Grand Britania Bangna KM.12	17-3-22.3	67	790.0	66	784.8	1	5.2	99.3%	March 2021	65	770.9	1	13.9
Grand Britania Ratchaphruek-Rama 5	50-2-23	246	2,100.0	120	1,216.6	126	883.4	57.9%	March 2021	117	1,188.0	3	28.6
Belgravia Exclusive Pool Villa Bangna Rama9	23-03-97	65	1,800.0	36	1,007.9	29	792.1	56.0%	March 2021	19	600.0	17	407.9
Brighton Bangna KM.26	9-0-53.4	99	350.0	63	218.8	36	131.2	62.5%	March 2021	62	215.6	1	3.2
Brighton Amata-Sukprayoon	23-1-50.9	223	650.0	115	366.1	108	283.9	56.3%	March 2021	113	360.6	2	5.5
Britania Tiwanon – Rachapruek	23-0-14.4	122	700.0	12	79.4	110	620.6	11.3%	February 2022	11	73.0	1	6.4
Britania Praksa Station	25-3-98.6	197	850.0	38	199.1	159	650.9	23.4%	February 2022	29	145.3	9	53.9
Britania Ratchaphruek Nakorn in	18-2-40	99	750.0	54	437.0	45	313.0	58.3%	March 2021	48	387.3	6	49.8
Grand Britania Nonthaburi Station	12-1-43.6	62	550.0	12	136.4	50	413.6	27.5%	March 2021	9	93.1	3	43.3

Project	Area	Sales Status							Transfer Status				
		Total		Unit Sold		Remaining for sale		Accumulated Sale	Estimated Transfer Date	Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB			Unit	MB	Unit	MB
Grand Britania Bangna-Suvarnabhumi	18-1-93.1	107	700.0	12	110.9	95	589.2	15.8%	March 2022	11	103.1	1	7.8
Brighton Bangpakong	12-1-33.7	211	650.0	36	112.6	175	537.4	17.3%	June 2022	33	103.6	3	9.0
Britania Amata-Phanthong	73-1-79.3	440	2,250.0	47	290.3	393	1,959.7	12.9%	June 2022	40	244.3	7	46.0
Grand Britania RamalX – Krungthepkreetha	20-2-53.7	96	850.0	22	241.2	74	608.8	28.4%	July 2021	22	241.2	-	-
Britania Home Bangna KM.17	47-1-48.5	228	1,500.0	12	81.0	216	1,419.0	5.4%	August 2022	7	47.2	5	33.9
Britania Town Bangna KM.17	35-3-3.6	352	1,100.0	21	68.8	331	1,031.2	6.3%	August 2022	16	49.7	5	19.2
Britania Wongwaen-Pinklao	18-2-40	106	650.0	7	48.0	99	602.0	7.4%	August 2022	4	27.3	3	20.8
Grand Britania Khukhot Station	34-2-86.2	186	1,500.0	8	78.3	178	1,421.7	5.2%	September 2022	7	69.3	1	9.0
Britania Rayong	24-1-51.2	222	1,100.0	11	72.1	257	664.0	8.0%	November 2022	4	25.6	7	46.4
Grand Britania Bangna KM.35	48-3-4.1	394	2,500.0	4	31.3	390	2,468.7	1.3%	December 2022	2	15.1	2	16.2
On going project													
The Origin Sukhumvit Sailuat E22	3-2-0.0	998	1,800.0	788	1,426.1	210	373.9	79.2%	Quarter 2 2023	-	-	788	1,426.1

Project	Area	Sales Status							Transfer Status				
		Total		Unit Sold		Remaining for sale		Accumulated Sale	Estimated Transfer Date	Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB			Unit	MB	Unit	MB
The Origin Plug&Play Ramintra	4-0-21.5	679	2,200.0	568	1,924.3	111	275.7	87.5%	Quarter 4 2023	-	-	568	1,924.3
The Origin Ladprao-Bangkapi	3-1-95.0	648	2,000.0	409	1,300.4	239	599.6	65.0%	Quarter 1 2023	-	-	409	1,300.4
Origin Plug & Play Ramkhamhaeng Triple Station	2-2-74.4	482	1,470.0	467	1,431.8	15	38.2	97.4%	Quarter 4 2023	-	-	467	1,431.8
Origin Plug & Play Nonthaburi Station	3-3-14.6	1,001	2,800.0	744	2,136.0	257	664.0	77.4%	Quarter 3 2024	-	-	744	2,136.0
Origin Plug & Play Sirindhorn Station	4-0-21.31	1,034	3,160.0	854	2,652.5	180	447.5	83.9%	Quarter 4 2024	-	-	854	2,652.5
Origin Place Bangna	3-3-23.4	774	2,280.0	214	772.4	560	1,507.6	33.9%	Quarter 2 2025	-	-	214	772.4
Origin Plug & Play Srinakarin	2-0-2	593	1,830.0	220	722.6	373	1,107.4	39.5%	Quarter 1 2025	-	-	220	722.6
Origin Play Phahol 50 Station	1-3-44.58	258	680.0	107	308.0	151	372.0	46.7%	Quarter 2 2024	-	-	107	308.0
SO ORIGIN Phahol 69 Station	2-3-90	521	1,870.0	222	871.5	299	998.5	46.6%	Quarter 4 2024	-	-	222	871.5
Origin Plug & Play E22 Station	3-3-46.4	1,044	2,580.0	335	911.5	709	1,668.6	35.3%	Quarter 1 2025	-	-	335	911.5
Origin Play Sri Udom Station	6-0-85	911	2,180.0	202	562.1	709	1,617.9	25.8%	Quarter 2 2024	-	-	202	562.1

Project	Area	Sales Status							Transfer Status				
		Total		Unit Sold		Remaining for sale		Accumulated Sale	Estimated Transfer Date	Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB			Unit	MB	Unit	MB
Origin Play Bangkhunnon	2-0-9.4	476	1,600.0	189	669.0	287	948.0	41.8%	Quarter 4 2025	-	-	189	669.0
The Origin Sukhumvit-Praksa	3-2-5.1	823	1,100.0	113	135.5	710	954.5	12.3%	Quarter 3 2025	-	-	113	135.5
Park Origin Chula Samyan	2-0-94.2	501	4,600.0	496	4,512.3	5	87.7	98.1%	Quarter 1 2023	-	-	496	4,512.3
SOHO Bangkok Ratchada	1-2-28	341	1,840.0	320	1,764.6	21	75.4	95.9%	Quarter 3 2023	-	-	320	1,764.6
Knightsbridge Space Sukhumvit Rama4	1-2-45.2	380	2,400.0	374	2,354.8	6	45.2	98.1%	Quarter 2 2024	-	-	374	2,354.8
SO Origin Kaset Interchange	1-3-58.4	300	1,679.0	298	1,668.1	2	10.9	99.3%	Quarter 2 2024	-	-	298	1,668.1
Origin Prestige Thonglor (Thonglor World)		62	1,500.0	18	489.2	44	1,090.8	32.6%	2025	-	-	18	489.2
Origin Courtyard Thonglor (Thonglor World)		155	3,000.0	50	1,178.3	105	2,311.7	39.3%	2025	-	-	50	1,178.3
The Hampton Suites Rayong	2-0-14.5	452	1,300.0	187	739.2	265	560.8	56.9%	Quarter 2 2024	-	-	187	739.2
Brixton Kaset-Sriracha Campus	4-0-83.2	589	1,060.0	272	619.0	317	441.0	58.9%	Quarter 4 2023	-	-	272	619.0
Brixton Campus Bangsaen	2-0-14	246	560.0	234	539.8	12	23.2	96.4%	Quarter 1 2024	-	-	234	539.8

Project	Area	Sales Status							Transfer Status				
		Total		Unit Sold		Remaining for sale		Accumulated Sale	Estimated Transfer Date	Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB			Unit	MB	Unit	MB
Brixton Rayong	3-1-76	481	880.0	151	321.6	330	563.4	36.5%	Quarter 4 2023	-	-	151	321.6
Origin Play Bangsaen	1-3-71.1	491	1,300.0	249	719.0	242	581.0	56.3%	Quarter 3 2025	-	-	249	719.0
Britania Udondusadee	44-3-37	122	650	4	29.9	118	620.1	4.6%	Quarter 1 2023	-	-	4	29.9
VVIP Presale				172	1,746.4							172	1,746.4
Total		48,410	185,791.3	36,191	137,771.4	12,391	49,766.2			26,873	97,250.4	9,318	40,521.0

2. Service Businesses Related to Real Estate

The Company provides services related to the real estate business through the Company's subsidiary, Primo Service Solution. These services include condominium tenant management services and condominium juristic person management services. Primo Service Solution has 7 subsidiary companies, (1) Passion Realtor which operates a sales service business as a sales representative and looks for condominium tenants (foreign customers) (2) Uno Service provides services such as housekeeping services, handyman services and laundry services in order to completely meet the needs of customers. This is one of the Company's after sale service strategies (3) Primo Management offers condominium juristic persons management services (4) United Project Management operates a construction management consulting business (5) Wyde Interior operates a service business in interior designing, moving furniture and household items, home repairs and renovations. (6) Crown Residence was established to provide management services for luxurious condominiums. And (7) Hampton Hotel & Residence Management was established to provide management services for hotel and service apartment

(2) Marketing and Competition

(A) Significant Product and Service Marketing

Marketing Strategies and Policies and the Company's Competitive Advantages

The Company believes that the Company has significant marketing strategies and policies as well as competitive advantages. They are as follows:

Project Locations

The Company places great importance on the location of projects as a top priority for every project development of the Company because the location of the project is considered the most important factor of the real estate business, especially condominium projects. The location of projects must be close to major transportation and convenient. The Company selects project

locations near the mass transit rail system in the outskirts of Bangkok and its vicinity. This is the main factor that consumers consider when deciding to purchase housing in this modern day. As a result, our project location has a high growth for residential demand. The Company also expanded project developments into new potential areas and areas near industrial estates which have high quality jobs sources from industrial factories that focus on manufacturing for export, a fundamental factor of the country. The expansion of industrial estates across the country caused the area to have more housing demand and higher purchasing power. Therefore, the Company has project development plans in areas near the industrial estate, especially the areas near the Eastern Economic Corridor Development Project (EEC).

Lifestyle and Unique Design

The Company is still meticulous with the design to make every project unique and support lifestyles of people of all ages that has changed from the past by focusing not only for the exterior of the building but going in detail of the space functionality and material in each part, both within the units and the common areas, together with expanding the service areas fulfilling lifestyles nowadays. The projects are divided into different brands to reflect the features and uniqueness of each brand more clearly. With understanding of consumer groups according to the “EMPATHY concept: the ability to understand and share the feeling of another”, it enables the Company to design the projects that fulfills the need of customers, from pre-working age and working age groups, executive level group to elderly, and that is filled with specialty in each living space, altogether as the continuing product development build-on since 2018.

In the design, it also needs to take living with COVID-19 situation into account the same way in 2020. This is the main factor that forces the design to be creative to integrate usage, maintenance,

hygiene, and aesthetics to create a piece of work that maintains its value and uniqueness, with the key elements as follows:

- Touchless Equipment
- Social Distance
- Telemedicine

This is made possible by integrating various technologies with various functions, as well as the units' interior and the common areas.

Project development in the way that shows understanding to consumer categorized by brands according to lifestyles in 2021 are the following:

1. Brixton, the Campus Condominium project located near university campuses that allow students 24-hour access to educational common areas. *
2. Origin Play, the condominium for teenagers and pre-working age people with colorful common areas and functions everyone can enjoy, such as VR Games, Virtual Fitness, etc.
3. Origin Plug & Play, the condominium for startup people ready to drive their business. With the duo-space unit layout, the space for business work is well-divided from the relax zone. The meeting rooms and studio rooms in the common areas will also functionally support business operations.
4. Origin Pet & Play, the condominium for pet owners with the common areas prepared for pet exercise, bathing, and pet health check-up. The project comes with partnership with local well-known pet hospitals for pet caretaking and consultation to pet owner residents.
5. Hampton, the condominium project of Investment Property that enhances traditional service apartment in order for investors to manage the condominium units for rent with convenience and trust.

Unit Plan Innovation for the Maximum Utilization of Space

The Company takes into account the maximum utilization of living space in each condominium project. The Company's design team developed and designed condominium units to maximize the use of the condominium area, meet the needs of the market and customers even more. The Company creates different designs that are suitable for the context of each area, adapt new innovations and technologies in housing to be used appropriately by considering user experiences in regards to function, design and lifestyle. This makes the utility areas in the condominium unit and common area within the project to be worthwhile. The concept of LUXEMORE is used for the interior of condominium units which is a concept that developed the pattern and function of various furniture in condominium units for maximum benefit. This is done by analyzing the daily behavior of customers which is a concept and innovation that Nomura Real Estate Development Company Limited (JV Partner) uses for project developments, as well as using furniture that is easy to use and has complete functions. For example, a kitchen set with a hanging cabinet has tissue paper storage and an iPad stand so that customers can practice cooking or watching various items while cooking. Lockers/shoe storage cabinets are designed for storing shoes and have a stool to sit on while putting shoes on or can be used as a base for customers to stand on while reaching items on the shelves more conveniently. Other than condominium furniture details in condominium units, the space and functions are ideas that the Company continuously invents and develops all the time so customers feel they are getting the best value for their money, increases living space in the high space, and makes small areas functional in order to store things which was developed into a DUO SPACE design. ONE BED PLUS is a multipurpose room that can be a small bedroom or a 30-33 square meters office space or even a room with 3-meter-high ceilings can have additional utility space by further developing the DUO SPACE concept. For example, a 28 square meter room at the PARK ORIGIN PHAYATHAI project has the layout of ONE BED PLUS and DUO SPACE. A unique room of the

Company has become the residential condominiums prototype in the real estate industry in project developments.

Targeting Customers with the Blue Ocean Strategy

The Company has a policy to approach target customers in order to create business opportunities with Blue Ocean Strategy. This strategy is designed to avoid competing in the market or real estate industry in a traditional way. The Company will develop products using innovation or new creative ideas in order to make a differentiation in products and create a competitive advantage.

Based on this strategy, the Company focuses on making the product unique by using unique designs to draw customers. This is to differentiate the existing condominium projects in the real estate market today as well as expands the Company's project developments to areas where no other entrepreneurs have started project developments in order to create new markets and create new target customers, etc. The success of this strategy is enormous as reflected by the response of target customers in past projects.

In addition, the Company places great importance on foreign customers due to the growth potential of this customer base such as Japanese, Chinese, Taiwanese and Singaporean customers. This customer group has a high potential to purchase and invest in real estates in Thailand as well as the customers from the ASEAN Economic Community. The Company uses proactive marketing strategy by establishing a sales department for foreign customers that is responsible for customer service for foreign customers as well as coordinating with foreign agents in order to be able to reach customers and marketing overseas directly. Sales teams and marketing teams at the sales office have the ability to communicate in Japanese and English fluently in order to accommodate foreign customers who are interested in real estate development. The Company regularly provides training language courses in Japanese, Chinese and English for the Company's sales and marketing teams.

Teamwork and Systematic Sale Planning

The Company has a teamwork sales plan. When customers visit projects, sales and marketing teams cooperate to present project information to the customers. Starting with the marketing agent who explains concepts, designs, and styles of the project to motivate customers to feel a connection and desire to own the property. After that, a sales agent and the project's sales manager present the project's information such as room size, unit price, etc. in order to close the sale with the customer. In comparison to having a sole sale agent, the Company may have unsatisfied customer service risk from customers. Relying on a sole sales agent causes the Company to lose sales opportunities when the only sales agent resigns. As a result, the teamwork sales plan is one of the Company's strengths and this increases the success rate and effectively closes sales with customers.

Customer Centric and After-Sales Services

In order to ensure customers who are considering the purchase of the Company's Condominium unit, the Company provides after-sales services in various aspects such as a quality guarantee of the unit after the transfer date and facilitating customers to make requests for mortgage loan with financial institutions. Apart from facilitating customer convenience, the Company will be able to make effective condominium transfer plans.

The Company established Customer Centric in order to maximize customer's utmost satisfaction. Customer Centric will facilitate convenience for the Company's customers from requesting a mortgage loan with financial institutions, checking condominium units, transferring ownership until after sales services that include condominium decoration consultancy services, as well as coordinating and providing interior designers, etc. In addition, the Company recognizes the importance of current customers who have purchased units with the Company, as a result, the Company offers privileges to the current customers to be able to make a deposit to purchase a project

that will be developing before the official launch in order to build good, long-term relationships, many people will become our customers by word of mouth from those who have purchased condominium units with the Company.

In addition, the Company has a service that supports the Company's core business through Primo Property Solutions, a subsidiary of the Company. Primo Property Solutions provides condominium tenant management services to customers and condominium juristic person management services in order to enable the Company to meet the needs of customers and be able to quickly service customers after ownership have been transferred. This creates customer satisfaction so that they can continue being a customer for other projects in the future.

Determining the Selling Price

The Company has a policy to set selling prices based on target customers, location, cost of land and project construction. The Company determines the initial selling price from the feasibility study phase of the project, the actual selling price is determined when the project opens for sale. The selling price of each unit is different depending on the number of floors, room location, and view as well as how long the project has been open for sale such as before the construction phase, during construction period, or after the project has been completed. The average sales proportion is 60%, 25% and 15% of the project value.

However, the selling price of each project is competitive when compared to other entrepreneurs in similar locations. The Company considers the appropriate selling price per room that is suitable for the purchasing power of customers, designing room area to be suitable for the value of what the customers will receive as well as maintaining the profit of the Company to be at an appropriate level as set out in policies.

On Time Delivery

The Company is confident that the construction of projects will be in accordance with the accurate construction standards, completed as agreed upon and able to deliver condominium units to customers on time. The Company hired an experienced construction company that works well with the Company, construction management consultants are also hired for quality control and they closely monitor the construction work of contractors at each project. As a result, the Company's development projects over the past year have been delivered to customers on time. This enables the Company to effectively manage its finances, construction costs and create excellent customer satisfaction.

Corporate Image Strategies

The Company has clearly set the corporate image and its market positioning as a property developer with modern image and understanding and satisfaction of consumers' needs gained through new innovation and creativity that is integrated and applied to lifestyles of modern urban people well. This results in the delivery of products and services that meet all of the lifestyles' needs for people in all age groups and locations which the needs are different and brings "Origin" the recognition among the customers as a property developer that never stops improving and as a pioneer of brand-new products and services, as well as project development in virgin areas that has always been well received. Besides, we are the corporate that not only limits to being a full-service property developer, but we will also be the developer for services and other mega trend businesses to fulfil the consumer lifestyle needs in more modern and comprehensive way.

Professionalism and Experience of the Management Team

The Company pays attention to professional management with a quality team and the vision of the Management of the Company who are well-experienced, knowledgeable and competent in the real estate business. This enabled the Company's internal work system to be clear and transparent. New ideas were consistently used to develop the organization and the Company's products. The Company selected professional teams to work with such as structural design companies, interior design companies and landscape design companies, etc.

In addition, the Company gives importance to all employees of the Company by enabling employees to have basic knowledge in the real estate business as well as organizing training in various fields such as Japanese-Chinese language training and real estate training, etc. Most of the Company's employees are a new generation of committed people who have new creative ideas. The Company wants employees to be involved in the business and strives to create new products and services that truly meet the needs of target customers. The Company believes that this approach will be able to drive the business of the Company to have sustainable growth and be able to retain quality employees for the long term.

Characteristics of Customer Groups and Target Customers

The Company always studies the preliminary feasibility of the project in the early phase by mainly considering the target customers of each project first. Then, determines the project type and the selling price in accordance with the target customers. As a result, the Company is able to close sales quickly and maintain the Company's profit level to an appropriate level as specified by the Company.

Currently, the Company's real estate development projects have been adjusted to be 5 major condominium brands and 4 primary housing brands according to the type of projects and target customer groups. The Company set the strategies as follows:

Condominium Brand		
Brand and Project Type	Monthly Income Level (Baht/month)	Customer Group
Park Origin	100,000 Baht and up	High Level
So Origin	50,000 - 100,000 Baht	Upper Mid to High Level
Origin Place	40,000 - 80,000 Baht	Upper Mid to High Level
Origin Plug & Play	40,000 - 80,000 Baht	Mid to Mid Up Level
The Origin	35,000 - 70,000 Baht	Mid to Mid Up Level
Origin Play	30,000 - 60,000 Baht	Economy to Mid Level
Brixton	25,000 - 50,000 Baht	Economy Level

Housing Project Brand		
Brand and Project Type	Monthly Income Level (Baht/month)	Customer Group
Belgravia	500,000 Baht and up	Upper Level
Grand Britainia	130,000 Baht and up	Upper Mid to High Level
Britania	50,000-130,000 Baht	Mid to Upper Mid Level
Brighton	30,000-50,000 Baht	Mid Level

Apart from developing projects for customers who have demand for housing near the mass transit railway system on the outskirts of Bangkok and its vicinity, the Company focuses on new target customers to increase the business opportunities of the Company by emphasizing employees in industrial estates who need accommodation in locations that are easily accessible to factories and amenities that respond to modern living. This includes foreign business people working in Thailand who are looking for a quiet place to stay that has high security, is convenient to travel to work within the industrial estate, and is close to high-end amenities such as Tropicana Erawan BTS Station Project under the Eco Green Resort. The project location is close to the Toyota, Isuzu, Honda and Panasonic companies, etc. or the KnightsBridge the Ocean Sriracha project. Both projects have a large demand from Thais and foreigners. Due to the preliminary project feasibility of the target customers, the Company designed room layout and living space with a Japanese-style. This made a great impression on Japanese customers because it responds to a familiar lifestyle, etc.

Sales and Distribution Channels

The Company has a professional sales team that is efficient and has a good understanding of the products and knowledge of real estate. The Company's sales team welcomes customers who visit the project at the sales office and sample rooms at project locations. Customers can call or contact the project's sales office to get more information. In regards to the Corporate customer or executive level customers, the Company will send staff to present products and meet customers at their workplace or locations that are convenient for customers. The Company also has a website www.origin.co.th and a Facebook page that customers can read and study the preliminary details of each project. The Company also uses billboards, brochures, newspapers, and magazines, and sets up booths at events such as Houses and Condos Expo, etc for public relations as well as promotions to stimulate sales such as giving complimentary gifts, cash discounts, etc. Besides the professional sales team, the Company uses reputable and quality professional sales representatives for foreign

customers. The Company also gives commissions to the sales team of the Company and the sales representatives in order to stimulate sales.

Domestic and International Sales Proportion

The Company mainly focuses on domestic distribution. From the sales proportion in 2021, the percentage of domestic customers is approximately 97% and the percentage of foreign customers is approximately 3%. These foreign customers are mainly from China and Singapore.

(B) Competitive Environment

(1) Domestic Economic Outlook

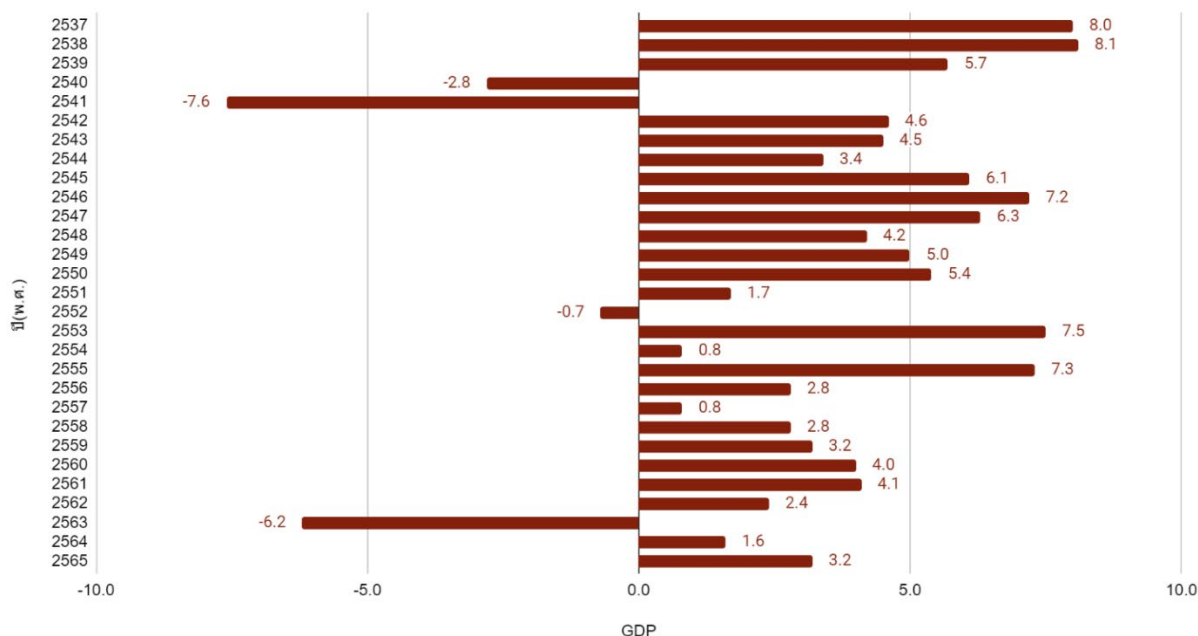
The Thai economy in 2022 has shown signs of recovery from private consumption, with part of it stimulated by tourism and a continued recovery of the labor market. However, the war between Russia and Ukraine that escalated in the first quarter resulted in high energy prices and high production costs, which contributed to a 6.08% average inflation rate throughout 2022, the highest since 1998.

Thailand was among the countries that recovered at a slower pace in 2022, as one of the major revenue sources came from foreign tourism. The first half of the year was driven mainly by domestic consumption, investment, and domestic tourism. However, with the easing of international travel restrictions in the second half of the year, tourist receipts gradually improved. As a result, the Thai economy expanded by 4.5% (YoY) in Q3 2022 compared to the same period last year, which grew by 1.2% from Q2 2022. GDP for the year 2022 is expected to be at 3.2%.

Gross Domestic Product (GDP) (Unit : %)

GDP

หน่วย : ร้อยละ กับ ปี(พ.ศ.)



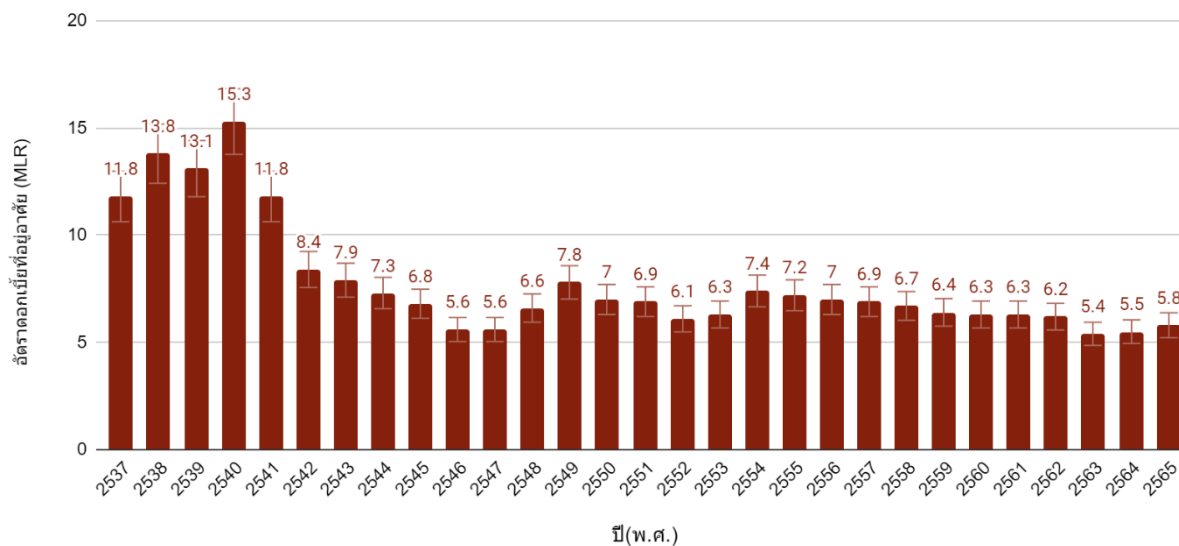
Remark : (Forecast) 2022 GDP, 2022 Q3 GDP is at 4.5%.

Source: Office of the National Economic and Social Development Board

As a result of the economic recovery and inflation, the Bank of Thailand adjusted its policy interest rate, which increased the mortgage lending rate. In 2022, the MLR rate was 5.8%, an increase of 0.3% from 2021. However, as the residential market recovered with the economy, there was less need for the LTV policy. Nevertheless, targeted policies are still necessary to help those affected by the slow recovery, such as low-income homebuyers. It is essential to continue monitoring the residential market, particularly the impact of interest rate adjustments.

Interest Rates on Personal Loans for General Public of 6 Major Commercial Banks (Unit: %)

อัตราดอกเบี้ยที่อยู่อาศัย (MLR)
หน่วย : ร้อยละ กับ ปี(พ.ศ.)



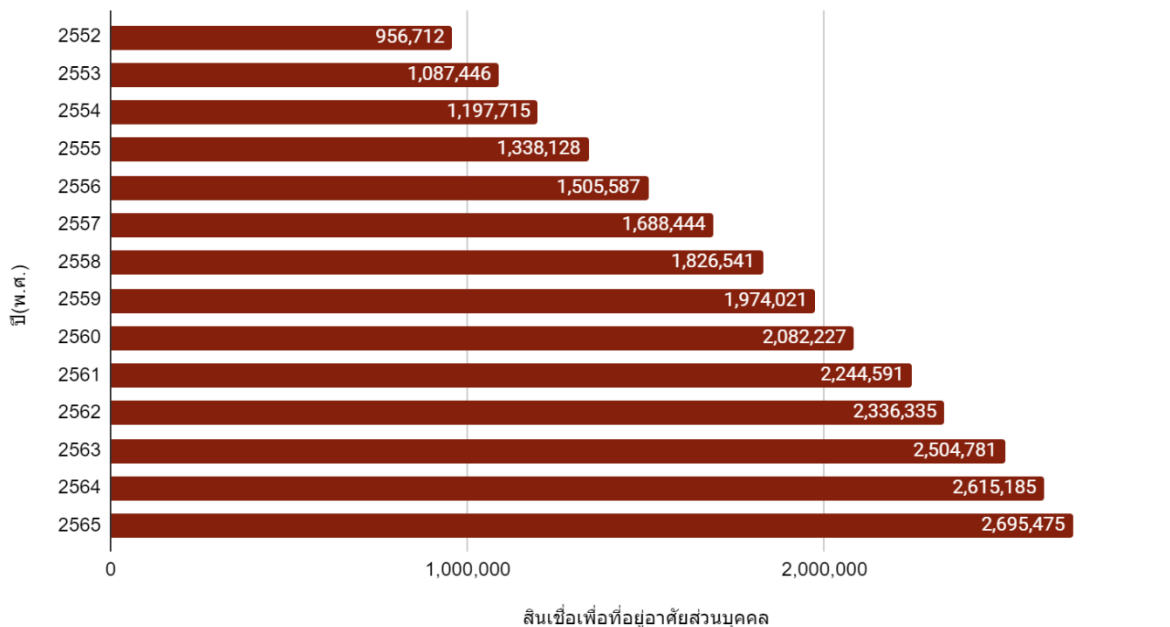
Remark: 1. The average MLR and MRR interest rates of six major banks, namely Government Housing Bank, Kasikornbank, Bangkok Bank, Krungthai Bank, Krungsri Bank, and Siam Commercial Bank, will use the interest rate announced at the end of the month if there is a change in interest rates during the month.

Source: Real Estate Information Center, Government Housing Bank of Thailand

Looking at the trend of personal housing loans in post-Finance, the outstanding balance of housing loans in 2022 was 2,695,475 MB, an increase of 3% from 2021. From the trend of housing loans from 2009 to 2022, there has been a steady increase in loans due to the easing of mortgage control policies, as well as the efforts of operators to promote the sale of remaining inventory. Moreover, the LTV ratio policy by the Bank of Thailand has made it easier for some groups of customers to access loans. Commercial banks are also encouraging the expansion of housing loans by partnering with project developers to increase loan options, thereby supporting the growth of the market. Housing loans for individuals from financial institutions have been growing in tandem with the entire system.

Residential Housing Loans (Unit: MB)

สินเชื่อเพื่อที่อยู่อาศัยส่วนบุคคล
หน่วย : ล้านบาท กับ ปี(พ.ศ.)



Source: Bank of Thailand

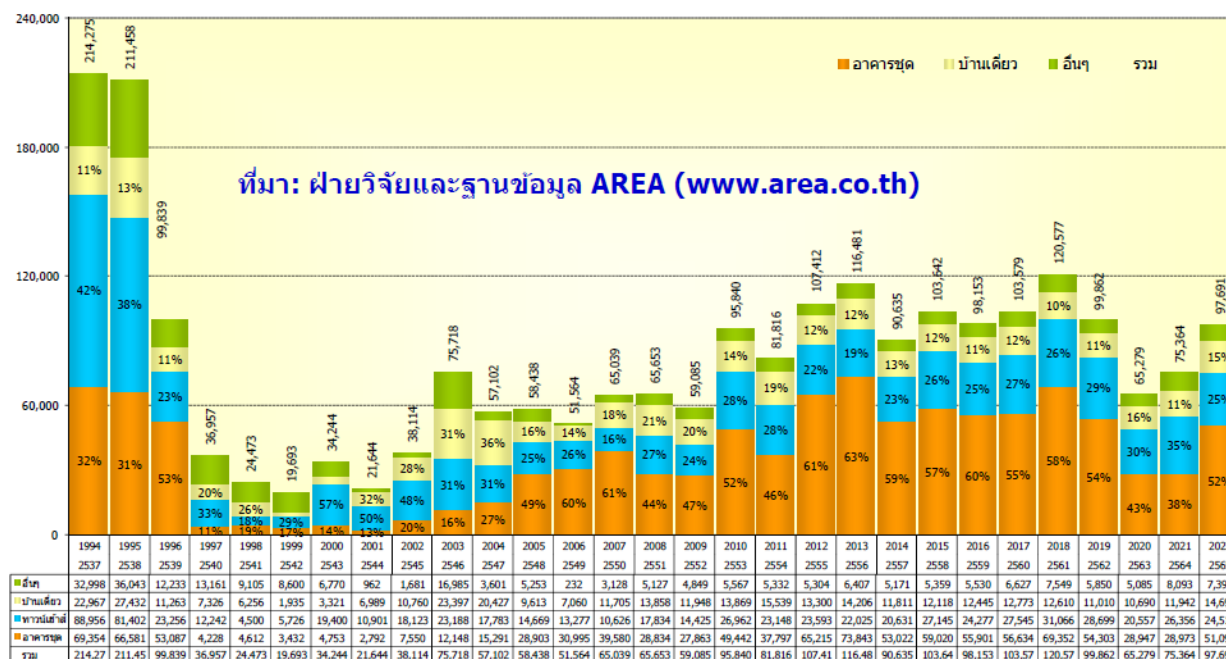
(2) Residential Market Situation

The residential property market has recovered following the economic downturn caused by the COVID-19 pandemic, with growth continuing from 2020 to 2021. However, in 2022, there is a trend for the market to slightly decrease due to the announcement that the relaxation of the loan-to-value (LTV) ratio will not be extended. This impacts the purchase of investment properties and the Real Demand group who need to take out loans for their residential properties, either 2 or 3 in total.

In 2022, a total of 97,691 units were sold in the residential property market, an increase of 23% (22,327 units) from the previous year. This was mainly due to new condominium projects at the lower price range expanding. The unsold inventory of condominiums is similar to the previous year.

For low-rise residential properties, including detached houses and semi-detached in Bangkok and its surrounding provinces, sales in 2022 increased continuously from the previous year. The sales rate for detached houses and semi-detached houses increased by 23% while townhomes decreased by 7%. The remaining unsold inventory for all types of low-rise residential properties increased.

Sales by type of residential property in Bangkok and its surrounding provinces from 1994 to 2022 (Units)



Source: Agency for Real Estate Affairs Co., Ltd.

In terms of completed and registered residential properties in Bangkok and 5 surrounding provinces in 2022, the number increased from the previous year's low point. A total of 64,057 units were completed, a 5% increase from 2021. The registered completed properties in 2022 were divided into four categories: (1) detached houses, with an increase of 7% to 11,320 units; (2) semi-detached houses, with an increase of 6% to 3,307 units; (3) townhouses, with a decrease of 11% to 12,026 units; and (4) condominiums, with an increase of 11% to 37,404 units.

Number of completed and registered residential units increases in Bangkok and its suburbs

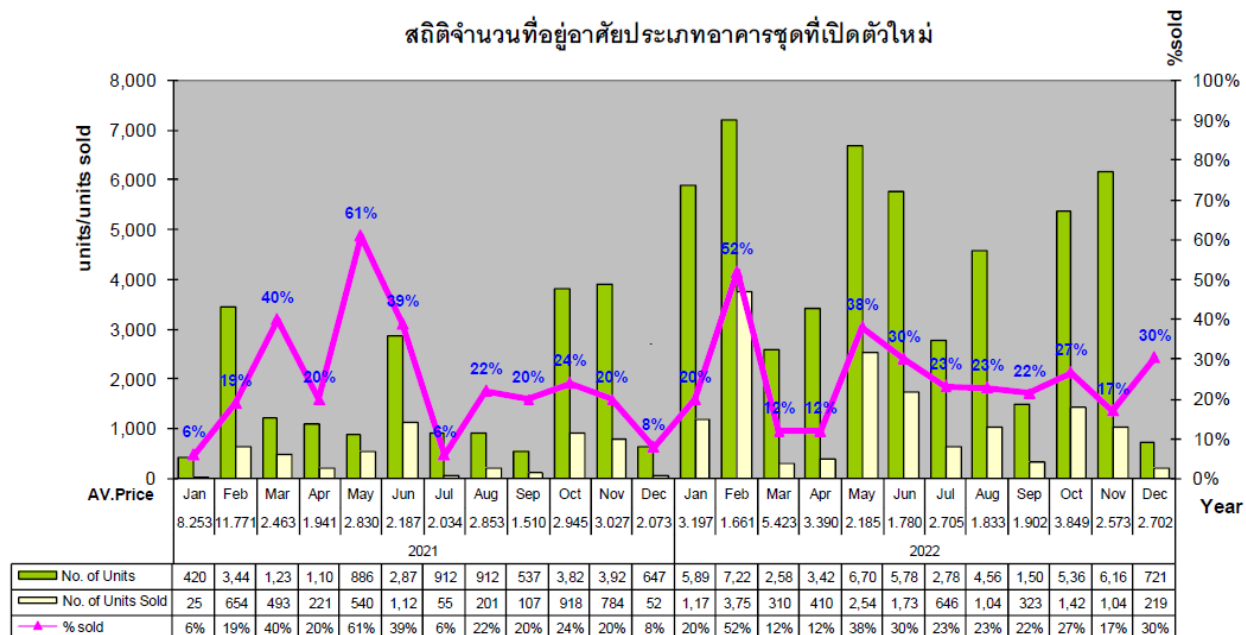
(by type of residence)

Type of Residence	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Yearly Change (YoY)
single house	13,869	13,056	11,837	12,736	12,129	15,563	13,552	10,736	10,582	11,320	7%
semi-detached house	2,470	2,820	2,366	1,895	2,535	2,101	3,024	2,536	3,107	3,307	6%
townhouse	21,238	18,059	19,624	17,111	16,634	20,051	21,274	16,424	13,540	12,026	-11%
condominium	73,234	76,192	70,013	76,344	63,361	75,400	60,707	60,917	33,748	37,404	11%
Total	110,811	110,127	103,840	108,086	94,659	113,115	98,557	90,613	60,977	64,057	5%

Unit: Unit

Source: Real Estate Information Center, Government Housing Bank of Thailand

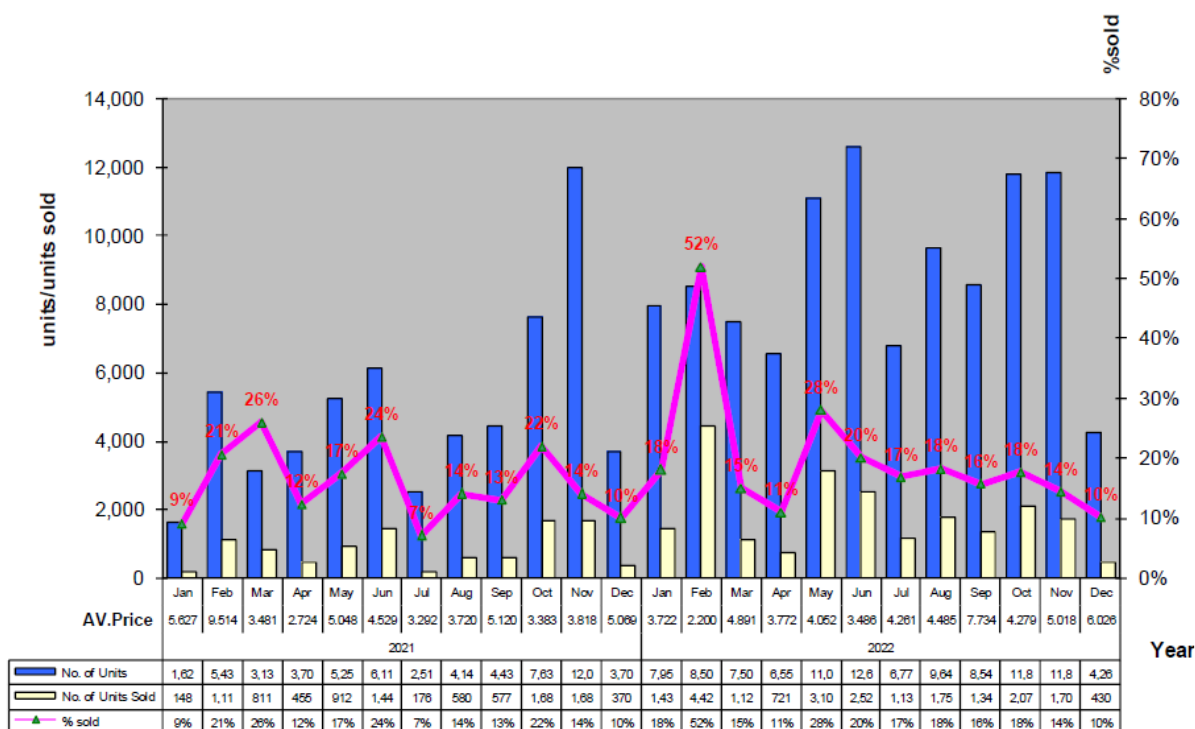
The sales rate for newly opened residential projects in Bangkok and its suburbs in 2022 (Units)



Source: Agency for Real Estate Affairs Co., Ltd.

For the sales rate of newly opened condominium projects in 2022 in the Bangkok metropolitan area and suburbs, the average for the whole year was 26% of the total number of newly opened units for sale. The supply of newly opened units increased significantly in the first two quarters of 2022.

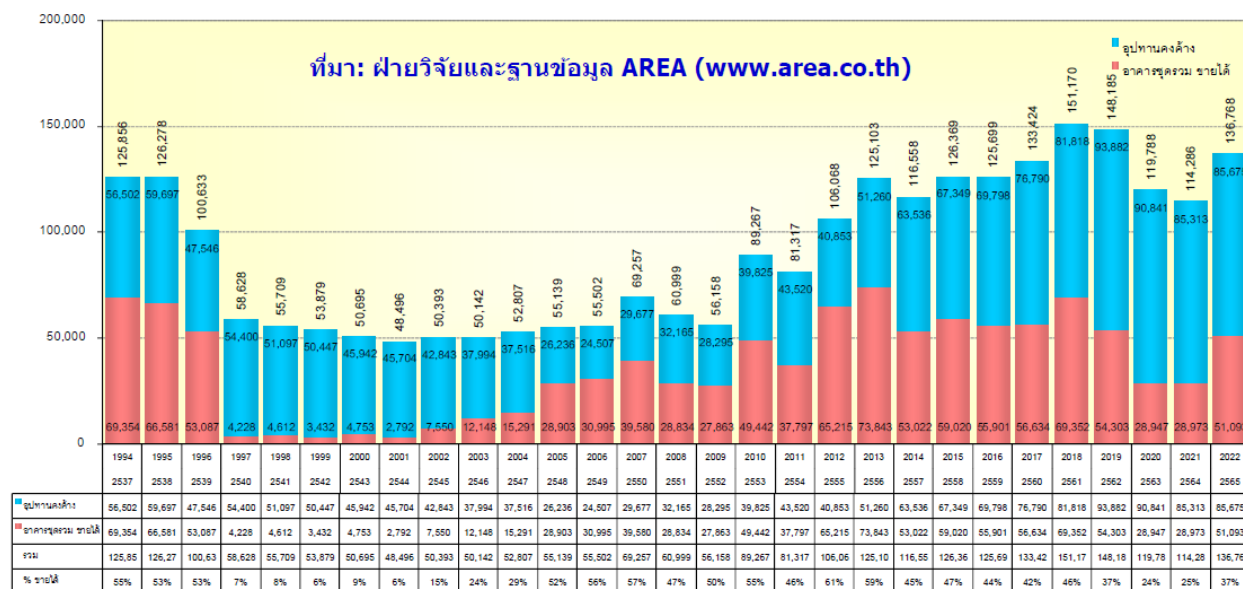
Number of newly opened low-rise projects in Bangkok and surrounding provinces in 2022 (Units)



Source: Agency for Real Estate Affairs Co., Ltd.

As for the sales rate of newly opened low-rise projects in Bangkok and surrounding provinces in 2022, the annual average is at 20% of the total number of units opened for sale, which is higher than the 16% annual average in 2021. The number of units opened for sale increased significantly in the second quarter of the year. This is similar to the number of units opened for sale of condominiums.

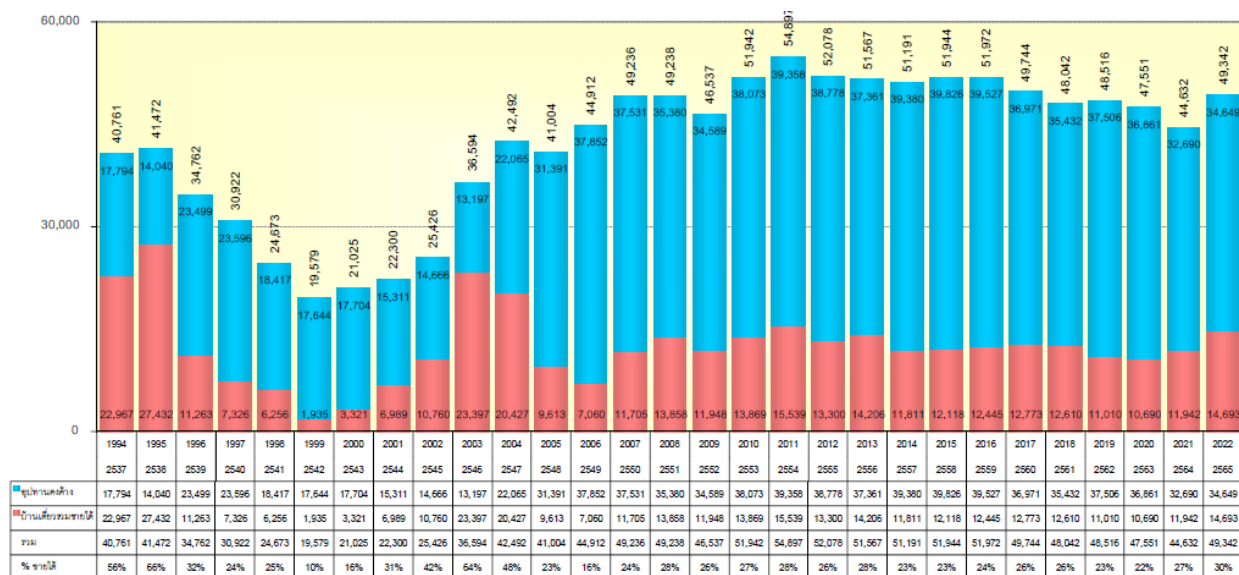
Sales and Remaining Inventory of Condominiums in Bangkok and Its Vicinity, 1994-2022 (Units)



Source: Research and Data Department, Agency for Real Estate Affairs Limited

The overall sales and remaining inventory of condominiums in Bangkok and its vicinity for the year 2022 amounted to 51,093 units, which is relatively high compared to the previous year 2021, with a percentage of 76. This is due to the low-end condominiums that were launched and sold in large numbers. Meanwhile, the remaining inventory is 85,675 units, which is similar to the number in 2021, but decreased due to the COVID-19 situation in 2019.

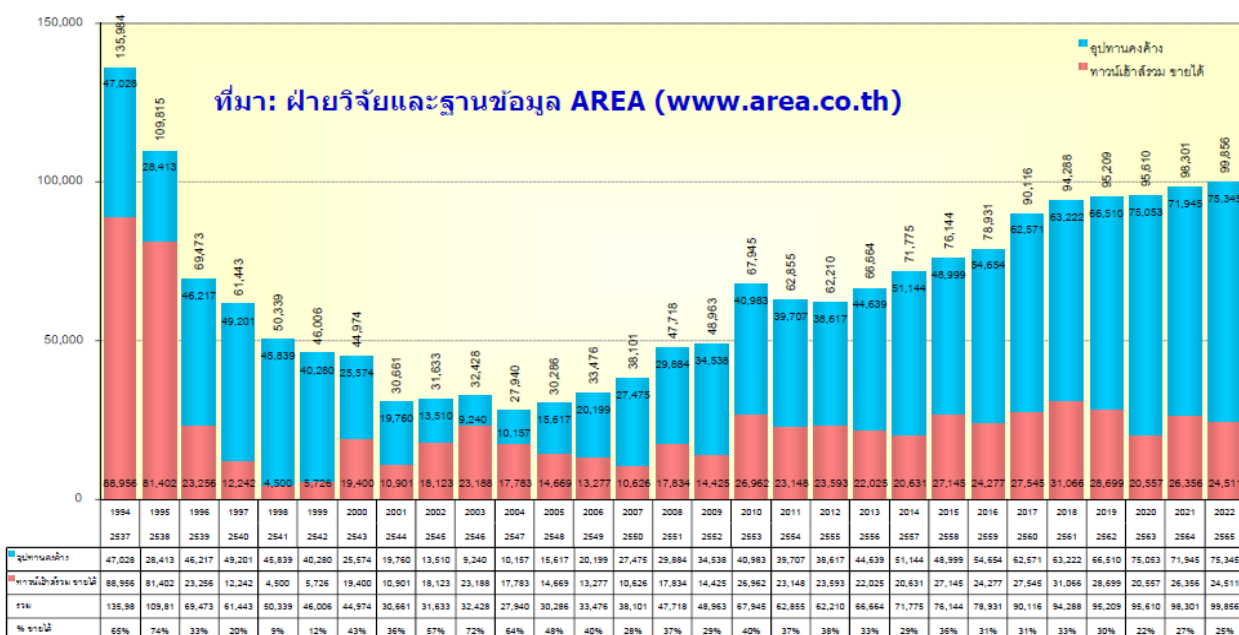
Sales and remaining inventory of detached houses in Bangkok and its suburbs from 1994 to 2022 (Units)



Source: Research and Data Department, Agency for Real Estate Affairs Limited

The overall sales and remaining inventory of detached houses in Bangkok and its vicinity for the year 2022 amounted to 14,693 units, which is a percentage increase of 23 compared to the previous year 2021. This is due to the new projects that were launched and sold well. Meanwhile, the remaining inventory is 34,649 units, which is a percentage increase of 6 compared to 2021.

Sales and Remaining Inventory of Townhouses in Bangkok and Its Vicinity, 1994-2022 (Units)

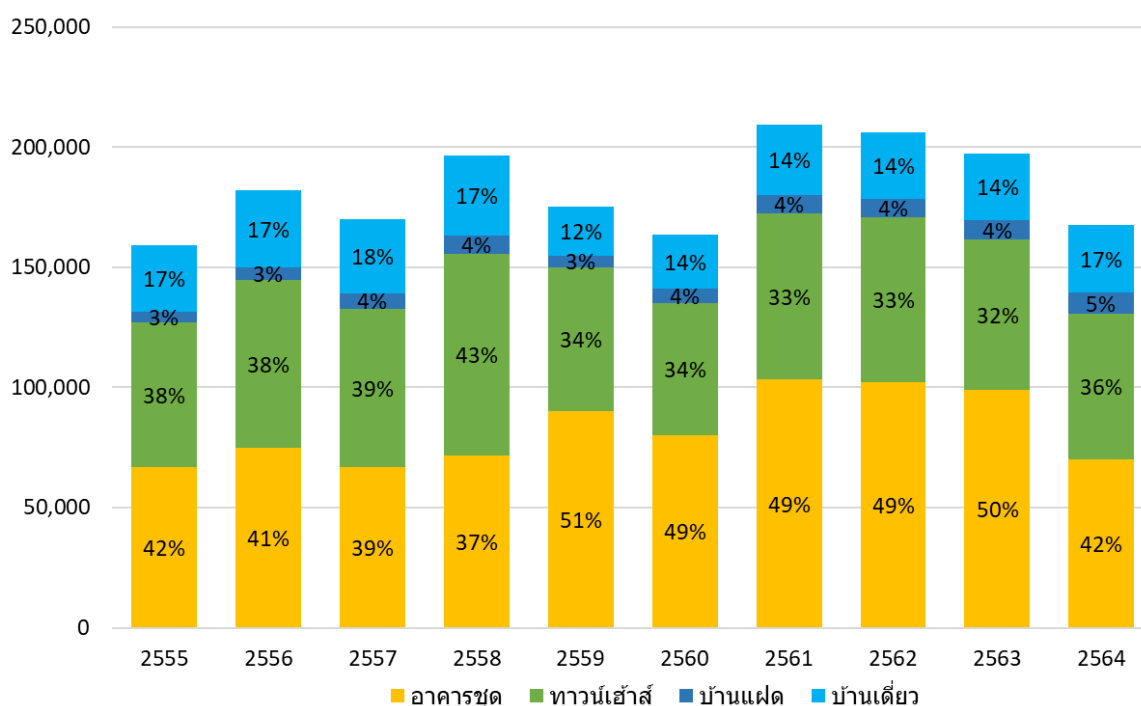


Source: Research and Data Department, Agency for Real Estate Affairs Limited

The overall sales and remaining inventory of townhouses in Bangkok and its vicinity for the year 2022 amounted to 24,511 units, which is a percentage decrease of 7 compared to the previous year 2021. Meanwhile, the remaining inventory is 75,345 units, which is a percentage increase of 5 compared to 2021.

The number of residential property transfers in the Bangkok metropolitan area and five surrounding provinces, according to data from the Real Estate Information Center, in 2022, was 167,464 units, a decrease from the previous year's figure of 180,017 units, representing a decline of 7%. However, when considering the type of residential property, it is found that the number of transfers for condominiums decreased, which is in contrast to low-rise properties, such as detached houses and semi-detached houses, which saw an increase in the number of transfers, with a 29% decrease for condominiums, 1% increase for detached houses, a 12% increase for semi-detached houses, and a 4% decrease for townhouses, compared to 2021. This could be attributed to the relaxation of LTV measures, the distribution of COVID-19 vaccines, the government's reopening policy, and economic stimulus measures.

The number of residential property transfers in Bangkok and its surrounding provinces by property type



Source: Real Estate Information Center, Government Housing Bank of Thailand

Type of Residence	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Yearly Change (YoY)
ingle house	27,577	31,842	30,974	33,551	20,392	22,274	29,234	27,949	27,951	28,147	1%
semi-detached house	4,392	5,456	6,299	7,490	4,791	5,958	7,568	7,365	7,828	8,771	12%
townhouse	60,464	69,752	66,174	83,768	60,055	54,996	69,341	68,910	62,907	60,420	-4%
condominium	66,676	74,942	66,688	71,833	90,077	80,226	103,234	102,066	98,795	70,126	-29%
Total	159,109	181,992	170,135	196,642	175,315	163,454	209,377	206,290	197,481	167,464	-15%

(3) Competition in the Residential Real Estate Development Business

Companies and other operators have continued to adjust after the situation with the COVID-19 outbreak began to ease in 2022. Throughout the year, the company monitored and took into account a variety of important issues related to people's way of life, the economy, and the continuous real estate market situation. These include the severity and spread of COVID-19, the Omicron and BA.4 and BA.5 strains, inflation, and the ongoing adjustment of residential mortgage interest rates. However, one positive signal found was the absorption rate of several projects in many locations that still showed good trends, indicating consumer purchasing power in various segments that continued to grow. The company, therefore, proceeded with two main strategies: 1. Targeting every price segment and lifestyle, adjusting promotions according to location, and targeting consumers' lifestyles. It is well aware that the needs of today's consumers are not simply divided by product type or purchasing power. 2. Targeting both existing and future mass transit locations. In 2022, Origin continued to follow its Blue Ocean market penetration strategy, or potential markets with little competition, in mass transit locations covering the green line extension and the EEC zone, with entry-level to mid-high-end brands. This resulted in 19 Origin projects this year being launched into mass transit locations, covering completed and under-construction lines in 8 areas in Bangkok and its vicinity.

For the group of residential projects that received good feedback from consumers this year, they are the group of projects with functions that respond to new lifestyles such as condominiums that respond to startup customers, such as Origin Plug and Play Nonthaburi and Station, which provide services and functions that meet the needs of business and startup customers and are near various offices. Condominiums for pet lovers, such as Origin Plug and Play Sirinthorn Station, which have functions that meet the lifestyles of both people and pets, as well as Duo Space room sizes with high ceilings of 4.2 meters. In terms of long-term investment

residential property groups that respond to investment customers, such as Brixton Campas Bangsaen, which is near educational institutions. In addition, there are luxury residential property groups such as SO Origin Kaset Interchange and SO Origin Phaholyothin 69, as well as newly constructed projects such as Park Origin Thonglor, as well as projects in the Eastern Economic Corridor (EEC) area such as Chonburi and Rayong, which have continuously achieved high sales.

The pre-sales of housing projects under Britannia Public Company Limited grew by 32% compared to 2021, which was the highest sales figure since the company's establishment. The main driving strategies include: 1) selecting hub locations for various aspects, such as the logistics hub in Udon Thani, the EEC special development zone in Rayong, and locations near shopping centers, schools, hospitals, and suburbs of Bangkok; 2) designing each project to meet the needs of people of all generations; 3) adding sustainable and environmentally-friendly features to the projects, such as installing solar roofs for houses in the Grand Britannia project in cooperation with Origin Energy Co., Ltd. and installing EV chargers for the example house in the Britannia Amata-Panthong project; and 4) emphasizing technology and innovation that serve people's lifestyles, such as installing USB charging points at every important point in the house.

For the Presales of residential projects throughout 2022, sales grew by 36% from 2021, making it the highest sales record since the company's establishment (All Time High) for the past 13 years. The sales were divided into 27% for the allocated housing group, which still maintained its All-Time High sales as planned, and 73% for the condominium group.

The economic situation both domestically and internationally, especially within the country that has shown signs of economic recovery after the COVID-19 crisis, is a positive factor affecting consumer purchasing power and confidence within the country. However, developers and consumers must face the pressure from inflation and increasing interest rates, requiring developers to adjust their residential development strategies by developing projects that are priced appropriately for consumer purchasing power and suitable for changing consumer lifestyles. Currently, the residential market is competing differently between high-rise and low-rise markets. The high-rise market competes in the market at an affordable price level, not exceeding 2 MB, while the low-rise market competes in the luxury to super-luxury level, due to the increasing demand of consumers after the COVID-19 situation. Business operators must use their abilities

and efficient management skills in financial, project development, and marketing aspects, along with studying consumer needs seriously, in order to compete for more market share.

The company believes that the location of its various projects is on potential land in new areas that have a high growth trend, such as the expanding area of the sky train station or virgin areas, which have not yet seen a high level of competition for entering the market before other developers develop projects. The industrial estate area, which has a high economic expansion trend, is also a source of a large number of labor forces, providing an opportunity to enter new markets. These strategic locations are essential for residential development. Furthermore, the company focuses on designing unique projects that maximize the use of the area, including conveniences for both residential and project areas, according to the Smart Products concept. In addition, the company places great importance on providing both pre-and post-sales services, which provide convenience for customers in choosing to purchase projects, as well as providing services before and after moving into the residence. These efforts create customer satisfaction and confidence, which lead to a continuous decision to purchase the company's projects or recommendations to others. Additionally, the strategy of linking the residential environment system to improve the quality of life for consumers is a comprehensive approach.

(4) Hotel Market Situation

Hotel Situation in 2022

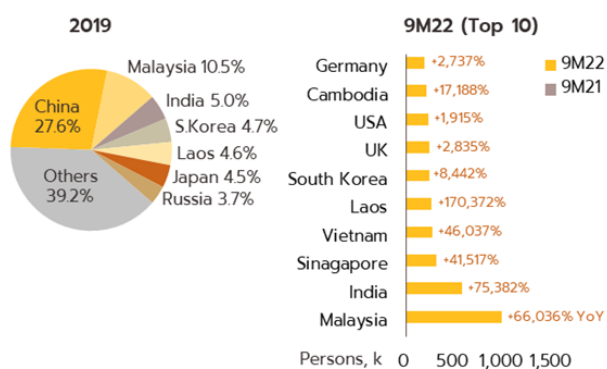
In the first 9 months, the hotel industry continued to recover with a consecutive increase in the number of foreign tourists to 5.7 million people, compared to only 85,845 people in the same period last year. This was mainly due to two factors: (1) the reopening of the country on July 1, which encouraged more foreign tourists to travel to Thailand, and (2) the gradual lifting of travel restrictions in the countries of origin, with Malaysia being the country with the highest number of tourists at 970,000 people (compared to only 1,474 people in the same period last year), accounting for 17.1% of all foreign tourists, while Chinese and Russian tourists accounted for only 2.6% and 1.8% respectively. Meanwhile, Thai tourists traveled domestically, with 103 million trips (+274.2% YoY), due to the relaxation of COVID control measures by the government, which stimulated economic activities, especially the "We travel together phase 4" project (July-October 2022), resulting in an average occupancy rate of 42.0% nationwide, compared to only 9.9% in the same period last year, supporting an increase in the average room rate

per night by 9.7% YoY and the average revenue per room gradually increasing to 417 baht, compared to only 90 baht in the same period last year.

In the remaining period of the year, it is expected that foreign tourists will continue to increase due to (1) the relaxation of COVID-19 concerns leading to an increase in cross-border travel, and (2) the high season for tourism. Thai tourists are also expected to grow, driven by (1) continuous domestic tourism promotion and (2) the relaxation of COVID-19 measures. However, the higher cost of living due to inflation may affect the purchasing power of some tourists. It is expected that the total number of foreign tourists in 2023 will be 10.4 million people, an increase of 2,318.6%, while the number of Thai tourists traveling domestically will be 125 million trips, an increase of 135.7%, with an occupancy rate of 45%, up from only 14.2% in 2022.

(Source: <https://www.krungsri.com/th/research/industry/summary-outlook/industry-outlook-2023-2025>)

Figure 1: International Tourist Arrivals (9M22)



Source: Ministry of Tourism and Sports (MOTS)

Figure 2: Tourist Numbers in Thailand



Hotel Market Trends in 2023-2025

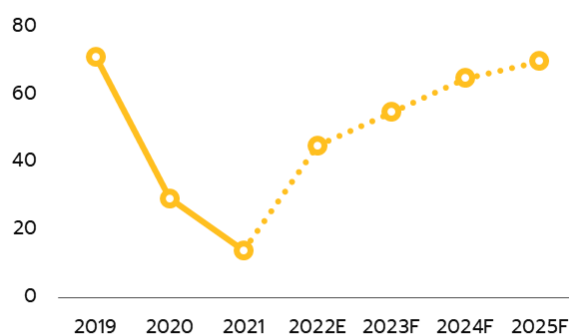
The hotel industry is expected to continue recovering at a steady pace. It is estimated that the number of foreign tourists will increase to a level close to that before the COVID-19 crisis by 2024, with approximately 42 million tourists. Meanwhile, Thai tourists are expected to recover faster, returning to normal levels in 2023 with approximately 185 million trips due to continuous domestic tourism promotions. Major hotel operators continue to expand their investments, although this may be delayed from their original plans. It is expected that the national average occupancy rate will gradually increase to 64% in 2022, and 68% in 2023, and approach pre-COVID levels (71% in 2019) by 2024.

Hotels in major tourist destinations (Bangkok, Pattaya, and Phuket): They are expected to see a steady increase in revenue, with a potential average occupancy rate of up to 75% in 2024.

Hotels in major tourist provinces and central regional provinces: Revenue is gradually recovering based on domestic tourists as the main source, supported by the government's stimulus measures expected to continue.

Hotels in other provinces: They may see a slower recovery in revenue due to their reliance on domestic tourists traveling to central and major tourist destinations. Those hotels that remain open may take longer to recover than those in major tourist destinations.

Figure 3: Occupancy Rate (%)



Sources : MOTS, BOT, Forecast by Krungsri Research

Main Strategies for Hotel Business

1. Diversifying risk and find long-term revenue sources by reducing reliance on any particular tourist group and considering new groups of tourists. This can be achieved by maximizing the potential of the area and changing additional revenue services into the main business. Examples include organizing festivals and events in partnership with local communities and focusing on food and beverage services.

2. Creating new experiences for tourists by providing diversified services that meet the needs of different age groups, such as using more technology, and cultural and health-oriented tourism.

3. Creating business partnerships is also important to generate opportunities and business value. Examples include partnering with health-related businesses to support medical tourism and collaborating with app developers to improve accessibility for customers.

In 2023, One Origin opened 2 luxury hotels, Staybridge Suites Bangkok Sukhumvit and Intercontinental Sukhumvit Bangkok, both located in the Sukhumvit/Thonglor area. The company sees opportunities and market

Developing Mass Transit Rail Systems that Affect the Hotel Business

[illegible]

The One Origin Company plans to develop the One Phaya Thai Hotel, which is located near the Green Line's Phaya Thai Station, which connects to the Airport Link that connects to 3 airports and the Bang Sue Central Station.

2. MRT Pink Line Project (Khae Rai - Min Buri)



The project covers a total distance of 34.5 kilometers with a budget of 47 billion baht, and it is expected to be operational by 2023. As of February 2022, the overall progress of the project was at 95%.

In the first year of operation, a total of 92 carriages and 23 trains will be used, with an estimated daily ridership of 130,000 passengers. The MRT Pink Line has numerous interchanges with other railway lines, such as the Purple Line (Nonthaburi Government Center Station), Blue Line (Tao Poon Station), Orange Line (Min Buri Station), and Red Line (Lat Phrao Station), making it easy for passengers to switch to other rail lines, thereby reducing traffic congestion in the Khae Rai, Chatuchak, Ladprao, and Min Buri areas, which have long been plagued by traffic problems.

The One Origin Company also plans to develop a mixed-use project, the One Ramintra, which is located near the Pink Line's Ramintra Station.

The Demand for Hotels in the Eastern Economic Corridor (EEC)

The Eastern Economic Corridor (EEC) is a special economic zone in the eastern region of Thailand that aims to attract foreign direct investment (FDI) through major projects, including:

1. The high-speed railway project that connects 3 airports (Don Mueang, Suvarnabhumi, and U-Tapao)
2. The development project of U-Tapao Airport and the Eastern Aviation City
3. The Laem Chabang Port Phase 3 development project, which is expected to be operational in 2025
4. The Mab Ta Phut Port Phase 3 development project

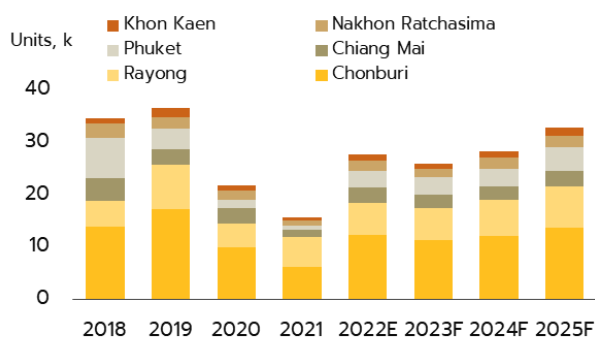
Recently, the investment target for the EEC Phase 2 in the next 5 years (2022-2026) has been set at 2.2 trillion baht, an increase from the first phase target of 1.7 trillion baht (2018-2021). In addition, in 2022, the Thai government announced its plan to accelerate the development of key projects, particularly the connection between the Gulf of Thailand and the Andaman Sea (Land Bridge) project, which will link the logistics system between the EEC and the Southern Economic Corridor SEC).

Residential Trends in EEC

The demand for residential properties in the 6 main provinces of the EEC region is continuously recovering due to several factors. (1) The area is attracting buyers (both local and foreign) due to its distinctiveness, such as being a tourist destination, an industrial hub, especially for EEC, and a central location in the region. (2) The government's infrastructure investments, such as the high-speed rail project connecting the 3 airports, will support economic activities, leading to a faster recovery of residential demand in Chonburi and Rayong compared to other provinces. (3) The need for homes as primary residences or second homes with hybrid workplace features is increasing. (4) The competition for real estate prices in Bangkok and surrounding areas has intensified, causing prices to continuously rise.

(<https://www.krungsri.com/th/research/industry/summary-outlook/industry-outlook-2023-2025>)

Figure 4: New Supply Forecast



Source: Real Estate Information Center (REIC), Krungsri Research
 Note: ★ Low-rise housing includes detached houses, duplex, townhouses and shophouse.
 High-rise is condominium.

The chart shows that the housing market in Rayong is stable and higher than in Chonburi.

(5) Serviced Apartment Market

Serviced Apartment Market Overview in 2022

The serviced apartment market continues to benefit from the return of foreign tourists, with tourist arrivals increasing by more than two-fold during Q2 and Q3 of 2022. This has significantly improved the business service market in Bangkok.

The tourism industry is gradually shifting from domestic tourism to international tourism, driving market growth during peak seasons. The expectation is that the number of foreign tourists will continue to grow consistently in 2023 (CBRE).

Especially after China lifted its COVID-19 restrictions and allowed Chinese tourists to travel overseas in January 2023, tourism in Thailand is expected to expand rapidly, as Thailand is one of the top destinations for Chinese tourists. Thai tourism is expected to thrive in Q1/2023 and beyond. The first businesses to benefit from this growth are hotels, apartments, serviced apartments, and rental condos.

The occupancy rate in serviced apartments is decreasing for long-term rentals while increasing for short-term and daily rentals due to better pricing strategies. For example, the Staybridge Suites Bangkok Thonglor, a serviced apartment located in the Thonglor area, has an occupancy rate of 90%, with 70% of long-term tenants. However, the policy of Staybridge Suites aims to reduce the proportion of long-term tenants to accommodate the increasing number of daily renters because daily rentals generate higher revenue per day than long-term rentals.

(6) Market Situation of Shopping Centers

Shopping Center Market Overview in 2022

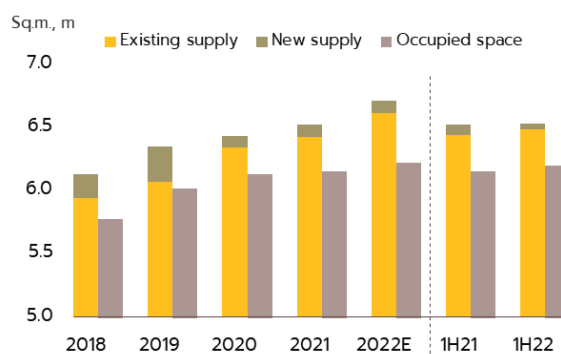
During the first half of the year, businesses showed signs of recovery but were still affected by the pressure on consumer spending due to higher energy prices and cost of living as a result of inflation. This led some tenants to close their operations, reduce their rental space, or request rent reductions. However, some brand name retailers continued to expand their branches to cater to high-spending customers, resulting in a slight increase of only 0.7% YoY in overall rental demand to 6.2 million square meters, while retail space supply increased by only 0.2% YoY to 6.5 million square meters, resulting in an occupancy rate of 94.9%, similar to the same period in 2021.

In the second half of the year, rental demand for retail space is expected to gradually recover, supported by the recovering economy and increasing foreign tourists, as well as government stimulus measures such as the

"half-half" campaign and the "We travel together" campaign. However, the recovery of domestic spending may be slow due to the high cost of living, higher interest rates by commercial banks, and high household debt, which accounted for 88.2% of GDP in Q2/2022. As a result, rental demand is expected to increase by only 1.0% YoY (6.2 million square meters) while new retail space supply is expected to increase by 1.5% to 9.5 million square meters due to higher construction material prices and labor shortages, causing some projects to be delayed. The rental rate is expected to remain stable at around 94%.

(Source: <https://www.krungsri.com/en/research/industry/summary-outlook/industry-outlook-2023-2025>)

Figure 1: Existing & New Supply and Occupied Space



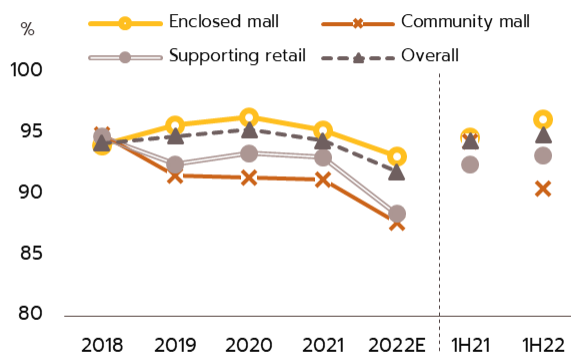
Source: CBRE Research, Krungsri Research

Shopping center market trend for 2023-2025

Land sales and leasing are expected to grow by 18.0-20.0% annually, reaching 2,200 rai, 2,700 rai, and 3,000 rai in 2023, 2024, and 2025 respectively. This is supported by several factors: (1) the easing of the COVID-19 situation and the reopening of Thailand, which will boost investor confidence, (2) the trend of foreign investors moving their production bases to ASEAN and Thailand due to trade tensions between the US and China. Recently, several foreign companies have expanded their investment in Thailand, such as BYD Auto Industry Co., Ltd. from China, which has invested in an electric vehicle production plant in the Rayong Industrial Estate, (3) the progress of government infrastructure projects, especially in the Eastern Economic Corridor (EEC), and (4) government stimulus measures to boost investment. Industrial estate operators are expected to develop smart parks that are environmentally friendly and technologically advanced to attract both local and foreign investors, following the BCG economic model that emphasizes environmentally-friendly business practices. This is expected to drive investment growth in the future.

(Source: <https://www.krungsri.com/en/research/industry/summary-outlook/industry-outlook-2023-2025>)

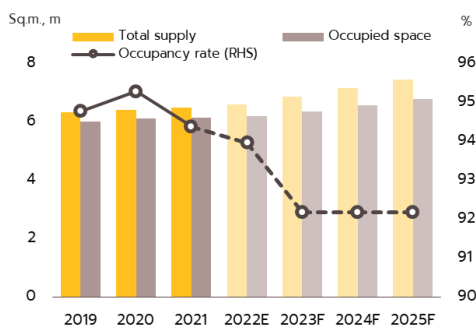
Figure 2: Occupancy Rate by type



Source: CBRE Research, Krungsri Research

The retail space rental business is facing competition from e-commerce businesses, which are becoming increasingly influential. This may reduce the demand for retail space rentals to some extent. However, online sales still account for a small proportion (3-4% of total sales) compared to sales through physical stores but have high growth potential in the future. Therefore, retail space rental business operators need to adapt to changing consumer behavior.

Figure 3: Retail Space in BMR



Source: CBRE Research, Krungsri Research

(7) Office Market Situation

Office Market Situation in 2022

In the first half of the year, the business faced pressure from slow purchasing power recovery in the country, while new supplies increased by only 32,600 square meters (-76.5% YoY), resulting in accumulated supplies at the end of June increased by 1.0% YoY to 9.5 million square meters. Some retail space renters faced

difficulties and had to close down, as reflected in the increase of registered business closures up to 21.9% YoY. The net take-up in the first half of the year increased by only 6,100 square meters, while the occupied space was at 8.2 million square meters, a decrease of -1.3% YoY. This caused the occupancy rate to decrease to 86.7%, down from 88.7% in the same period of 2021.

In the second half of the year, new supplies are expected to enter the market, while the demand for rented space will gradually recover as the COVID-19 situation eases, and employees return to work in offices. Throughout 2022, the accumulated rental space is expected to be 9.7 million square meters, up 2.1%, while the target rental space will be 8.3 million square meters, up 0.4%. This will result in a rental rate of 85%, down from 87% in 2021. The rental rate for Grade A office spaces is expected to remain stable, as they are still in high demand, especially for businesses that continue to grow during the COVID-19 situation, such as technology platforms and e-commerce. On the other hand, the rental rate for Grade B office spaces may decrease, as most renters are medium to small businesses.

(Source: <https://www.krungsri.com/en/research/industry/summary-outlook/industry-outlook-2023-2025>)

Figure 1: New Supply Net Take-Up and Occupancy Rate

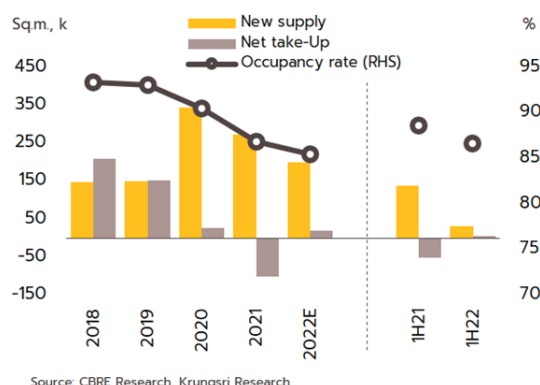
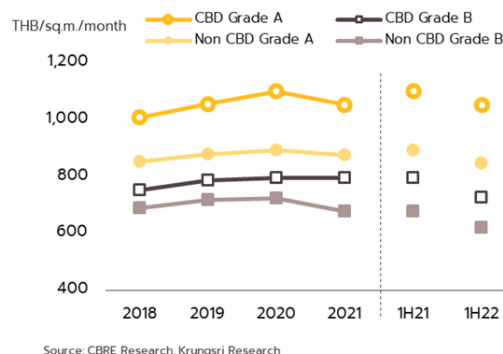


Figure 2: Rental Rates of Office by Area & Grade



Office Market Trend for 2022-2024

The demand for office rental space over the next three years is expected to grow at an average rate of 2.0% per year (compared to an increase of 2.5% per year during 2015-2019), following the economic activities that are expected to return to normal levels. Meanwhile, infrastructure investment, particularly in transportation, will support office rental demand in central business districts, especially for new buildings. Supply of offices is expected to increase according to business plans, particularly in mixed-use projects under construction, such as The Unicorn/Park Silom/MSphere/One Bangkok. However, some projects may be delayed due to labor

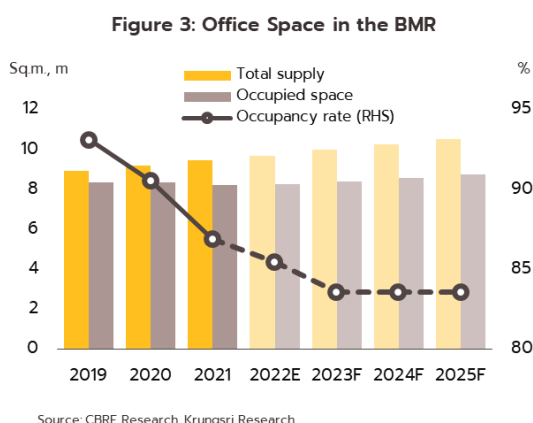
shortages, resulting in an average annual increase in office supply of 2.8% or 85,000 square meters. Rental rates may decrease to an average of 84%, which could create pressure on rental rates in the office market, as tenants will have more bargaining power with increased supply.

Revenue for office space for rent in the central business district is expected to continuously grow, particularly for Grade A buildings, which are in high demand due to their beautiful designs, modern technology systems, and good management systems.

On the other hand, revenue for office space for rent in non-central business district areas and suburbs is expected to remain stable or decrease due to a relatively high supply of mostly Grade B buildings, making competition high and not allowing for rental rates to increase significantly.

Competition is expected to increase due to the new supply of office space entering the market, while the trend for some hybrid work [2] may lead to a decrease in demand for office space for rent.

(Source: <https://www.krungsri.com/en/research/industry/summary-outlook/industry-outlook-2023-2025>)



(3) Products or Services Procurement

Land Acquisition

In regards to land acquisition for real estate development projects, the Company does not have a policy to own property or land that is not ready for development. The Company plans to acquire land in potential locations that can be developed within a period of 1 to 2 years to be in accordance with the Company's project development plan in terms of sales targets and revenue recognition. The Company studies the feasibility of project developments and the suitability of target customers in possible locations before acquiring land for project development. The

Company then procures the land for project development with a down payment and schedules the transfer of land ownership within a period of 1-2 years. The land is purchased and developed immediately for the continuity of the project development. However, the Company does not acquire land and keep waiting for too long to develop projects because the Company does not want to be burdened with the unnecessary cost of owning land. This also helps reduce the regulatory risk for land use in the future, unless the Company foresees that the land has a high development potential in the future and the price is at a level where the return on investment is higher than the cost of holding. In this regard, the Company acquires lands by itself or through a land broker. The Company only sells and purchases land on behalf of the Company. If the Company uses a broker to purchase land, brokerage fees will be paid based on the market rate.

The Company determines project types to suit the location according to various assumptions and studies the feasibility of the project in terms of law, finance and marketing after considering these factors and seeing the possibility of development, the Company will compare it with other plots of land to see its potential more clearly in order to make effective investment decisions. The process of land acquisition of the Company is under the consideration and approval of the expert committees according to the Company's procedures in a concise and transparent manner.

Procurement of Construction Management Consultants

The Company hired a consulting company to supervise the construction. The construction management consulting company will work together with the project development department to monitor the work of the contractor so that it meets the construction standards that are correct and complete and in accordance with the law, the construction permit and completed within the specified time. In regards to the selection of a construction management consulting company, the Company mainly made decisions based on the reputation, performance, experience, and readiness of the team of construction management consultants.

The Company has the following selection process for construction management consultants:

- ☐ Prepare the details, the scope of work and the project management plan to be submitted and requested a quotation along with the attached profile of the construction management consulting company.

- ☐ **Consider a price comparison and the scope of work** proposed by various construction management consulting companies.
- ☐ **Select qualifications** of a construction management consulting company. This is considered by the project development department and the purchasing committee of the Company.
- ☐ **Propose it to the Company's authorized person** to summarize the selection and enter into a contract,

Contractor Recruitment

The Company has a selection process for contractors as follows:

- ☐ **Prepare the details of the employment terms and conditions.** The Project Development Department will provide details, scope of work and the terms of conditions of employment in order to deliver a bidding letter of invitation to the contractors on the approved vendor list.
- ☐ **Consider the qualifications and prices.** After receiving quotations from different contractors, the purchasing committee and the project development department will then select a qualified contractor in the budget price to compare and then propose it to the authorized person of the Company to approve the selection.
- ☐ **Approve and enter into a contract agreement.** After the Company has concluded the results of the contractor selection, they will be proposed to the authorized person of the Company for approval and a contract will be made with the contractor in the future.

Procurement of Equipment

The main construction materials used in the construction of the project are bricks, gravel, cement, sand and steel, etc. The contractor is responsible for purchasing all the construction materials in accordance with the turnkey contract which is calculated as part of the construction cost. However, the Company will supply certain types of construction material that have a relatively high price, such as elevators, furniture, etc. The Company has a purchasing committee to consider purchasing materials and equipment before proposing it to the authorized person of the Company.

Process and Duration of Project Development Studies

The Company's project developments have different duration and implementation depending on the size and type of each project. The construction of low- rise buildings (buildings with a height no more than 8 floors) is approximately 12-15 months. This is faster than the construction of the High- Rise buildings (buildings with the height of more than 8 floors or more), which takes about 24-36 months to complete. The details, procedures and duration of construction are approximately summarized as follows:

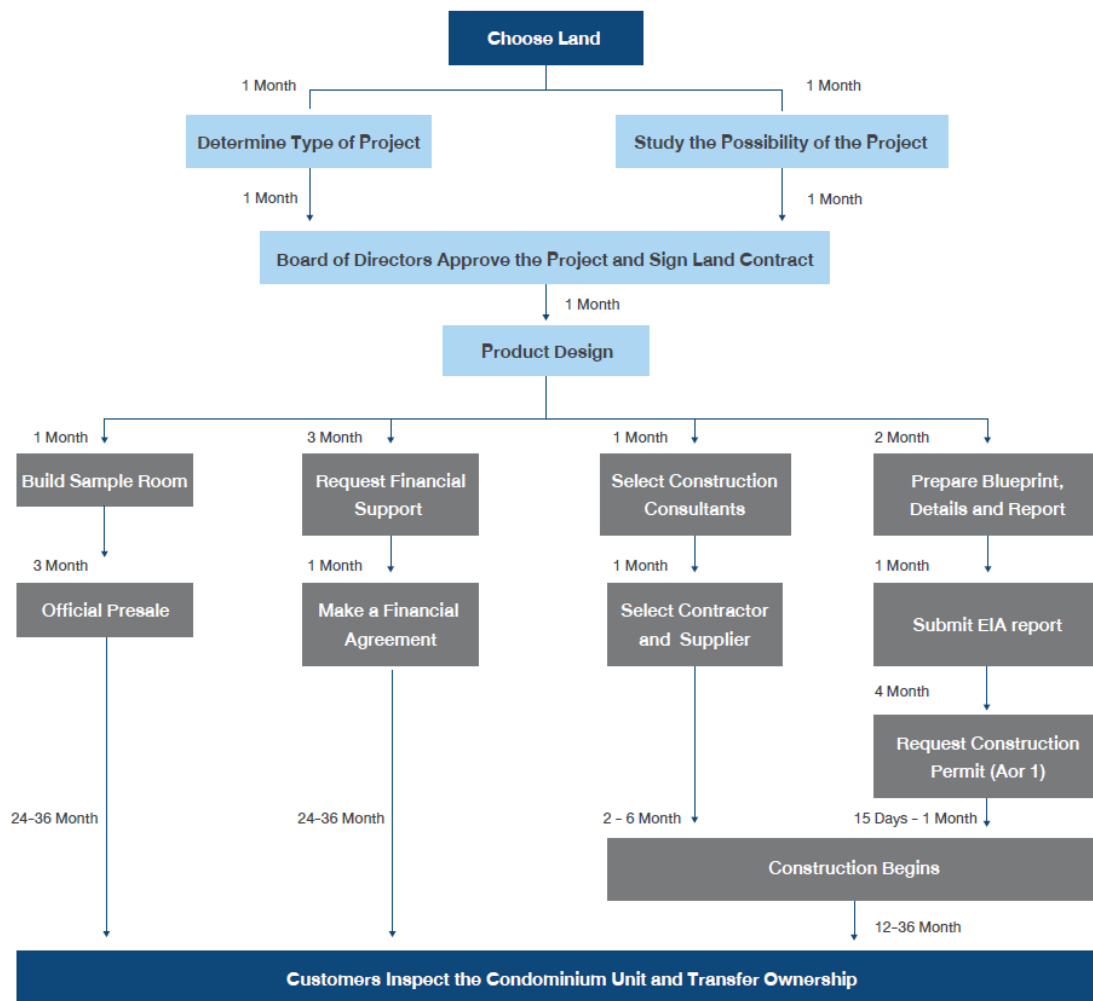


Figure showing the process and duration of the project development studies

Preparation of Environmental Impact Assessment Report

Most of the building and public utility construction of the Company is under the control of The Enhancement and Conservation of National Environmental Quality Act,. B.E. 2535 and The Enhancement and Conservation of National Environmental Quality Act (NO.2),. B.E. 2018 in accordance with the notification of the Ministry of Natural Resources and Environment on determining the criteria, methods, regulations, and guidelines for the preparation of an environmental impact assessment report. Projects larger than 4,000 square meters or higher than 23 meters or having more than 80 units must submit the environmental impact assessment report during the process of requesting the building construction permits in accordance with the Building Control Act.

In addition, the Company provided measures to prevent and mitigate environmental impacts during and after construction by using canvas or Mesh Sheets to cover the buildings during the construction to prevent dust being dispersed to nearby areas and thoroughly washing the wheels of vehicles before leaving construction sites. Once the construction is complete, all projects will have a central wastewater treatment system before being discharged into public drains. The Company pays attention to environmental measures and requires all projects to strictly comply with the established standards. There is no environmental impact issue and there are no significant additional costs to preventing any environmental impacts except the necessary expenses for the preparation of the Environmental Impact Assessment Report in order to request the building construction permit as required by the law.

Research and Development

The Company is determined to continuously develop residential projects to meet the needs of customers and create maximum customer satisfaction. The Company emphasizes the importance of exterior and interior condominium design first. The design must be unique with the best functional unit plan designs which is an outstanding feature of the Company's projects.

Business Development and Research Department is responsible for researching to determine the location of project developments based on the growth of residential demand from the potential change factors of each location including the competitive environment of supply in each location. This includes a research study on consumer demands to determine the style and price level of the project. The Company's product design and

development department is responsible for developing product types in order to have projects that respond to the needs of consumers as much as possible. This is to create an advantage in competition and the utmost satisfaction in order to be consistent with the real estate market environment that keeps changing at all times.

The Company places importance on creating new innovation in terms of products and service development. The Company follows up changes in technology related to housing and consumer behavior. Satisfaction surveys and customers' needs after purchasing condominium units were collected from various departments such as the sales and marketing department, project developments, and customer relations. After that, data is processed and analyzed before being implemented in new product developments and services in regards to building concepts, room concepts, room size, furniture placement, utilization of living space, service needs and facilitating convenience in various aspects that are suitable to the desires and the modern lifestyles of target groups.

The Company also focuses on research and development to further and extend various real estate development business and service businesses in order to meet the complete needs of consumers as well as the sustainable growth of the Company.

(4) Assets Used in Business Operations:

At the end of 2022, the main assets used in the business operations of the Corporation consists of: cost of project development, investment properties, and property, plants and equipment. The details are as follows:

Item	Net Book Value As of December 31, 2021 (millions of Baht)	Characteristics of Ownership	Obligations
Cost of Project Development	26,339.1	Owner	Partly used as collateral for loans with financial institutions
Investment Properties	271.2	Owner	Partly used as collateral for loans with financial institutions
Property, Plants and Equipment	2,427.2	Owner	Partly used as collateral for loans with financial institutions
Total	29,037.5		

Cost of Project Development

At the end of 2022, the cost of project development consisted of land and establishments for sale in various projects. The net book value in the Consolidated Financial Statements was 26,339.1 MB. The details are as follows:

Item	Project Type	Project Area (rai)	Net Book Value (millions of Baht) As of December 31, 2022	Characteristics of Ownership	Obligations
Notting Hill Sukhumvit 107	Residential Condominium	0-3-83	3.8	Owner	none

Knightsbridge Sky River Ocean	Residential Condominium	1-3-60	4.4	Owner	none
Notting Hill Tiwanon-Kaerai	Residential Condominium	1-1-43.5	3.7	Owner	none
Knightsbridge The Ocean Sriracha	Residential Condominium	4-0-4.5	60.6	Owner	none
Kensington Kaset Campus	Residential Condominium	4-0-85	3.7	Owner	none
B-Loft Lite Sukhumvit 115 B	Residential Condominium	0-2-17	5.4	Owner	none
Origin Plug & Play Nonthaburi Station	Residential Condominium	3-3-14.6	550.9	Owner	Collateral for loans from financial institutions in the amount of 920.0 MB*
Kensington Sukhumvit - Thepharak	Residential Condominium	4-2-24.2	29.5	Owner	None
Notting Hill Sukhumvit 105	Residential Condominium	7-0-79	1.4	Owner	None
Notting Hill Jatujak Interchange	Residential Condominium	1-0-92	0.4	Owner	None
B-Loft Lite Sukhumvit 107	Residential Condominium	0-2-47.3	1.0	Owner	None

The Origin Ram 209 Interchange	Residential Condominium	4-0-87	153.8	Owner	None
The Origin Ladprao 15	Residential Condominium	1-1-06	219.5	Owner	Collateral for loans from financial institutions in the amount of 168.0 MB*
The Origin Ramintra 83 Station	Residential Condominium	6-3-91	249.9	Owner	Collateral for loans from financial institutions in the amount of 1,400.0 MB*
The Origin Sukhumvit 105	Residential Condominium	8-0-36.5	21.3	Owner	None
The Origin Ratchada-Ladprao	Residential Condominium	1-3-32	90.6	Owner	None
Brixton Pet&Play Sukhumvit 107 A	Residential Condominium	0-2-76.4	47.8	Owner	None
The Origin Onnut	Residential Condominium	2-3-23	102.2	Owner	None
Origin Place Phahol 59 Station	Residential Condominium	1-0-88	146.0	Owner	Collateral for loans from financial institutions in the amount of 175.0 MB*
Brixton Rayong	Residential Condominium	3-1-85.3	167.5	Owner	None

Kensington Rayong 1	Residential Condominium	3-0-92.5	162.3	Owner	None
Kensington Rayong 2	Residential Condominium	2-3-49.5	55.5	Owner	None
Notting Hill Rayong	Residential Condominium	2-2-67.1	221.6	Owner	None
The Hampton Suites Rayong	Residential Condominium	'2-0-14.5	105.7	Owner	None
Brixton Kaset-Sriracha Campus	Residential Condominium	4-0-83.2	184.6	Owner	Collateral for loans from financial institutions in the amount of 358.0 MB*
Brixton Bangsaen Campus	Residential Condominium	1-0-0	130.7	Owner	Collateral for loans from financial institutions in the amount of 189.7 MB*
Origin Play Bangsaen	Residential Condominium	1-3-71.1	120.2	Owner	Collateral for loans from financial institutions in the amount of 291.4 MB*
Knightsbridge Collage Sukhumvit 107	Residential Condominium	1-1-50.8	72.3	Owner	None
Brixton Pet&Play Sukhumvit 107 B	Residential Condominium	0-2-75.6	3.7	Owner	None

Origin Plug & Play E22 Station	Residential Condominium	3-3-46.4	263.1	Owner	Collateral for loans from financial institutions in the amount of 815.0 MB*
Brixton Pet & Play Phahol 50 Station	Residential Condominium	1-3-44.58	195.2	Owner	Collateral for loans from financial institutions in the amount of 223.9 MB*
Origin Plug & Play Sri Lasalle Station	Residential Condominium	7-3-37	725.4	Owner	None
Origin Place Ramkhamhaeng153	Residential Condominium	6-2-61	40.4	Owner	None
Knightsbridge Sukhumvit-Thepharak	Residential Condominium	1-3-54	400.8	Owner	None
Britania Mega Town Bangna	Residential House	55-3-61.2	297.3	Owner	None
Britania Wongwaen-Hathairat	Residential House	31-03-93	139.5	Owner	Collateral for loans from financial institutions in the amount of 50.0 MB
Britania Bangna Km.42	Residential House	68-1-84.5	220.7	Owner	None
Britania Khukhot Station	Residential House	21-1-63.2	44.2	Owner	None
Britania Saimai	Residential House	36-2-11.9	420.0	Owner	Collateral for loans from financial institutions in the amount of 687.4 MB

Grand Britania Bangna Km.12	Residential House	17-3-22.3	14.1	Owner	Collateral for loans from financial institutions in the amount of 60.0 MB
Brighton Amata-Sukprayoon	Residential House	23-1-50.9	176.1	Owner	None
Brighton Khukhot Station	Residential House	20-1-58	198.5	Owner	None
Grand Britania Bangna-Suvarnabhumi	Residential House	18-1-93.1	416.8	Owner	Collateral for loans from financial institutions in the amount of 421.3 MB
Grand Britania Nontaburi Station	Residential House	12-1-43.6	299.8	Owner	Collateral for loans from financial institutions in the amount of 242.0 MB*
Britania Tiwanon-Ratchaphruek	Residential House	23-0-14.4	331.2	Owner	Collateral for loans from financial institutions in the amount of 339.7 MB
Grand Britania Rama IX - Krungthep Kreetha	Residential House	20-2-53.7	371.7	Owner	Collateral for loans from financial institutions in the amount of 581.4 MB
Britania Ratchaphruek-Nakhon In	Residential House	2-3-29	207.8	Owner	Collateral for loans from financial institutions in the amount of 368.0 MB
Britania Praksa Station	Residential House	25-3-98.6	312.5	Owner	Collateral for loans from financial institutions in the amount of 395.0 MB

Brighton Bangpakong	Residential House	12-1-33.7	268.0	Owner	Collateral for loans from financial institutions in the amount of 361.0 MB
Britania Wongwaen-Pinklao	Residential House	18-2-40	315.0	Owner	Collateral for loans from financial institutions in the amount of 297.0 MB
Britania Rayong	Residential House	44-3-37	390.5	Owner	Collateral for loans from financial institutions in the amount of 475.0 MB
Britania Udondusadee	Residential House	24-1-51.20	195.3	Owner	Collateral for loans from financial institutions in the amount of 227.5 MB
Brighton Bangna Km.26	Residential House	9-0-53.40	90.7	Owner	None
Britania Bangna-Suvarnabhumi	Residential House	99-0-2	471.8	Owner	None
Belgravia Exclusive Pool Villa Bangna-Rama 9	Residential House	23-03-97	547.5	Owner	Collateral for loans from financial institutions in the amount of 610.0 MB
Grand Britania Ratchaphruek- Rama 5	Residential House	50-2-23	578.9	Owner	Collateral for loans from financial institutions in the amount of 1,012.0 MB
Grand Britania Wongwaen- Ramintra	Residential House	65-2-75.4	489.4	Owner	Collateral for loans from financial institutions in the amount of 739.0 MB

Knightsbridge Space Rama IX	Residential Condominium	2-0-47.8	619.2	Owner	None
Knightsbridge Kaset Society	Residential Condominium	2-0-79.6	160.7	Owner	None
Park 24 Phase 2	Residential Condominium	7-0-55	3,252.8	Owner	Collateral for loans from financial institutions in the amount of 1,400.0 MB
Park Origin Phayathai	Residential Condominium	2-1-36.3	733.1	Owner	None
Origin Thonglor World	Residential Condominium	7-0-13.8	5,581.6	Owner	Collateral for loans from financial institutions in the amount of 4,000.0 MB
Knightsbridge Prime Sathorn	Residential Condominium	2-3-75.7	24.8	Owner	None
Future Project			4,624.7	Owner	Collateral for loans from financial institutions in the amount of 5,622.8 MB
Total			26,339.1		

Remarks : * Refers to a project used as collateral for loans from financial institutions as a joint credit in an amount of 550 MB.

** Refers to a project used as collateral for loans from financial institutions as a joint credit in an amount of 650 MB.

Investment Properties

At the end of 2022, the Corporation's investment properties included project which were used for retail spaces for retailers in order to provide services and convenience to customers who purchase condominium units in the projects.

No.	Project
1	Cabana A
2	Kaset Campus
3	Knightsbridge I
4	Knightsbridge Sky River
5	Knightsbridge The Ocean Sriracha
6	Knightsbridge Tiwanon
7	Notting Hill Praksa
8	Notting Hill Sriracha
9	Sense of London
10	Troicana
11	The Origin Phahol-Saphanmai
12	Knightsbridge Collage Sukhumvit 107
13	Knightsbridge Space Rama IX
14	KnightsBridge Space Ratchayothin
No.	Project
15	KnightsBridge Prime Onnut
16	KnightsBridge Prime Ratchayothin
17	KnightsBridge Collage Ramkhamhaeng
18	Park 24

As for the land and Portobello Mall Building, it is an investment property in the form of a Community Mall located in the Sriracha zone to provide services and convenience product to customers who purchase condominium units in the projects, under our "Smart City concept" There are more than 30 stores, and there is also One Ramintra project, a Mix Used project located in Ramintra area.

4.1.3. Property, Plants, and Equipment

Item	Net Book Value (millions of Baht) December 31, 2021	Characteristics of Ownership	Obligations
Land and Land Improvement	752.9	Owner	Collateral for loans from financial institutions in the amount of 1,608.8 MB
Hotels Buildings and Building Improvements	753.4	Owner	Collateral for loans from financial institutions in the amount of 598.5 MB
Temporary Buildings and Rental Buildings Improvements	403.6	Owner	Collateral for loans from financial institutions in the amount of 1,437.7 MB
Furnishings and Office Supplies	194.10	Owner	None
Vehicles	0.5	Owner	None
Work during construction	322.7	Owner	Collateral for loans from financial institutions in the total amount of 1,938.3 MB

Total	2,427.2		
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Property Leases for Business Operations

The property leases of the Corporation is land to develop hotels, serviced apartments, and commercial retail spaces. The details of the leases are as follows:

Company	Contract Date	Start	End	Contract Period (year)	Value according to the Lease Agreement (Baht)
Origin One Thonglor Company Limited	December 14, 2016	January 1, 2020	December 31, 2049	30	859,206,194.0
Origin One Sukhumvit 24 Company Limited	November 30, 2017	January 1, 2018	December 31, 2020	3	45,000,000.0
Origin One Sukhumvit 24 Company Limited	November 30, 2017	January 1, 2021	December 31, 2050	30	1,034,206,200.0
One Phayathai Company Limited	August 21, 2018	October 1, 2018	September 30, 2022	4	Granting the right to use land at no cost
One Phayathai Company Limited	August 21, 2018	October 1, 2022	September 30, 2052	30	557,804,131.3
One Phayathai Company Limited	August 21, 2018	October 1, 2052	October 1, 2082	30	950,608,262.6

One Sukhumvit 59 Company Limited	November 26, 2018	November 26, 2018	November 25, 2021	3	Granting the right to use the land at no cost
One Sukhumvit 59 Company Limited	November 26, 2018	November 26, 2021	November 25, 2051	30	1,387,400,785.0
One Sukhumvit 59 Company Limited	November 26, 2018	November 26, 2051	November 25, 2066	15	1,472,941,404.0
Alpha Industrial Solutions Company Limited	31 March 2021	1 April 2021	31 March 2023	2	78,000,000.0
Alpha Industrial Solutions Company Limited	31 March 2021	1 April 2023	31 March 2053	30	118,574,438.9
One Sanampao Company Limited	25 March 2020	1 January 2022	31 December 2025	4	Granting the right to use the land at no cost
One Sanampao Company Limited	25 March 2020	1 January 2026	31 December 2055	30	1,866,492,400.0
One Asset Bloom Company Limited	29 March 2022	1 April 2022	30 September 2023	1 5	Granting the right to use the land at no cost
One Asset Bloom Company Limited	29 March 2022	1 October 2023	30 September 2036	12	83,538,000.0
One Origin Hospitality	1 April 2022	1 April 2022	31 March 2043	21	21,120,339.8

Company Limited					
Alpha Industrial Solutions Company Limited KM.19	8 March 2022	9 March 2022	8 March 2024	2	Granting the right to use the land at no cost
Alpha Industrial Solutions KM.19 Company Limited	8 March 2022	9 March 2024	8 March 2053	30	442,954,637.0
Alpha Industrial Solutions KM.19 Company Limited	1 June 2022	1 June 2022	8 June 2023	1	Granting the right to use the land at no cost
Alpha Industrial Solutions KM.19 Company Limited	1 June 2022	9 March 2023	8 March 2024	1	5,760,000.0
Alpha Industrial Solutions KM.19 Company Limited	1 June 2022	9 March 2024	8 March 2054	30	368,992,833.6
Alpha Industrial Solutions Rangsit Company Limited	11 March 2022	1 March 2022	29 February 2024	2	Granting the right to use the land at no cost
Alpha Industrial Solutions Rangsit Company Limited	11 March 2022	1 March 2024	28 February 2054	30	541,144,336.7
Alpha Industrial Solutions Laemchabang	25 October 2022	25 October 2022	24 October 2023	1	Granting the right to use the land at no cost

Company Limited					
Alpha Industrial Solutions Laemchabang Company Limited	25 October 2022	25 October 2023	24 October 2053	30	299,381,537.4

Investments

As of December 31, 2022, the Company had investments in subsidiaries as follows:

Company Name	Nature of Business	Percentage	As of December 31, 2022 (millions of Baht)
<u>Subsidiaries of the Company</u>			
One Origin Company Limited	Real Estate Development	100	1,012.4
Primo Service Solution Company Limited ("PSS")	Provides Real Estate Management Services	75	125.7
Origin Condominium Company Limited	Real Estate Development	100	508.7
Britania Public Company Limited	Real Estate Development	70	304.8
Origin Grand Company Limited	Real Estate Development	100	606.2
Park Luxury Company Limited	Real Estate Development	100	4,007.5
Origin Capital Collage 107 Company Limited	Real Estate Development	100	87.4
Origin Global (Hong Kong) Limited	Provides Brokerage Services in Sales and Services Related to the Real Estate Business	100	1.0

Prominent Capital Company Limited	Real Estate Development	100	1.0
Prominent Asset Management Company Limited	Asset Management	100	25.0
Origin Healthcare Company Limited	Healthcare Business Investment	95	94.7
Origin Ramkhamhang Company Limited	Real Estate Development	100	287.0
Origin Energy Company Limited	Energy Business Investment	100	2.3
Primo Insurance Broker Company Limited	Insurance Broker	100	5.0
Origin Music Company Limited	Artist Management	100	1.0
Origin Knightsbridge Theparak Company Limited	Real Estate Development	100	327.8
<u>Subsidiaries of PRI</u>			
Passion Realtor Company Limited	Provides Brokerage Services to Sell and Find Tenants for Development Projects	100	1.6
Primo Management Company Limited	Provides Services Related to Real Estate business	100	1.7
Wyde Interior Company Limited	Provide Interior design	100	0.3
Uno Service Company Limited	Provides Services Related to Real Estate Business	100	0.0

Crown Residence Company Limited	Provides Brokerage Services to Sell and Find Tenants for Development Projects	100	0.0
Total Investments in Subsidiaries			7,696.1

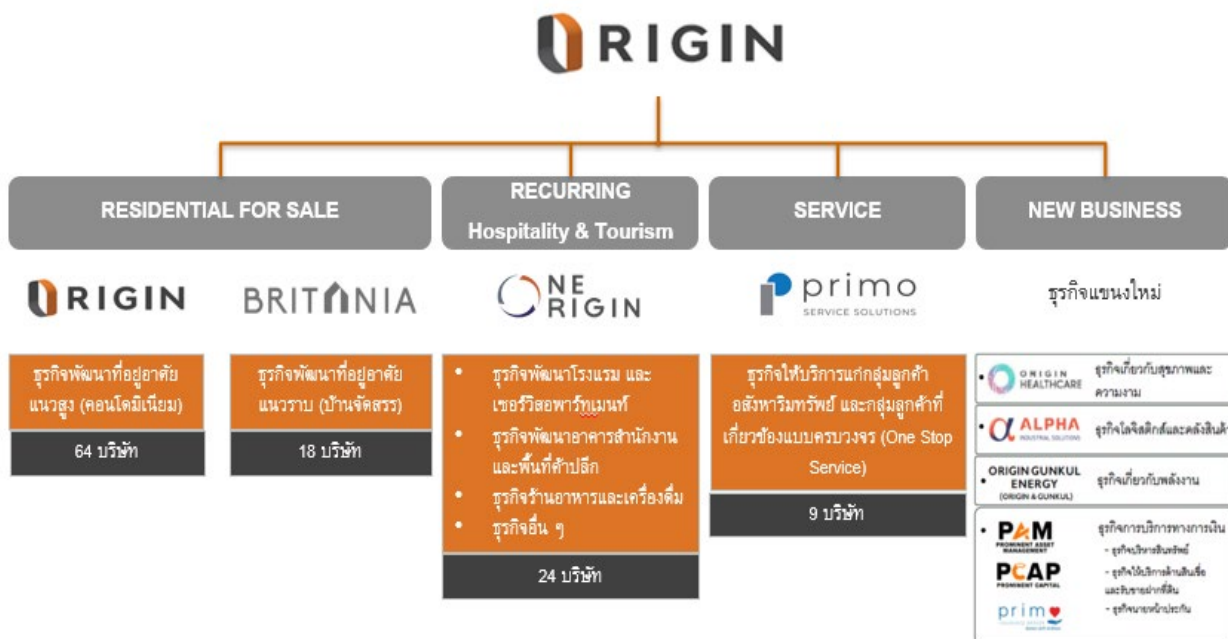
(5) Incomplete Delivery

As of December 31, 2022, the Company has condominium units that have entered into purchase agreements but the ownership of 81 projects has not been transferred. This totals 9,318 units or an equivalent to 40,521.0 MB.

1.3 Shareholding Structure of the Corporation

1.3.1 Shareholding Structure of the Corporation

The Company's structure as of December 31, 2022 can be summarized as follows:



Details of the Company's subsidiaries structure (companies that complete the registration of establishment as of December 31, 2022) are listed below:

Condominium Business					
No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
1	Park Luxury	February 28, 2013	1,000.0 MB	99.99%	Real Estate Development and Business related to Real Estate
2	Park Origin Phayathai	January 9, 2018	600.0 MB	99.99%	Real Estate Development
3	Park Origin Rama 4	February 1, 2018	900.0 MB	51.00% **	Real Estate Development (JV)
4	Park Origin Ratchathewi	January 25, 2018	550.0 MB	51.00% **	Real Estate Development (JV)
5	Park Origin T2	January 25, 2018	500.0 MB	99.99%	Real Estate Development
6	Origin Park T1	October 30, 2017	2,303.0 MB	51.00% **	Real Estate Development (JV)
7	Park Pillar R4	November 14, 2018	452.5 MB	51.00% **	Real Estate Development (JV)
8	Park Ratchada	May 17, 2019	500.0 MB	51.00% **	Real Estate Development
9	Origin Vertical	August 11, 2016	632.4 MB	51.00% **	Real Estate Development (JV)
10	Origin Sphere	November 15, 2016	206.6 MB	99.99%	Real Estate Development (JV)
11	Origin Prime 2	November 16, 2017	383.3 MB	51.00% **	Real Estate Development (JV)
12	Knightsbridge Sukhumvit Punnawithi	December 17, 2019	1.0 MB	99.99%	Real Estate Development
13	Origin Sorte	November 28, 2017	210.0 MB	99.99%	Real Estate Development
14	Origin Kaset Society	July 27, 2017	102.5 MB	99.99%	Real Estate Development
15	Origin Capital Rama 9	June 27, 2018	330.0 MB	51.24% *	Real Estate Development
16	Origin Prime	November 25, 2016	257.6 MB	99.99%	Real Estate Development
17	Origin Condominium	August 11, 2016	500.0 MB	99.99%	Real Estate Development
18	Origin Sathorn	September 8, 2016	45.0 MB	99.99%	Real Estate Development
19	Origin Grand	April 25, 2017	700.0 MB	99.99%	Real Estate Development
20	Origin Ramkhamhaeng	July 5, 2017	262.0 MB	99.99%	Real Estate Development (JV)
21	Origin Capital Collage 107	June 26, 2018	300.0 MB	99.99%	Real Estate Development
22	V Construction Supply	April 2, 2018	300.0 MB	99.99%	Real Estate Development
23	Origin Ramkhamhaeng Interchange	January 9, 2018	400.0 MB	51.00% **	Real Estate Development
24	Origin Knightsbridge Theparak	May 17, 2018	265.0 MB	51.00% **	Real Estate Development (JV)
25	Origin Ladprao	November 17, 2019	462.0 MB	51.00% **	Real Estate Development (JV)

26	The Origin Dusit	July 11, 2019	320.0 MB	51.00% **	Real Estate Development (JV)
27	Origin Ramintra	September 11, 2019	650.0 MB	51.00% **	Real Estate Development
28	Origin Sukhumvit Sailuat	September 27, 2019	410.0 MB	51.00% **	Real Estate Development
29	Origin Global (Hong Kong) Company Limited	June 12, 2019	30,000.0 USD	100.00%	Service Business Related to Real Estate
30	Prominent Capital Company Limited	April 26, 2019	1.0 MB	99.99%	Real Estate Development and provide loan, accept land as collateral.
31	Digital Butler	November 25, 2016	5.2 MB	57.47%	
32	Knightsbridge Kaset Interchange	July 23, 2020	37.0 MB	51.00% **	Real Estate Development (JV)
33	Alpha Industrial Solutions	January 21, 2021	235.0 MB	50.00% **	Logistic and Warehouse (JV)
34	Prominent Asset Management	February 10, 2021	25.0 MB	99.99%	Asset Management
35	Origin Healthcare	March 9, 2021	131.32 MB	91.09% **	Healthcare Business Investment
36	Kin Origin Healthcare	July 20, 2021	136.0 MB	50.00% **	Rehab Center
37	Primo Insurance Broker	May 25, 2021	3.0 MB	99.99%	Insurance Broker
38	Origin Energy	July 15, 2021	1.0 MB	99.99%	Energy Business Investment
39	Origin Place Samutprakarn	September 7, 2021	1.0 MB	99.99%	Real Estate Development
40	Origin Bupha Bangna	September 7, 2021	1.0 MB	50.00%**	Real Estate Development (JV)
41	Origin Play Phahol N 19 Station	September 7, 2021	1.0 MB	99.99%	Real Estate Development
42	Origin Plug & Play Samutprakarn	September 8, 2021	1.0 MB	99.99%	Real Estate Development
43	So Origin Phahol 69 Station	September 8, 2021	1.0 MB	99.99%	Real Estate Development
44	Origin Plug & Play Jaran Ratchaviti	September 20, 2021	1.0 MB	99.99%	Real Estate Development
45	Origin Gunkul Energy	October 12, 2021	1.0 MB	50.00% **	Energy Business (JV)
46	Origin Plug & Play E22 Station	October 19, 2021	1.0 MB	99.99%	Real Estate Development
47	Origin Play Sri Udom Station	February 4, 2022	730.0 million Baht	51.00%**	Real Estate Development (JV)
48	Origin Plug & Play Phetkasem	February 11, 2022	1.0 million Baht	99.99%	Real Estate Development
49	Alpha Industrial Rungsit	February 24, 2022	1.0 million Baht	51.00%**	Logistic and Warehouse (JV)
50	Alpha Industrial KM.19	February 24, 2022	1.0 million Baht	51.00%**	Logistic and Warehouse (JV)

51	Origin Plug & Play Sri Lasalle Station	March 25, 2022	1.0 million Baht	99.99%	Real Estate Development
52	So Origin Siriraj	April 19, 2022	390.0 million Baht	51.00%**	Real Estate Development (JV)
53	Origin Play Bang Khunnon	June 14, 2022	450.0 million Baht	51.00%**	Real Estate Development (JV)
54	So Origin Sukhumvit	August 26, 2022	1.0 million Baht	99.99%	Real Estate Development
55	Origin Place Lasalle	September 2, 2022	1.0 million Baht	99.99%	Real Estate Development
56	The Origin Phetkasem Bangkae	September 9, 2022	1.0 million Baht	99.99%	Real Estate Development
57	The Origin Ramkhamhaeng 142	September 9, 2022	1.0 million Baht	99.99%	Real Estate Development
58	Alpha Industrial Laemchabang	September 19, 2022	230.0 million Baht	99.99%	Logistic and Warehouse
59	Origin EEC	November 25, 2016	250.0 million Baht	99.99%	Real Estate Development
60	Origin Chachoengsao	October 6, 2022	1.0 million Baht	99.99%	Real Estate Development
61	Alpha Industrial Suwinthawong	November 15, 2022	1.0 million Baht	99.99%	Logistic and Warehouse
62	Origin Place Ramkhamhaeng 153	November 23, 2022	1.0 million Baht	99.99%	Real Estate Development
63	Origin Music	December 7, 2022	1.0 million Baht	99.99%	Entertainment
64	Origin Bangbamru Station	December 23, 2022	1.0 million Baht	51.00%**	Real Estate Development (JV)

House Business

No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
1	Britania	August 11, 2016	428.6 million Baht	70.37%	Real Estate Development
2	Stable Home Property	November 22, 2018	15.00 million Baht	99.99%	Real Estate Development
3	District Grand Real Estate	November 22, 2018	30.00 million Baht	99.99%	Real Estate Development
4	Belgravia Bangna	March 26, 2019	1.0 million Baht	99.99%	Real Estate Development
5	Belgravia Ratchaphreuk	September 23, 2019	1.0 million Baht	99.99%	Real Estate Development
6	Britania Wongwean Ramintra	September 23, 2019	50.0 million Baht	99.99%	Real Estate Development
7	Britania Bangna KM.17	June 8, 2021	250.0 million Baht	51.00%**	Real Estate Development
8	Britania Bangna KM.35	June 8, 2021	555.0 million Baht	51.00%**	Real Estate Development
9	Stable Town	October 15, 2021	222.0 million Baht	51.00%**	Real Estate Development
10	Britania Amata-Phantong	October 25, 2021	580.0 million Baht	51.00%**	Real Estate Development
11	Grand Britania Khukhot Station	February 18, 2022	425.0 million Baht	51.00%**	Real Estate Development (JV)

12	Grand Britainia Prachauthit 76	August 8, 2022	1.0 million Baht	99.99%	Real Estate Development
13	Britania Bangna KM.39	November 1, 2022	360.0 million Baht	51.00%**	Real Estate Development (JV)
14	Grand Britainia Tawi Watthana	November 11, 2022	1.0 million Baht	99.99%	Real Estate Development
15	Britania Chaiyapreuk-Chaengwattana	November 14, 2022	1.0 million Baht	99.99%	Real Estate Development
16	Britania Bangna-Thepharak	November 14, 2022	1.0 million Baht	99.99%	Real Estate Development
17	Britania Sukhumvit 76	December 2, 2022	1.0 million Baht	51.00%**	Real Estate Development (JV)
18	Britania Rayong	December 23, 2022	1.0 million Baht	99.99%	Real Estate Development
Recurring Income Business					
No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
1	One Origin	September 21, 2011	1,000.0 MB	99.99%	Real Estate Development and business related to real estate development which includes real estate investment and services
2	Origin One Thonglor	August 19, 2016	750.0 million Baht	51.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
3	Origin One Sukhumvit 24	July 27, 2017	640.0 MB	51.00% **	Real Estate Development (JV)
4	One Origin Hua Hin	October 6, 2017	36.0 million Baht	99.99%	Hotel, Serviced Apartment, Wellness Residence
5	One Phayathai	July 25, 2018	340.0 MB	51.00% **	Real Estate Development (JV)
6	Origin One Phrom Phong	May 9, 2018	430.0 MB	51.00% **	Real Estate Development (JV)
7	Origin Food	April 19, 2018	28.0 MB	99.00%	Real Estate Development
8	One Sukhumvit 59	October 29, 2018	682.0 MB	51.00% **	Real Estate Development (JV)
9	One District Rayong	November 7, 2018	1.0 MB	99.99%	Real Estate Development
10	One Raminthra	August 5, 2019	1.0 MB	99.99%	Real Estate Development
11	One District Rayong 2	December 19, 2019	1.0 MB	99.99%	Real Estate Development
12	One Sanampao	October 1, 2020	567.0 MB	51.00%	Real Estate Development (JV)
13	Origin EEC	November 25, 2016	250.0 MB	99.99%	Real Estate Development
14	One Hampton Deluxe Ocean Sriracha	October 19, 2021	5.0 MB	99.99%	Real Estate Development
15	One Hampton Knightsbridge Samutprakarn City	October 25, 2021	5.0 MB	99.99%	Real Estate Development

16	One Hampton Next to Emporium	November 9, 2021	10.0 MB	99.99%	Real Estate Development
17	One Origin Bunpha Bangna	November 9, 2021	50.0 MB	50.00% **	Real Estate Development (JV)
18	One Origin Hospitality	January 10, 2022	281.0 million Baht	51.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
19	One Asset Bloom	March 9, 2022	10.0 million Baht	50.00% **	Office Building and Retail (JV)
20	One Dee Kitchen	April 4, 2022	2.0 million Baht	50.00% **	Food and Beverage (JV)
21	One Hampton Rayong	September 10, 2021	1.0 million Baht	99.99%	Provide Services about Real Estate Development
22	One Hampton Phayathai	May 17, 2022	1.0 million Baht	99.99%	Provide Services about Real Estate Development
23	One Hampton Thonglor	June 23, 2022	1.0 million Baht	99.99%	Provide Services about Real Estate Development
24	One Hampton Sriracha	June 28, 2022	1.0 million Baht	99.99%	Provide Services about Real Estate Development
Service Business					
No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
1	Primo Service Solution	June 24, 2011	160.0 million Baht	75.00%	Business Services related to the real estate business such as providing condominium tenant services and condominium project management services
2	Primo Management	November 25, 2016	10.0 MB	99.99%	
3	Primo Realtor	August 6, 2015	2.0 MB	99.99%	
4	United Project Management	May 29, 2020	5.0 MB	99.99%	
5	Wyde Interior	November 25, 2016	5.0 MB	99.99%	
6	Crown Residence	November 2, 2017	10.0 MB	99.99%	
7	UNO Service	August 18, 2016	1.0 MB	99.99%	
8	P Coin Plaza	September 10, 2021	1.0 MB	99.99%	
9	Hampton Hotel And Residence Management	September 10, 2021	1.0 MB	99.99%	
10	UPM Design Studio	November 26, 2021	5.0 MB	99.99%	

Remark: * The shareholding proportion that appears is calculated from all types of shares of the Company and does not include the proportion of voting.

** Investments in joint ventures.

General Information

Company Name:	Origin Property Public Company Limited ("The Company")
Abbreviation Name of Securities:	ORI
Type of Business :	Real Estate Development
Registration Number:	0107557000381
Registered Capital:	1,227,061,226.50 Baht as of December 31, 2022
Paid-Up Capital:	1,227,061,226.50 Baht as of December 31, 2022
Share Value:	0.50 Baht per share
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Contact Address:	BHIRAJTOWER at BITEC 20/FL, 4345 Sukhumvit Road, Bangna Sub-District, Bangna District Bangkok 10260 Telephone: 02 030 0000 Fax: 02 398 8066
Company Website:	www.origin.co.th

Company's Subsidiaries

Company Name:	One Origin Company Limited ("One Origin")
Type of Business:	Recurring Business, Hotel business, Food, Office for rent
Registered Capital:	1,000,000,000.00 Baht, 100,000,000 of which were common shares at a par value of 10 Baht per share
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Primo Service Solution s Public Company Limited (“Primo”)**

Registered Capital: 160,000,000.00 Baht as of December 31, 2022

Paid-Up Capital: 120,000,000.00 Baht as of December 31, 2022

Share Value: 0.50 Baht per share

Type of Business: Real Estate Development and providing services related to real estate

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Condominium Company Limited (“Origin Condo”)**

Registered Capital: 500,000,000.00 Baht, 50,000,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development 496 Moo 9 Samrongnuea

Main Office: Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Britania Public Company Limited (“Britania”)**
(Primary name Origin House Company Limited)

Registered Capital: 428,570,000.00 Baht as of December 31, 2022

Paid-Up Capital: 426,402,600.00 Baht as of December 31, 2022

Share Vale: 0.50 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Vertical Company Limited (“Vertical”)**

Registered Capital: 221,333,000.00 Baht, 22,133,300 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin One Thonglor Company Limited (“One Thonglor”)**
Registered Capital: 750,000,000.00 Baht, 75,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Hotel, Serviced Apartment, Wellness Residence
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Prime Company Limited (“Prime”)**
Registered Capital: 257,600,000.00 Baht, 25,760,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Sphere Company Limited (“Sphere”)**
Registered Capital: 14,150,000.00 Baht, 1,415,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin EEC Company Limited (“Origin EEC”)**
(PPrimary name Origin Vertical 2 Company Limited)
Registered Capital: 250,000,000.00 Baht, 25,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Digital Butler Company Limited (“Digital Butler”)**
Registered Capital: 5,220,000.00 Baht, 522,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Services providing business related to real estate
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Primo Management Company Limited ("Primo Management")**
Registered Capital: 10,000,000.00 Baht, 500,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Services providing business related to real estate
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Passion Realtor Company Limited ("Passion Realtor")**
(PPrimary name Primo Realtor Company Limited)
Registered Capital: 2,000,000.00 Baht, 200,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Services providing business related to real estate
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Wyde Interior Company Limited ("Wyde Interior")**
(PPrimary name Primo decor Company Limited)
Registered Capital: 5,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Services providing business related to real estate
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Uno Service Company Limited ("Uno")**
Registered Capital: 5,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Services providing business related to real estate
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Sathorn Company Limited (“Origin Sathorn”)**
Registered Capital: 45,000,000.00 Baht, 4,500,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Grand Company Limited (“Grand”)**
Registered Capital: 700,000,000.00 Baht, 50,000,000 of which were common shares, and another 20,000,000 were preferred stocks at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Prime2 Company Limited (“Prime2”)**
Registered Capital: 186,861,190.00 Baht, 18,686,119 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Ramkhamhaeng Company Limited (“Ramkhamhaeng”)**
Registered Capital: 262,000,000.00 Baht, 26,200,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Kaset Society Company Limited (“Kaset Society”)**
Registered Capital: 102,500,000.00 Baht, 10,250,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin One Sukhumvit 24 Company Limited (“One Sukhumvit 24”)**
Registered Capital: 640,000,000.00 Baht, 64,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **One Origin Hua Hin Company Limited (“One Hua Hin”)**
(PPrimary name “Origin One Rayong Company Limited”)
Registered Capital: 36,000,000.00 Baht, 3,600,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Hotel, Serviced Apartment, Wellness Residence
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Park T1 Company Limited (“Park T1”)**
Registered Capital: 2,303,000,000.00 Baht, 230,300,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Crown Residence Company Limited (“Crown Residence”)**
Registered Capital: 1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Services providing business related to real estate
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Ori Saute Company Limited (“Ori Saute”)**
Registered Capital: (Primary name “Origin Capital1 Company Limited”)
210,000,000.00 Baht, 21,000,000 of which were common shares, and
another 20,000,000 were preferred stocks at a par value of 10 Baht per
share
Type of Business: Restaurant
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Park Luxury Company Limited (“Park Luxury”)**
(“Primary name Park Origin Company Limited”)
Registered Capital: 1,000,000,000.00 Baht, 10,000,000.00 of which were common shares
at a par value of 100 Baht per share
Type of Business: Real Estate Development
Main Office: 12Ath Floor Siam Piwat Tower, Rama I Road, Pathumwan, Bangkok

Company Name: **V Construction and Supply Company Limited (“V Construction”)**
Registered Capital: (Primary name “Origin Collage 107 Company Limited”)
300,000,000.00 Baht, 30,000,000 of which were common shares at a
par value of 10 Baht per share
Type of Business: Construction Contractor
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Capital Rama IX Company Limited (“Capital Rama IX”)**
Registered Capital: 330,000,000.00 Baht, 33,000,000 of which were common shares at a
par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Collage 107 Company Limited (“Collage 107”)**

Registered Capital: 300,000,000.00 Baht, 30,000,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Ramkhamhaeng Interchange Company Limited**
 (“Origin Ramkhamhaeng Interchange”)
 (Primary name “Origin Ekkamai Company Limited”)

Registered Capital: 400,000,000.00 Baht, 40,000,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Knightsbridge Thepharak Company Limited**
 (“Knightsbridge Thepharak”)

Registered Capital: 265,000,000.00 Baht, 26,500,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **One Phayathai Company Limited (“One Phayathai”)**

Registered Capital: 340,000,000.00 Baht, 34,000,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Hotel, Serviced Apartment, Wellness Residence

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin One Phromphong Company Limited (“One Phromphong”)**
Registered Capital: 430,000,000.00 Baht, 43,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Hotel, Serviced Apartment, Wellness Residence
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Food Company Limited (“Food”)**
Registered Capital: 28,000,000.00 Baht, 2,800,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Food and Beverage Business
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Park Origin Phayathai Company Limited (“Park Phayathai”)**
Registered Capital: 600,000,000.00 Baht, 60,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Park Origin Rama IV Company Limited (“Park Rama IV”)**
Registered Capital: 900,000,000.00 Baht, 90,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Park Origin Ratchathewi Company Limited (“Park Ratchathewi”)**
Registered Capital: 550,000,000.00 Baht, 55,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Park Origin T2 Company Limited (“Park T2”)**
Registered Capital: 500,000,000.00 Baht, 50,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **One Sukhumvit 59 Company Limited (“One Sukhumvit 59”)**
Registered Capital: 682,000,000.00 Baht, 68,200,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Hotel, Serviced Apartment, Wellness Residence
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **One District Rayong Company Limited (“One District Rayong”)**
Registered Capital: 1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Park Pillar R 4 Company Limited ("Park Pillar R 4")**
(Primary name "Origin Knightsbridge Phrakhanong")

Registered Capital: 452,500,000.00 Baht,
45,250,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Stable Home Property Company Limited ("Stable Home Property")**

Registered Capital: 15,000,000.00 Baht, 1,500,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **District Grand Real Estate Company Limited ("District Grand Real Estate")**

Registered Capital: 30,000,000.00 Baht,
3,000,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Global (Hong Kong) Co.,Ltd.**

Registered Capital: 30,000.00 USD, 30,000 of which were common shares at a par value of 1 USD per share

Type of Business: Real Estate Development

Main Office: Unit 912, 9/F., Two Harbourfront, 22 Tak Fung Street, Hunghom, Kowloon. Hong Kong

Company Name: **Park Ratchada Company Limited ("Park Ratchada")**

Registered Capital: 500,000,000.00 Baht, 50,000,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Belgravia Bangna Company Limited ("Belgravia Bangna")**

(Primary name "Park Origin Villa Onnut Company Limited")

Registered Capital: 1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Ladprao Company Limited ("Origin Ladprao")**

(Primary name "Park Pilla Company Limited")

Registered Capital: 462,000,000.00 Baht, 46,200,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Prominent Capital Company Limited ("Prominent Capital")**

(Primary name "The Unicorn Company Limited")

Registered Capital: 1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Services providing business related to real estate

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **The Origin Dusit Company Limited ("The Origin Dusit")**

Registered Capital: 320,000,000.00 Baht, 32,000,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Ramintra Company Limited (“Origin Ramintra”)**
Registered Capital: 650,000,000.00 Baht, 65,000,000 of which were common shares at a
Type of Business: par value of 10 Baht per share
Main Office: Real Estate Development
496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **One Ramintra Company Limited (“One Ramintra”)**
Registered Capital: 1,000,000.00 Baht, 100,000 of which were common shares at a par
Type of Business: value of 10 Baht per share
Hotel, Serviced Apartment, Wellness Residence
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Belgravia Ratchaphruek Company Limited (“Belgravia Ratchaphruek”)**
Registered Capital: 1,000,000.00 Baht, 100,000 of which were common shares at a par
Type of Business: value of 10 Baht per share
Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Britania Wongwaen Ramintra Company Limited
(“Britania Wongwaen Ramintra Company Limited”)**
Registered Capital: 50,000,000.00 Baht, 5,000,000 of which were common shares at a par
Type of Business: value of 10 Baht per share
Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Sukhumvit Sailuat Company Limited
(“Origin Sukhumvit Sailuat”)**
(Primary name “Notting Hill District Rayong”)
Registered Capital: 410,000,000.00 Baht, 41,000,000 of which were common shares at a
Type of Business: par value of 10 Baht per share
Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **One Wellness Sukhumvit 107 Company Limited**
("One Wellness Sukhumvit 107")
(PPrimary name "Origin Latkrabang")

Registered Capital: 1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Hotel, Serviced Apartment, Wellness Residence

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Knightsbridge Sukhumvit Punnawithi Company Limited**
("Knightsbridge Sukhumvit Punnawithi")

Registered Capital: 1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **One District Rayong 2 Company Limited ("One District Rayong 2")**

Registered Capital: 1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Hotel, Serviced Apartment, Wellness Residence

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Knightsbridge Kaset Interchange Company Limited**
("Knightsbridge Kaset Interchange")

Registered Capital: 37,000,000.00 Baht, 3,700,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **One Sanampao Company Limited (“One Sanampao”)**
Registered Capital: 567,000,000.00 Baht, 56,700,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Office Building and Retail
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **United Project Management Company Limited (“United Project Management”)**
Registered Capital: 5,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Services providing business related to real estate
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Britania Bangna KM.17 Company Limited (“Britania Bangna KM.17”)**
Registered Capital: 250,000,000.00 Baht, 25,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Britania Bangna KM.35 Company Limited (“Britania Bangna KM.35”)**
Registered Capital: 50,000,000.00 Baht, 5,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Stable Town Company Limited (“Stable Town”)**
Registered Capital: 220,000,000.00 Baht, 22,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Britania Amata-Phantong Company Limited (“Britania Amata-Phantong”)**
Registered Capital: 580,000,000.00 Baht, 58,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Alpha Industrial Solutions Company Limited (“Alpha Industrial Solutions”)**
(Primary name “Origin JWD Industrial Asset Company Limited
Registered Capital: 235,000,000.00 Baht, 23,500,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Logistic and Warehouse
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Prominent Asset Management Company Limited (“Prominent Asset Management”)**
Registered Capital: 25,000,000.00 Baht, 2,500,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Real Estate Development and Provide loan, land collateral
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Healthcare Company Limited (“Origin Healthcare”)**
Registered Capital: 131,320,000.00 Baht, 13,132,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Healthcare Business Investment
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Kin Origin Healthcare Company Limited (“Kin Origin Healthcare”)**
Registered Capital: 136,000,000.00 Baht, 13,600,000 of which were common shares at a par value of 10 Baht per share
Type of Business: Rehab Center
Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Prim Insurance Broker Company Limited (“Prim Insurance Broker”)**
(Primary name “Primo Insurance Broker Company Limited”)

Registered Capital: 3,000,000.00 Baht, 300,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Insurance Broker

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Energy Company Limited (“Origin Energy”)**

Registered Capital: 1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Electric Power Distribution

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Place Samutprakarn Company Limited (“Origin Place Samutprakarn”)**

Registered Capital: 1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Bunpha Bangna Company Limited (“Origin Bunpha Bangna”)**

Registered Capital: 468,000,000.00 Baht, 46,800,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Play Phahol N 19 Station Company Limited (“Origin Play Phahol N 19 Station”)**

Registered Capital: 365,000,000.00 Baht, 36,500,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Plug & Play Samutprakarn Company Limited**
("Origin Plug & Play Samutprakarn")

Registered Capital: 1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **So Origin Phahol 69 Station Company Limited**
("So Origin Phahol 69 Station")

Registered Capital: 390,000,000.00 Baht, 39,000,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Plug & Play Jaran Ratchawiti Company Limited**
("Origin Plug & Play Jaran Ratchawiti")

Registered Capital: 780,000,000.00 Baht, 78,000,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Gunkul Energy Company Limited ("Origin Gunkul Energy")**

Registered Capital: 1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Electric Power Distribution

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name: **Origin Plug & Play E22 Station Company Limited**
("Origin Plug & Play E22 Station")

Registered Capital: 21,000,000.00 Baht, 2,100,000 of which were common shares at a par value of 10 Baht per share

Type of Business: Real Estate Development

Main Office: 496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Hampton Deluxe Ocean Sriracha Company Limited ("One Hampton Deluxe Ocean Sriracha")
Registered Capital:	5,000,000.00 Baht, 500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	One Hampton Kingsbridge Samutprakarn City Company Limited ("One Hampton Kingsbridge Samutprakarn City")
Registered Capital:	5,000,000.00 Baht, 500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	One Hampton Next to Emporium Company Limited ("One Hampton Next to Emporium")
Registered Capital:	10,000,000.00 Baht, 1,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	One Origin Bunpha Bangna Company Limited ("One Origin Bunpha Bangna")
Registered Capital:	402,000,000.00 Baht, 40,200,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Office Building and Retail
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Hampton Hotel and Residence Management Company Limited ("Hampton Hotel and Residence Management")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Hampton Rayong (“One Hampton Rayong”) (Primary name “P Coin Plaza Company Limited”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	UPM Design Studio Company Limited (“UPM Design Studio”)
Registered Capital:	5,000,000.00 Baht, 500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	One Origin Hospitality (“One Origin Hospitality”)
Registered Capital:	281,000,000.00 Baht, 28,100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel, Serviced Apartment, Wellness Residence
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Play Sri Udom Station Company Limited (“Origin Play Sri Udom Station”)
Registered Capital:	730,000,000.00 Baht, 73,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Plug and Play Phetkasem Company Limited (“Origin Plug and Play Phetkasem”) (Primary name “Origin Plug and Play Nonthaburi”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share

Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Grand Britainia Khukhot Station Company Limited ("Grand Britainia Khukhot Station")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Alpha Industrial Rungsit Company Limited ("Alpha Industrial Rungsit")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Warehouse and Logistics
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Alpha Industrial KM.19 Company Limited ("Alpha Industrial KM.19")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Warehouse and Logistics
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	One Asset Bloom Company Limited ("One Asset Bloom")
Registered Capital:	10,000,000.00 Baht, 1,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Office Building and Retail
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Plug and Play Sri Lasalle Station Company Limited ("Origin Plug and Play Sri Lasalle Station")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share

Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	One Dee Kitchen Company Limited (“One Dee Kitchen”)
Registered Capital:	2,000,000.00 Baht, 200,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Food and Beverage Services
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	So Origin Siriraj Company Limited (“SO Origin Siriraj”)
Registered Capital:	390,000,000.00 Baht, 39,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	One Hampton Phayathai (“One Hampton Phayathai”)
Registered Capital:	5,000,000.00 Baht, 500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Play Bangkhunnon Company Limited (“Origin Play Bangkhunnon”)
Registered Capital:	450,000,000.00 Baht, 45,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	One Hampton Thonglor (“One Hampton Thonglor”)
Registered Capital:	5,000,000.00 Baht, 500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Grand Britainia Prachauthit 76 Company Limited ("Grand Britainia Prachauthit")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	So Origin Sukhumvit Company Limited ("So Origin Sukhumvit")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Place Lasalle Company Limited ("Origin Place Lasalle")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	The Origin Phetkasem Bangkae Company Limited ("The Origin Phetkasem Bangkae")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	The Origin Ramkhamhaeng 142 Station Company Limited ("The Origin Ramkhamhaeng 142 Station")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Alpha Industrial Laemchabang Company Limited ("Alpha Industrial Laemchabang")
Registered Capital:	230,000,000.00 Baht, 23,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Warehouse and Logistics
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Chachoengsao Company Limited ("Origin Chachoengsao")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Britania Bangna KM.39 Company Limited ("Britania Bangna KM.39")
Registered Capital:	360,000,000.00 Baht, 36,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Grand Britania Tawi Watthana Company Limited ("Grand Britania Tawi Watthana")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Britania Chaiyapreuk-Chaengwattana Company Limited ("Britania Chaiyapreuk-Chaengwattana")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Alpha Industrial Suwinthawong Company Limited ("Alpha Industrial Suwinthawong")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Warehouse and Logistics
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Place Ramkhamhaeng 153 Company Limited ("Origin Place Ramkhamhaeng 153")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Music Company Limited ("Origin Music")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Entertainment Business
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Britania Sukhumvit 76 Company Limited ("Britania Sukhumvit 76")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Britania Rayong Company Limited ("Britania Rayong")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Bangbamru Station Company Limited (“Origin Bangbamru Station”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea Muang Samut Prakan, Samut Prakan, 10270

1.3.2 Persons who may have Conflicts of Interest in Shareholding in Subsidiaries and Affiliated Companies

- none

1.3.3 Relationship with the Business Group of Major Shareholders

- None

1.3.4 Shareholders

Major Shareholders As of December 31, 2022, the following is the Company's shareholding and its registered shareholders on the book of shareholders' registration.

Rank	Shareholder	Number of Shares Held	Percentage
1	Jaroon-ek Family Group*	1,530,263,328	62.36
2	Mr. Sompong Chonkadeedumrongkul	97,620,000	3.98
3	Thai NDVR Company Limited	82,629,301	3.51
4	Thai Life Insurance	49,094,800	2.00
5	Mrs. Warunee Chonthikumrongkun	37,247,000	1.44
6	STATE STREET EUROPE LIMITED	29,052,044	1.52
7	SOUTH EAST ASIA UK (TYPE C) NOMINEES LIMITED	16,394,154	0.67
8	BNY MELLON NOMINEES LIMITED	14,826,400	0.60
9	Mr.Tiwa Chintadapong	13,170,600	0.54
10	STATE STREET BANK AND TRUST COMPANY	11,593,000	0.47

	Other Shareholders	545,389,728	22.22
		1,931,765,867	78.71
	Total	1,908,698,967	77.78
	Total Paid Up Capital	2,454,122,453	100.00
	Thai Shareholders	2,346,129,159	95.60
	Foreign Shareholders	107,993,294	4.40

* The Jaroon-ek family group has 1,530,263,328 shares which is equivalent to 62.36%. The Jaroon-ek family group consists of (a) Mr. Pirapong Jaroon-ek (b) Mrs. Arada Jaroon-ek (c) Peera Jaroon-ek (d) Rada Jaroon-ek (e) Peerada Capital Company Limited and connected parties..

1.4 Registered Capital, Issued and Paid-up Capital

Registered Capital, Issued and Paid-up Capital

As of December 31, 2022, the Company's registered capital is 1,545,776,222.50 Baht. The issued and paid-up capital is 1,226,431,226.50 Baht. This was divided into ordinary shares in the amount of 3,091,552,445 shares at a par value of 0.50 Baht per share as follows:

1. Ordinary shares of 2,452,862,453 shares at a par value of 0.50 Baht per share, the paid-up amount is 1,226,431,226.50 Baht.
2. Ordinary shares not exceeding 638,689,992 shares are reserved for an exercise of warrants to purchase the Company's ordinary shares.

Remarks:

1. 8,865,130 shares are reserved for an exercise of warrants to purchase ordinary shares for the directors, executives and employees of the Company and subsidiaries (ESOP Warrant: ORI-WB).
2. 609,860,262 shares are reserved for an exercise of warrants to purchase ordinary shares (ORI - W1).
3. 11,964,600 shares are reserved for an exercise of warrants to purchase ordinary shares for the directors, executives, and employees of the Company and subsidiaries (ESOP Warrant: ORI-WC).

4. 8,000,000 shares are reserved for an exercise of warrants to purchase ordinary shares for the executives and employees of the Company and subsidiaries (ESOP Warrant: ORI-WD).

1.5 Issuance of Other Securities

1.5.1 In the Case that there are Convertible Securities

1) The Resolution of the 2017 Annual General Meeting of Shareholders on April 4, 2017 approved the issuance and offering of warrants to purchase the Company's ordinary shares in the amount of no more than 13,500,000 units. This was allocated to directors, executives, and employees of the Company and subsidiaries ("warrants") on September 30, 2017. They are summarized as follows.

Securities Name	The warrants to purchase ordinary shares of Origin Property Public Company Limited for directors, executives and employees of the Company and its subsidiaries ("warrant").
Type	Name of the holder cannot be specified or transferred, unless it is transferred as specified in Clause 3.2.
Term of Warrants	3 years from the issuing date of the warrants, the Company will not extend the warrants term and will complete the selling of the underlying shares in accordance with the term of warrants.
Number of Warrants Offered for Sale	Not exceeding 13,500,000 units.
Allotment of Shares Reserved for the Exercise of Warrants	Not exceeding 13,500,000 shares or 1.21% of the Company's total paid-up capital (as of February 28, 2017, The Board of Directors Meeting was held to approve the issuing and offering of warrants, the total paid-up capital of the Company was equal to 1,101,268,906 shares). Warrants Issued Date: The date was set by the Company's Executive Board after the approval of the Shareholders' Meeting.
Offering Type	These warrants were issued and offered to directors, executives and employees of the Company and 2 subsidiaries. The Executive Committee of the Company was assigned to consider the allocation of warrants under the criteria, conditions and procedures set by the Shareholders' Meeting.
Offering Price Per Unit	0 (Zero) Baht
Exercise Ratio	One unit of warrant is entitled to purchase 1 ordinary share, unless the exercise ratio was adjusted in accordance with the specified terms and conditions of the warrants.

Exercise Price	10.074 Baht per share, unless the exercise price is adjusted in accordance with the specified terms and conditions of the warrants. The exercise price must not be lower than 90% of the market price in accordance with the Notification of the Office of the Securities and Exchange Commission No. SorJor. 39/2551 regarding the calculation of the offering price and the market price setting for the consideration to offer newly issued shares at a low price. "Market price" refers to the weighted average price of the Company's ordinary shares in the Stock Exchange of Thailand ("SET") for the past 15 consecutive business days prior to the date that the Board of Director resolved to propose the agenda to the Shareholders' Meeting for the approval of issuing and offering warrants which was between February 6, 2017 and February 27, 2017. This was equal to 11.1933 Baht per share.						
Rationale and Suitability of Price Setting	The exercise price is a reasonable price. Although it is a higher price, it is close to the market price of the Company's shares during the period of 15 business days prior to the date of the Company's Board of Directors' Meeting No. 2/2017, held on February 28, 2017. This was equal to 11.1933 Baht per share.						
Conditions and Exercise Period	<p>Except in cases where directors, executives and employees are unable to exercise their rights as specified in Clause 3.2.2. 3 The warrant holders are able to exercise their rights to purchase newly issued shares of the Company after the 6 months period from the date of the issuance of the warrants</p> <p>"Exercise Date" is the last business day of every 6 months that the Warrant Holders have a right to exercise the warrants, after the period of 6 months from the issuance date of warrants.</p> <p>The first exercise date was scheduled on the last business day of the first month after the period of 6 months from the date the Company issued and offered the warrants. The last exercise date was scheduled on 5 business days prior to the date of the warrant's maturity, which was 3 years from the date of issuance and offering of warrants.</p> <table border="1"> <tr> <th>Exercise Period (month) After the Issuance Date of Warrants</th><th>Exercise of Rights must not exceed (percentage of the number of allocated warrants)</th></tr> <tr> <td>6</td><td>10%</td></tr> <tr> <td>12</td><td>25%</td></tr> </table>	Exercise Period (month) After the Issuance Date of Warrants	Exercise of Rights must not exceed (percentage of the number of allocated warrants)	6	10%	12	25%
Exercise Period (month) After the Issuance Date of Warrants	Exercise of Rights must not exceed (percentage of the number of allocated warrants)						
6	10%						
12	25%						

	18	40%
	24	60%
	30	80%
	36	100%
	<p>The remaining warrants after an exercise of rights or non-exercised warrants on the exercise date can be accumulated to use on the next exercise date throughout the term of the warrants. However, if the warrants expire, any non-exercised warrants will be canceled and will no longer be effective.</p> <p>"Business Day" means the Company's business day.</p>	
Notification Period to Exercise Warrants	<p>Warrant holders who wish to exercise warrants to purchase ordinary shares of the Company must notify their intention between 9.00 am and 3:00 pm in advance, at least 5 business days prior to the exercise date except for the last time of exercise. The warrant holders must notify the intention to exercise the rights between the 15 business days prior to the last exercise date.</p>	
Offering Period	<p>The Company must offer warrants within 1 year from the date that the 2017 Annual General Meeting of Shareholders approved the issuance and offering of warrants.</p>	
Allocation Method	<p>Allocated directly to directors, executives, employees according to the details in Clause 3 without going through securities sub purchasers.</p>	
Reasons for Issuing New Shares to Reserve an Exercise of Warrants	<p>When the exercise price was adjusted in accordance with the terms and conditions of warrants as specified in accordance with the Notifications of the Office of Securities and Exchange Commission.</p>	
Rights and Other Benefits Besides the General Benefits of Ordinary Shares	<p>none</p>	
Secondary Market of the Warrants	<p>The Company will not register these warrants as listed securities on the Stock Exchange of Thailand.</p>	
Secondary Market of Ordinary Share From an Exercise of Warrants	<p>The Company will register the ordinary shares derived from the exercise of warrants as listed securities on the Stock Exchange of Thailand</p>	

In 2017, the exercise of ORI-WB warrants in September totaled 1,055,730.00 units or 1,055,730.00 shares.

In 2018, the exercise of the warrants In March and September, totaled 4,008,985.00 units or 4,008,985.00 shares.

The Extraordinary General Meeting of Shareholders No. 1/2018 approved the dividend payment in cash and partial shares on October 9, 2019. The dividend payment affected the price and exercise ratio of ORI-WB warrant holders according to the specified terms and conditions of warrants. A capital increase and allocation of 421,7643 ordinary shares are reserved for the warrant rights adjustment of ORI-WB. The Total unexercised shares were 12,652,928. The Company notified the adjustment of the exercise ratio and the exercise price of warrants due to the dividend payment, from 1 unit per 1 ordinary share to 1 unit per 1.5 ordinary shares. The exercise price was 6.7160 Baht per share.

In 2019, the exercise of the warrants in March and September totaled 2,525,200 units which represented 3,787,798 shares. There were 5,910,085 unexercised units, or equivalent to 8,865,130 shares. In 2020 none of the directors, executives, or employees expressed their intention to exercise the warrants. The number of warrants remained unchanged.

2) The Resolution of the Extraordinary General Meeting of Shareholders No. 2/2017 held on November 1, 2017 approved the first issuance of 406,574,337 warrants (ORI-WI) to purchase the Company's ordinary shares for the shareholders of the Company according to its shareholding or Warrant Rights Offering in the allocation ratio of existing ordinary shares (Par value of 0.50 baht per share), 4 shares per 1 unit of warrant. The details are summarized as follows:

Type of Listed Securities	Warrants to purchase additional ordinary shares of Origin Property Public Company Limited No. 1 (ORI-W1) ("Warrants").
Type of Warrants	Name of the holders can be specified and transferred
Issue Date of Warrant	November 15, 2017
Term of Warrants	3 years from the issuing date of the warrant (from November

	15, 2017 to November 14, 2020). The Company will not expand the warrant term after the issuance of warrants.
Exercise Period	The first exercise date of the warrant is 12 months after the issuance date of the warrant (within November 15, 2018), the next exercise date is every last business day of the quarter (starting in the 1st quarter of 2019). In the event that the exercise date falls on a public holiday, it will be postponed to the previous business day.
Issued and Offered Amount	406,574,337 units.
Allotment of Shares Reserved for an Exercise of Warrants	Not exceeding 406,574,337 shares or 25% of total paid-up capital of the Company, as of October 2, 2017, in an amount of 1,626,297,347 shares.
Offering Type	Allocated 406,574,337 units to the existing shareholders of the Company in the ratio of 4 ordinary shares to 1 unit of warrant. Discarded the remainder of the warrants from the calculation if there were any.
Offering Price Per Unit	0 (Zero) Baht.
Exercise Ratio	One unit of warrant is entitled to purchase 1 ordinary share, unless the exercise ratio was adjusted in accordance with conditions for the rights adjustment.
Exercise Price to Purchase Ordinary Shares	20 Baht per share, unless the exercise price is adjusted in accordance with conditions for the rights adjustment.
Secondary Market of Warrants	The Company will use the warrants as listed securities on the Stock Exchange of Thailand.
Secondary Market of Ordinary Share from An Exercise of Rights	The Company will use the ordinary shares derived from the exercise of rights as listed securities on the Stock Exchange of Thailand.
Effect on Shareholders	Since this is an allocation of warrants to the existing shareholders of the Company according to their shareholding (rights offering), therefore, there is no impact on the

shareholders. However, if all of the warrants were exercised to purchase shares in which the exercisers are not the existing shareholders of the whole amount, it will have an impact on the existing shareholders as follows:

1. Control Dilution

= Number of underlying shares offered for sale this time

The number of paid-up capital+ the number of underlying shares offered for sale this time.

= 406,574,337

1,626,297,347 + 406,574,337

= 406,574,337

2,032,871,684

= 20%

Remark: The number of paid-up capital of 1,626,297,347 is the current paid-up capital of the Company as of October 2, 2017.

However, when calculating the control dilution by using 1,626,297,347 paid-up capital, the control dilution is equal to 20%.

2. Earnings per Share Dilution: EPS Dilution

= (EPS before offering - EPS after offering) / EPS before offering)

"EPS before offering" = net profit / amount of paid-up capital

= 886,806,000 / 1,626,297,347

	<p>= 0.55 Baht per share</p> <p>And "EPS after offering" = net profit / (number of paid-up capital+ amount of underlying shares offered for sale this time)</p> <p>= 886,806,000 / 2,032,871,684</p> <p>= 0.44 Baht per share</p> <p>The net profit used in the calculation is the net profit attributable to shareholders of the parent company for the past 12 months in the Consolidated Financial Statement (period July 1, 2016 - June 30, 2017), which was 886,806,000 Baht.</p> <p>Therefore, the EPS Dilution was</p> <p>= (0.55-0.44) / 0.55</p> <p>= 0.20 Baht per share</p>
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In this regard, the Extraordinary General Meeting of Shareholders No. 1/2018 approved the dividend payment in cash and partial shares on October 9, 2019. The dividend payment affected the price and exercise ratio of ORI-W1 warrant holders according to specified terms and conditions of rights. A capital increase and the allocation of 203,286,995 ordinary shares were reserved for the warrant rights adjustment of ORI-W1. There were 609,860,985 unexercised shares. The Company notified the adjustment of exercise ratio and the exercise price of warrants due to dividend payment, from 1 unit per 1 ordinary share to 1 unit per 1.5 ordinary shares, the exercise price was 13.3333 Baht per share.

The Board of Directors meeting No. 12/2018 approved the adjustment of the exercise ratio by adjusting 203,286,995 units to purchase newly issued ordinary shares on November 10, 2018. The exercise ratio is 1 unit per 1 ordinary share.

In 2019, none of the directors, executives and employees notified their intention to exercise the warrants. In 2020, there were 723 shareholders expressing their intention to exercise warrants, which is equivalent to 723 shares. There were 609,860,262 unexercised units or equivalent to 609,860,262 shares.

3) The resolution of the 2018 Annual General Meeting of Shareholders held on April 26, 2018 approved the insurance and offering warrants to purchase ordinary shares of the Company in an amount not exceeding 8,000,000 units. This was allocated to directors, executives, and employees of the Company and its subsidiaries ("warrants") on September 30, 2018. They are summarized as follows:

Securities Name	The warrants to purchase ordinary shares of Origin Property Public Company Limited for directors, executives, and employees of the Company and subsidiaries (warrant").
Type	Name of the holders cannot be changed or transferred unless it is transferred as specified in Clause 3.2.
Term of Warrants	3 years from the issuing date of the warrants. The company will not extend the warrants term and will complete the selling of the underlying shares in accordance with the term of warrants.
Number of Warrants Offered for Sale	Not exceeding 8,000,000 units.
Allotment of Share Reserved for an Exercise of Warrants	Not exceeding 8,000,000 shares or 0.49% of total paid-up capital of the Company (as of February 28, 2018, which was the day that the Board of Directors' Meeting was held to approve the issuance and offering of warrants. The total paid-up capital of the Company was equal to 1,626,297,347 shares).
Issue Date of Warrant	The date determined by the Executive Board of the Company after the approval of the Shareholders' Meeting.
Offering Type	These warrants are issued and offered to directors, executives and employees of the Company and subsidiaries. The Executive Committee was assigned to allocate the warrants under the criteria, terms and conditions and procedures set by the Shareholders' Meeting.
Offering Price Per Unit	0 (Zero) Baht

Exercise Ratio	One unit of warrant is entitled to purchase 1 ordinary share, unless the exercise ratio is adjusted in accordance with the specified terms and conditions of warrants
Exercise Price	19.0980 Baht per share, unless the exercise price is adjusted in accordance with the specified terms and conditions of the warrants. The exercise price must not be lower than 90% of the market price in accordance with the Notification of the Office of the Securities and Exchange Commission No. SorJor. 39/2551 regarding the calculation of the offering price and the market price setting for the consideration to offer newly issued shares at a low price. "Market price" refers to the weighted average price of the Company's ordinary shares in the Stock Exchange of Thailand ("SET") for the past 15 consecutive business days prior to the date that the Board of Director resolved to propose an agenda to the Shareholders' Meeting for the approval of issuing and offering warrants which was between February 7, 2018 and February 27, 2018. This was equal to 21.2200 Baht per share.
Rationale and Suitability of Price Setting	The exercise price is a reasonable price. Although it is a higher price, it is close to the market price of the Company's shares during the period of 15 business days prior to the date of the Company's Board of Directors' Meeting No. 2/2018, held on February 28, 2018. This was equal to 19.0980 Baht per share.

Conditions and Exercise Period

Except in cases where directors, executives and employees are unable to exercise their rights as specified in Clause 3.2.2.

3 The warrant holders are able to exercise their rights to purchase newly issued shares of the Company after the 4 months period from the date of the issuance of the warrants

"Exercise Date" is the last business day of every 6 months that the Warrant Holders have a right to exercise the warrants, after the period of 6 months from the issuance date of warrants.

The first exercise date was scheduled on the last business day of the first month after the period of 4 months from the date the Company issued and offered the warrants. The last exercise date was scheduled 5 business days prior to the date of the warrant's maturity, which was 3 years from the date of issuance and offering of warrants.

Due Date (month) After the Issuance Date of Warrants	Exercise of Rights must not exceed (percentage of the number of allocated warrants)
4	5%
10	10%
16	25%
22	50%
28	75%
34	100%

The remaining warrants after an exercise of rights or non-exercised warrants on the exercise date can be accumulated to use on the next exercise date throughout the term of the warrants. However, if the warrants expire, any non-exercised warrants will be canceled and will no longer be effective.

"Business Day" means the Company's business day.

Notification Period to Exercise Warrants	Warrant holders who wish to exercise warrants to purchase ordinary shares of the Company must notify their intention between 9.00 am and 3:00 pm in advance, at least 5 business days prior to the exercise date except for the last time of exercise. The warrant holders must notify the intention to exercise the rights between the 15 business days prior to the last exercise date.
Offering Period	The Company must offer warrants within 1 year from the date that the 2018 Annual General Meeting of Shareholders approved the issuance and offering of warrants.
Allocation Method	Allocated directly to directors, executives, employees according to the details in Clause 3 without going through securities sub purchasers.
Reasons for Issuing New Shares to Reserve an Exercise of Rights	When the exercise price was adjusted in accordance with the terms and conditions of warrants as specified in accordance with the Notifications of the Office of Securities and Exchange Commission.
Rights and Other Benefits Besides the General Benefits of Ordinary Shares	none
Secondary Market of the Warrants	The Company will not register these warrants as listed securities on the Stock Exchange of Thailand.
Secondary Market of Ordinary Share from an Exercise of Warrants	The Company will register the ordinary shares derived from the exercise of warrants as listed securities on the Stock Exchange of Thailand

In 2018, the first exercise of ORI-WC warrants in September totaled 23,000.00 units or 23,000.00 shares.

In this regard, the Extraordinary General Meeting of Shareholders No. 1/2018 approved the dividend payment in cash and partial shares on October 9, 2019. The dividend payment affected the price and exercise ratio of ORI-WC warrant holders according to the specified terms and conditions of warrants. A capital increase and allocation of 3,988,200 ordinary shares are reserved for the warrant rights adjustment of ORI-WC. There are 11,964,600 unexercised shares. The Company notified the adjustment of the exercise ratio and exercise price of

the warrants due to the dividend payment, from 1 unit per 1 ordinary share to 1 unit per 1.5 ordinary shares. The exercise price was 12.7320 Baht per share.

In 2019 and 2020, no directors, executives and employees informed their intention to exercise the warrants.

4) Resolution of the 2019 Annual General Meeting of Shareholders held on April 25, 2019 approved the issuance and offering of warrants to purchase ordinary shares of the Company in an amount not exceeding 8,000,000 units.

This will be allocated to executives and employees of the Company and subsidiaries ("Warrant") on May 30, 2019.

The details are as follows:

Securities Name	The warrants to purchase ordinary shares of Origin Property Public Company Limited for directors, executives and employees of the Company and subsidiaries (warrant").
Type	Name of the holders cannot be changed or transferred unless it is transferred in accordance with Clause 3.2.
Term of Warrants	3 years from the issuing date of the warrants. The company will not extend the warrants term and will complete the selling of the underlying shares in accordance with the term of warrants.
Number of Warrants Offered for Sale	Not exceeding 8,000,000 units.
Allotment of Shares Reserved for an Exercise of Warrants	Not exceeding 8,000,000 shares or 0.3267% of the total paid-up capital of the Company (as of February 25, 2019, which was the day that the Board of Directors' Meeting was held to approve the issuance and offering of warrants. The total paid-up capital of the Company was equal to 2,499,073,932 shares).
Issue Date of Warrant	The date determined by the Executive Board of the Company after the approval of the Shareholders' Meeting.
Offering Type	These warrants are issued for sale to directors, executives and employees of the Company and subsidiaries. The Executive Committee was assigned to allocate the warrants under the criteria, terms and conditions and procedures set by the Shareholders' Meeting.
Offering Price Per Unit	0 (Zero) Baht

Exercise Ratio	One unit of warrant is entitled to purchase 1 ordinary share, unless the exercise ratio was adjusted in accordance with the specified terms and conditions of the warrants.
Exercise Price	10 Baht per share, unless the exercise price is adjusted in accordance with the specified terms and conditions of the warrants. The exercise price must not be lower than 90% of the market price in accordance with the Notification of the Office of the Securities and Exchange Commission No. Sor.Jor. 39/2551 regarding the calculation of the offering price and the market price setting for the consideration to offer newly issued shares at a low price. "Market price" refers to the weighted average price of the Company's ordinary shares in the Stock Exchange of Thailand ("SET") for the past 15 consecutive business days prior to the date that the Board of Director resolved to propose an agenda to the Shareholders' Meeting for the approval of issuing and offering warrants which was between February 4, 2019 and February 25, 2019. This was equal to 7.35 Baht per share.
Rationale and Suitability of Price Setting	The exercise price is a reasonable price. Although it is a higher price, it is close to the market price of the Company's shares during the period of 15 business days prior to the date of the Company's Board of Directors' Meeting No. 2/2019, held on February 28, 2019. This was equal to 7.35 Baht per share.
Conditions and Exercise Period	<p>Except in cases where directors, executives and employees are unable to exercise their rights as specified in Clause 3.2.2.</p> <p>3 The warrant holders are able to exercise their rights to purchase newly issued shares of the Company after the 4 months period from the date of the issuance of the warrants</p> <p>"Exercise Date" is the last business day of every 6 months that the Warrant Holders have a right to exercise the warrants, after the period of 4 months from the issuance date of warrants.</p> <p>The first exercise date was scheduled on the last business day of the first month after the period of 6 months from the date the Company issued and offered the warrants. The last exercise</p>

	<p>date was scheduled on 5 business days prior to the date of the warrant's maturity, which was 3 years from the date of issuance and offering of warrants.</p> <table border="1" data-bbox="824 428 1421 1073"> <tr> <th data-bbox="824 428 1122 632">Due Date (month) After the Issuance Date of Warrants</th><th data-bbox="1122 428 1421 632">Exercise of Rights must not exceed (percentage of the number of allocated warrants)</th></tr> <tr> <td data-bbox="824 632 1122 705">4</td><td data-bbox="1122 632 1421 705">5%</td></tr> <tr> <td data-bbox="824 705 1122 779">10</td><td data-bbox="1122 705 1421 779">10%</td></tr> <tr> <td data-bbox="824 779 1122 852">16</td><td data-bbox="1122 779 1421 852">25%</td></tr> <tr> <td data-bbox="824 852 1122 926">22</td><td data-bbox="1122 852 1421 926">50%</td></tr> <tr> <td data-bbox="824 926 1122 999">28</td><td data-bbox="1122 926 1421 999">75%</td></tr> <tr> <td data-bbox="824 999 1122 1073">34</td><td data-bbox="1122 999 1421 1073">100%</td></tr> </table> <p>The remaining warrants after an exercise of rights or non-exercised warrants on the exercise date can be accumulated to use on the next exercise date throughout the term of the warrants. However, if the warrants expire, any non-exercised warrants will be canceled and will no longer be effective. "Business Day" means the Company's business day.</p>	Due Date (month) After the Issuance Date of Warrants	Exercise of Rights must not exceed (percentage of the number of allocated warrants)	4	5%	10	10%	16	25%	22	50%	28	75%	34	100%
Due Date (month) After the Issuance Date of Warrants	Exercise of Rights must not exceed (percentage of the number of allocated warrants)														
4	5%														
10	10%														
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Notification Period to Exercise Warrants	<p>Warrant holders who wish to exercise warrants to purchase ordinary shares of the Company must notify their intention between 9.00 am and 3:00 pm in advance, at least 5 business days prior to the exercise date except for the last time of exercise. The warrant holders must notify the intention to exercise the rights between the 15 business days prior to the last exercise date.</p>														
Offering Period	<p>The Company must offer warrants within 1 year from the date that the 2019 Annual General Meeting of Shareholders approved the issuance and offering of warrants.</p>														

Allocation Method	Allocated directly to directors, executives, employees according to the details in Clause 3 without going through securities sub purchasers.
Reasons for Issuing New Shares to Reserve an Exercise of Warrants	When the exercise price was adjusted in accordance with the terms and conditions of warrants as specified in accordance with the Notifications of the Office of Securities and Exchange Commission.
Rights and Other Benefits Besides the General Benefits of Ordinary Shares	none
Secondary Market of the Warrants	The Company will not register these warrants as listed securities on the Stock Exchange of Thailand.
Secondary Market of Ordinary Shares From an Exercise of Warrants	The Company will register the ordinary shares derived from the exercise of warrants as listed securities on the Stock Exchange of Thailand

ในปี 2565 มีการใช้สิทธิตามใบสำคัญแสดงสิทธิ ORI-WD รวมทั้งสิ้น 1,260,000.00 หน่วย คิดเป็น 1,260,000.00 หุ้น

1.5.2 In the Case of Debt Securities

Bill of Exchange: as of December 31, 2022, the Company has outstanding debt from the issuance bills of exchange totaling 1,240.00 MB. The details are as follows:

Bank	Date of Issue	Due Date	Duration (months)	Value (millions of Baht)
Kiatnakin Phatra Bank	21-07-22	20-01-23	6	400.00
Maybank Kim Eng Securities	06-10-22	11-01-23	3	200.00
Siam Commercial Bank	03-11-22	01-02-23	3	100.00
Kasikorn Bank	18-11-22	15-02-23	3	50.00
Kiatnakin Phatra Bank	09-12-22	09-06-23	6	100.00
Siam Commercial Bank	15-12-22	15-03-23	3	150.00
Siam Commercial Bank	20-12-22	20-06-23	6	200.00
Kasikorn Bank	23-12-22	23-06-23	6	300.00

Debentures: As of December 31, 2022, the Company has outstanding debts from the issuance of the Company's debentures totaling 11,815.40 MB. The details are as follows:

Debenture Name	Date of Issue	Due Date	Interest Rate	Value (millions of Baht)
ORI239A	03-09-20	25-03-23	4.40%	703.10
ORI233A	25-03-21	25-03-23	4.00%	1,128.70
ORI243A	25-03-21	25-03-24	4.50%	683.60
ORI247A	16-07-21	16-07-24	4.45%	1,431.70
ORI237A	16-07-21	16-07-23	3.95%	868.30
ORI247B	27-04-22	16-07-24	3.25%	535.00
ORI254A	27-04-22	27-04-25	3.90%	2,965.00
ORI237B	02-06-22	16-07-23	3.00%	500.00
ORI239B	01-09-22	01-09-23	3.00%	495.30
ORI249A	01-09-22	01-09-24	3.50%	807.80
ORI259A	01-09-22	01-09-25	3.95%	982.20
ORI269A	01-09-22	01-09-26	4.25%	714.70

1.6 Dividend Payment Policies

Corporate Dividend Payment Policies

The Board of Directors may consider annual dividend payments which are subject to approval by the Shareholder's Meeting, except for the interim dividend payment in which the Board of Directors has the authority to approve at times if there is a sufficient amount of profit. Then, the Board of Directors must report it to the next Shareholder's Meeting.

The Company's policy is to pay shareholders their dividends twice a year at a total rate of no less than 40% of the Company's net profit after the deduction of corporate income taxes and all types of reserves as specified by the law and the Company. The Board of Directors gives a dividend payment after considering different factors with the shareholder's best interests in mind. This includes business performance, financial position, reserved funds for future investments, reserved funds for debt repayment, or the working capital of the Company. A dividend payment must have no significant effect on the Company's operations as the Board of Directors deems appropriate.

In 2022, dividend payments were as follows:

1. The Board of Directors Meeting No. 6/2022, held on August 15, 2022, approved the payment of interim dividends from retained earnings and for the performance of the first 6 months of 2022 to shareholders at the rate of 0.15 Baht per share.
2. The Board of Directors Meeting No. 2/2022 held on February 28, 2022, resolved to propose to the Shareholders' Meeting to approve the dividend payment for the last 6 months of 2022 to shareholders at a rate of 0.42 Baht per share.

Information on the dividend payment for the past 3 years of the Company is as follows:

Details of Dividend Payments	2022	2021	2020
1. Number of Issued and Paid-Up Capital (shares)		2,452,862,453	2,452,862,453
2. Number of Issued and Paid-Up Capital combined with the Number of Additional Shares from the Exercise of ESOP (shares)		2,452,862,453	2,452,862,453
3. Dividend Payment Rate per Share (Baht/share)		0.5400	0.4900
3.1 Interim Dividend (Baht/share)	0.15	0.1200	0.1000
3.2 Residual Dividend (Baht/Share)		0.4200	0.3900
4. Total Dividend Payment (Baht)		1,327,904,500	1,201,902,312
4.1 Interim Dividend (Baht)	368,118,367.95	294,342,270	245,285,955

4.2 Residual Dividend (Baht)		1,033,562,230	956,616,357
5.Net Profit (Loss) for the Separate Financial Statements		3,307,579,958	2,677,872,617
6.Dividend Payment Ratio Compare to Net Profit in the Separate Financial Statements (%)		40.05	44.88

Remarks: Revised in accordance with Accounting Standards.

Subsidiaries Dividend Payment Policy

The Board of directors of a subsidiary may consider paying an annual dividend of the subsidiary with the approval of the subsidiary's shareholders' meeting, except for the interim dividend payments in which the subsidiary's board of directors has the authority to approve an interim dividend payment if there is a sufficient amount of profit and does not contradict with the Company's regulations. The Board of Directors must report it to the next shareholders meeting of the subsidiary.

The subsidiary has a policy to pay shareholders their dividends at a rate of no less than 40% of the net profit in separate financial statements after the deduction of corporate income taxes and all types of reserves as specified by the law and the subsidiary. The subsidiary's Board of Directors gives a dividend payment after considering different factors with the shareholder's best interest in mind. This includes business performance, financial position of a subsidiary, reserved funds for future investments, reserved funds for debt repayment, or the working capital of the Company. A dividend payment must have no significant effect on the Company's operations as the Board of Directors deems appropriate.

2. Risk Management

The year 2022 was another challenging year for businesses, as they had to face economic crises both in Thailand and around the world. The severe inflation resulting from the energy crisis caused by the Russian-Ukrainian conflict, as well as the prolonged COVID-19 pandemic, posed significant challenges for businesses. Companies were aware that managing risks effectively was necessary to ensure that their operations could achieve their objectives and goals. This was accomplished by recognizing, acknowledging, and understanding the opportunities and risks associated with various economic, social, and environmental factors, as well as defining appropriate risk management measures. The Board of Directors oversaw and monitored the risk management system to ensure that the company had a systematic approach to risk management. This was to ensure that the company was regularly checking, tracking, and assessing the impact of risks on its vision, objectives, goals, and operating strategies. The company also identified measures to manage risks that were consistent with its level of risk tolerance, allowing it to manage risks across the entire organization efficiently and effectively. The company covered important risk issues and had a system in place to track and audit the outcomes of risk management operations. Furthermore, the company was vigilant about potential new risks that might arise continuously to reduce the likelihood of loss occurring within an acceptable risk level, and/or creating new business opportunities for the organization.

2.1 Risk Management Policy and Risk Management Plan

The Company applied COSO Enterprise Risk Management Framework with Environmental, Social and Governance Guidelines set by the Stock Exchange of Thailand to consider risk and risk management in order to ensure that the Company continues to have a systematic risk management process to reduce the impact that may occur on the business operations. The Company also developed the operation of the organization to be in the same direction. The Board of Directors established risk management policy and structure as follows:

Risk Management Policy

- 1) Risk management is the responsibility of employees at all levels. Employees must be aware of the operational risk in their departments and organization by giving importance to risk management and various internal controls at a sufficient and appropriate level.

- 2) An enterprise risk management process must be in accordance with international best practices and standards in order to effectively manage risks that may affect the operations of the Company and its subsidiaries. Risk management must be developed and implemented in the same direction throughout the organization by using the risk management system as part of strategy formulation, plans, and the operations of the Company and its subsidiaries. This includes a focus on achieving the objectives, goals, vision, mission, and strategies in order to create operational excellence and build confidence among stakeholders.
- 3) The operational preventive risk guidelines and risk mitigation plan of the Company and subsidiaries must be established in order to avoid any damages or loss that may occur. This includes regular monitoring and evaluating risk management.
- 4) Promote and develop the application of modern information technology systems to be used in the risk management process of the Company and its subsidiaries. Support personnel at all levels to have access to risk management information sources and organize an effective risk management reporting system.

In addition, the Company prepared a manual for the risk management framework to define the details of risk management procedures, duties and responsibilities, types of risk, and risk evaluation criteria in order to provide clear risk management guidelines for every department. The manual for risk management framework was disclosed on the Company's website.

Operational Framework

The management of risk in the company is under the supervision of the Board of Directors through the Risk Management Committee. The committee ensures that risk management is carried out in a systematic and continuous manner, and supports policy initiatives to ensure effective risk management and awareness of risks in all activities of the company, including current business operations and investments in new sustainable development in economic, social, and environmental aspects. The Risk Management Committee monitors the results of risk management on a continuous basis, meets regularly with management, and reports to the Board of Directors at least quarterly and when there are significant changes that may affect the company's business operations. The committee also supports the dissemination and understanding of risk management to all levels of employees, increasing their ability to negotiate with landlords and respond to increased demand for office space resulting from new supply, which is expected to increase by an average of 2.8% per year to 850,000 square meters.

The rental rate is expected to decrease to an average of 84%, which may create pressure on rental rates in the office market as tenants gain more negotiating power due to the increased supply. The Risk Management Committee is composed of independent directors, the CEO/Executive Director, and senior executives, for maximum effectiveness in managing risks. The company integrates risk management into its business plan, giving importance to creating value for the company and stakeholders, analyzing the relationship between risks, and developing plans and procedures to mitigate those risks. The risk management process starts with identifying risks and designating Risk Owners, who are responsible for directly managing those risks and have expertise in those activities. They are able to identify risks, assess the likelihood and impact of those risks, and develop plans and procedures to mitigate those risks. The risk management process also includes reporting to superiors or managers, who continuously monitor progress. The integration of risk management into the company's business plan has promoted the company's operational strategy and received a CG rating of 5 stars or "excellent" for the 3rd consecutive year.

Enterprise Risk Management Process

To ensure a systematic risk management process, the company has adopted international standards, namely, COSO-ERM (The Committee of Sponsoring of the Treadway Commission - Enterprise Risk Management) and the guidelines of the Stock Exchange of Thailand as the basis for developing the company's risk management process. This process consists of 5 components, including:

- 1) Governance and Culture, which addresses risks related to ESG.
- 2) ESG-Related Strategies and Objectives.
- 3) Performance, which measures the company's performance in managing ESG-related risks through risk identification, assessment, prioritization, and response, with a focus on performance results.
- 4) Review and Revision, which involves reviewing and improving ESG-related risk management processes
- 5) Information, Communication and Reporting, which includes reporting and communicating ESG-related risks.



- **Risk Management Process: 6 Steps**

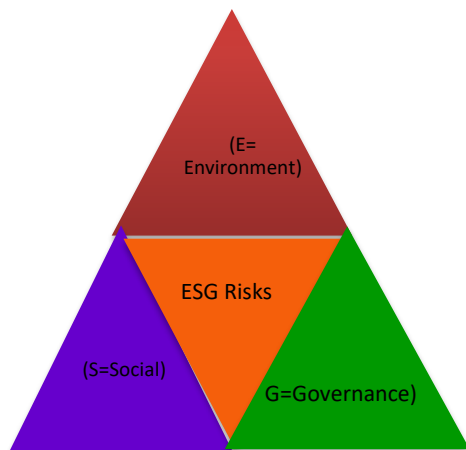
- 1) Set Objectives/Goals
- 2) Identify Risk Evaluation Criteria and the Acceptable Level of Risk
- 3) Risk Identification and Registry
- 4) Risk Assessment
- 5) Defining risk management measures
- 6) Tracking and reporting risk management results

- 1) **Set Objectives/Goals:** Define objectives at the organizational level/ business chain to align with the vision, mission, policies, and main goals of the organization as well as formulating risk management plans that are consistent and support the set goals.
- 2) **Identify Risk Evaluation Criteria and the Acceptable Level of Risk:** Set assessment criteria for risk likelihood and risk impact to prioritize the importance of risk by using a risk map. This includes determining the acceptable levels of risk and Key Risk Indicators/Trigger Points (KRIs).

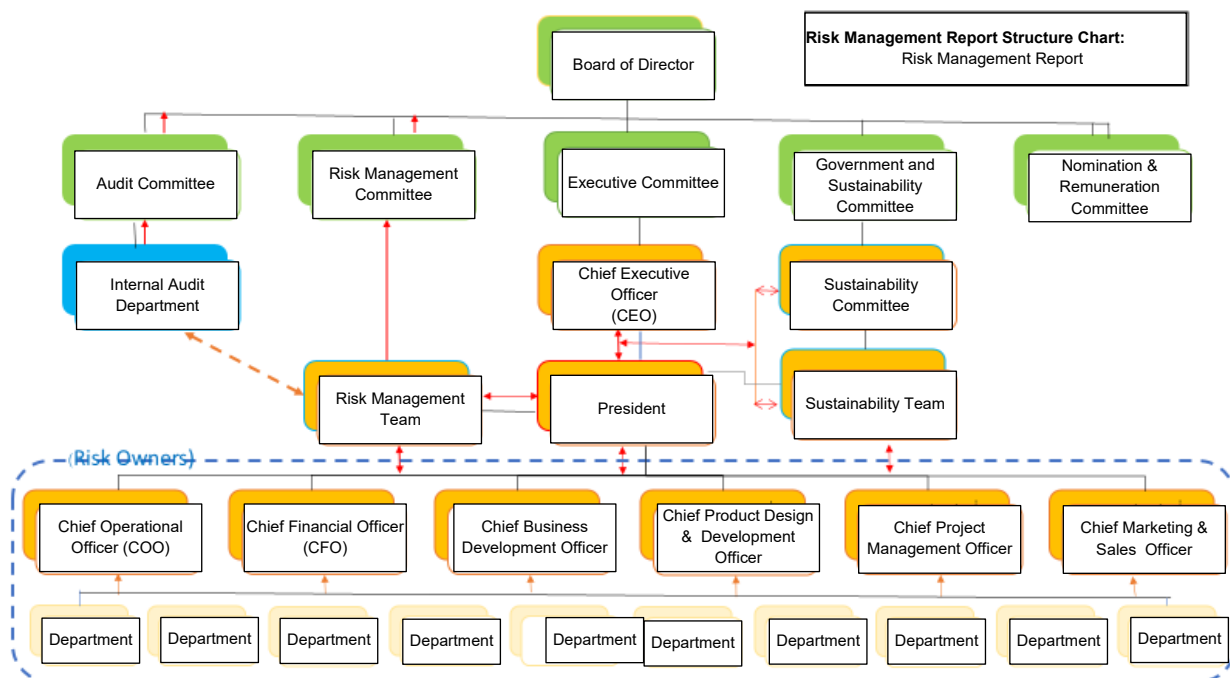
Risk Map - Risk Assessment						
Impact	Extreme (5)	5 (C)	10 (B)	15 (B)	20 (A)	25 (A)
	High (4)	4 (C)	8 (C)	12 (B)	16 (A)	20 (A)
	Medium (3)	3 (D)	6 (C)	9 (C)	12 (B)	15 (B)
	Low (2)	2 (D)	4 (C)	6 (C)	8 (C)	10 (BC)
	Negotiable (1)	1 (D)	2 (D)	3 (D)	4 (C)	5 (C)
		Remote(1)	Unlikely(2)	Possible (3)	Probable(4)	Certain(5)
Likelihood						

Score Level	The Severity of the Risk	Symbol
16-20	Critical Risk - Immediate action required	A
10-15	High Risk - urgent management required	B
4-9	Moderate Risk - regularly monitor	C
Less than 3	Low risk- the Company's acceptable level of risk	D
Prioritize (Severity) of Risk and Risk Management Guidelines		

3) **Risk Identification and Registry:** Identifying and identifying the causes or risk factors by considering various internal and external factors, megatrends, and rapid technological advancements, including changes in natural environmental conditions, demographic changes, globalization, and good governance and oversight that impact the organization's objectives.



- 4) **Risk Assessment:** Analyze information related to the identified risk factors (Step 3: Risk Identification) in order to assess risk based on the specified criteria.
- 5) **Set Risk Management Measures:** Define methods by using measures to manage risk to be at an acceptable level such as canceling very high-risk business activities that the Company cannot manage, purchasing insurance, and using outsourcing services, etc.
- 6) **Risk Management Monitoring and Reporting:** The Company assigned the risk owners to monitor and manage risk to be at an acceptable level (not exceeding a score of 15 points) by regularly reporting risk management results to the Risk Management Committee and the Board of Directors at least once a quarter.



The Roles, Duties and Responsibilities in Risk Management

Board of Directors: Consists of 9 members, of whom 4 are independent directors responsible for establishing policies, strategies and overseeing the company's risk management system to ensure that management places importance on risk management and instills it as an organizational culture.

Audit Committee: Consists of 3 independent directors who meet the qualifications prescribed by the Stock Exchange of Thailand and the Securities and Exchange Commission, responsible for auditing the financial reporting system, supervising the company's operations, internal control system, internal audit system, risk management system, and policies and measures to prevent corruption to ensure that they are in compliance with international standards, regulations, and relevant laws and to report to the Board of Directors.

Risk Management Committee: Consists of 4 directors, of whom 1 is an independent director responsible for overseeing and establishing a systematic and continuous risk management approach that covers the current business operations and investment in sustainable development in the areas of economy, society, and environment. They evaluate risk management policies for the company, track risk management performance, support the

dissemination of risk management understanding to all levels of employees, provide advice to management, and report to the Board of Directors of the law firm.

Government and Sustainability Committee: Consists of 3 directors, of whom 2 are independent directors responsible for overseeing the operations of the company, including corporate governance, policies related to the duties of directors, executives and employees in compliance with laws, regulations, and guidelines of state agencies and regulatory bodies such as the Stock Exchange of Thailand and the Securities and Exchange Commission, and for developing the company's corporate governance system to provide guidance to the Board of Directors and management in accordance with the principles of good corporate governance and sustainability. They also report to the Board of Directors.

The Sustainable Committee: Consists of high-level executives (C-Level) from the company and its subsidiaries. Its responsibilities include driving sustainable policies, strategies, and operations throughout the organization, as directed by the company's board and/or government-appointed committees. The committee advises on appropriate operational plans in alignment with the company's strategic objectives and allocated budgets for sustainable operations. It establishes criteria, regulations, and announcements for good corporate governance and social responsibility. The committee oversees sustainable operations, develops understanding and awareness of ethics, environmental sustainability, and social responsibility, and reports to the government-appointed committees on sustainable matters.

The Chief Executive Officer, President and Executive Officer: Responsible for establishing a risk management system in accordance with the policies and guidelines set by the Board of Directors, formulating strategies, setting and monitoring the enterprise risk management plans to cover critical risk for both operational risks and ESG Risks, defining and assigning risk owners to consider and determine acceptable risk levels to be proposed to the Board of Directors for approval, and communicating and developing an organizational culture to be aware of risk. This includes reviewing the suitability of systems and measures such as anti-corruption measures to make it suitable for the changing business, rules, regulations, and relevant legal requirements.

Risk Owners: Responsible for assessing and analyzing risk, defining risk management measures/activities, analyzing the cost-benefits of each option, following up on the risk assessment results, and proposing them to the Chief Executive Officer and/or the Risk Management Committee.

The Risk Management Team: Responsible for developing an efficient and effective risk management system. It provides guidance, advice, and training to promote understanding of risk management. It monitors and communicates future trends that may impact business operations and ESG risks in the short, medium, and long term. It coordinates with Risk Owners and the Sustainable Committee to prepare risk reports for management, the risk management committee, the audit committee, the sustainable committee, and/or the company's board, as required. The team supports the risk management committee to operate effectively.

The Sustainability Team: Established by each business unit to support the unit's sustainable operations in alignment with the company's sustainable plans. The team develops and proposes plans and practices that link the unit's operational plans with the company's sustainability policies and strategies. It communicates and promotes understanding of ESG operations and activities, monitors ESG performance, coordinates and consolidates ESG activities with related units, and reports to the executive officers of each business unit and the sustainable committee.

Internal Audit Unit: Responsible for auditing and reviewing the operating procedures to ensure that they are in accordance with the Company's policies, rules, and regulations, as well as the good practice guidelines, rules, and regulations of relevant government agencies, in order to ensure that the Company has an adequate and appropriate internal control/risk management system and reporting to the Audit Committee in order to be proposed to the Board of Directors

Types of Risk

The company has considered various risks related to its business as follows:

- Business Risks
- Environmental, Social and Governance (ESG) Risks

(For more details, please refer to section 3. Driving Sustainable Business)

The Company's types of risk are classified as follows:

- 1) **Strategic Risk:** Risk that arises from inappropriate strategy formulation, impractical operation plans and implementation, or lacking important resources to achieve successful strategic plans, etc.
- 2) **Operational Risk:** Risk that arises from the operating process that affects the efficiency and effectiveness in the business operations which makes it impossible to achieve the set goals.

- 3) **Financial Risk:** Risk that relates to finances, such as interest rate volatility, and exchange rate fluctuation and risk that arises from counterparties, etc.
- 4) **Compliance Risk:** Risk from the inability to comply with laws and regulations, or standards related to the operations as well as risk that arises from non-compliance with the policies and procedures established by the organization.
- 5) **Technology Risk:** Risk that relates to changes in information technology or social media. This includes digital transformation technology which has an impact on the Company's operations. This information technology risk includes information technology systems used by the organization to carry out significant business activities that do not meet business needs.
- 6) **Corruption Risk:** Risk from any unlawful practices and exploitation by giving or accepting bribes, whether money, goods, financial assistance, charitable donations, reception fees, or any other expenses by offering a promise, making a commitment, demanding or receiving money or any other benefits that are not suitable for government officials, government agencies, private persons, or persons with duties, whether directly or indirectly, in order to allow such agencies or persons to act or exempt the performance of duties illegally.

In order to effectively manage risk and be able to respond to abrupt changes, the Company reviewed and identified significant enterprise risk regularly, at least once a year, or when there were any events or changes that may have affected the Company's operations

2.2 Risk Factors

2.2.1 Current and Future Potential Risks of the Company or the Corporate Group

- Risk from Uncertain Economic Conditions and volatility in the industry in which it operates

In 2022, the economy and real estate business face challenges due to uncertain economic conditions affected by the COVID-19 pandemic, which has had a new wave since late 2021, and the spread of the Delta variant in Thailand in Q3 2022. This has led to economic activities being restricted under strict pandemic control measures for several months, causing a slowdown in production in some industrial and construction sectors. Although the situation in the country will improve in 2023, the economic growth rate has not met expectations due to the prolonged impact of the COVID-19 pandemic. The decline in purchasing power within the country due to the shrinking economy and the increasing caution in spending decisions, as well as the anxiety caused by uncertain economic conditions from the energy crisis and Russia-Ukraine war, affect the demand and purchasing decisions of foreign nationals for real estate in Thailand.

Although the real estate overview in 2022 is slightly better than 2021, but the cost of construction materials has increased due to the energy crisis caused by the Russia-Ukrainian war, and a shortage of foreign workers. This causes the tendency of real estate prices to increase and affects purchasing power and demand for housing. And there are also risk factors from Omicron and risk factors from the strictness of home-condo lending of financial institutions due to the economic slowdown, an income uncertainty. These are all risk factors that affect volatility in the real estate development industry and hotel business which is the core business of the Origin.

Risk Management Strategy/Measure:

The company recognizes and places importance on the aforementioned risk factors, due to the rapidly changing situation from various factors in the past. The company has continuously learned and adapted by adjusting its operational format to fit the situation with aggressive marketing strategies, online platforms, sales, customer and employee care, and emphasizing the maintenance of standards and continuous improvement. This includes developing a program where every employee has a role in sales (Everyone Can Sell) to increase the opportunity for product sales. The company has utilized its experience and knowledge to develop in all aspects under the concept of "ORIGIN NEXT LEVEL," creating an ecosystem that can fully take care of consumers at all times in their lives. The "ORIGIN NEXT LEVEL" concept consists of two main axes: 1) **Next Level of Business Expansion**, expanding the business both broadly and deeply with new locations, new brands, new business groups,

and new collaborations, to meet the needs of new target segments; 2) **Next Level of Living Solutions**, creating new functions and services in houses and condominiums to meet the living behaviors of people in the Now Normal and beyond, the Next Normal. This concept has led the company to continuously expand into new types of businesses to become a complete real estate entrepreneur, while also continuing to collaborate and expand partnerships both within and outside the country, becoming an important ladder in building the best lifestyle ecosystem for consumers, and aiming for sustainable development.

For the year 2022, the company has set a new operational plan to create a significant change to adapt to the long-term global situation and mega-trends to meet consumer needs under the "ORIGIN MULTIVERSE" concept. This includes 3 main steps:

1) "Expanding to the new universe" is now the core business of Origin, which used to focus on residential development projects. The company has expanded into new businesses or universes, which can be divided into 4 groups:

1.1) Residential for Sales

1.2) Recurring Income Business

1.3) Service Business

1.4) Mega Trends Business

All 4 universes still consist of subsidiary universes that have gradually emerged since the past year, such as warehouses, logistics, healthcare, insurance, energy, finance, restaurants, agriculture, and there may be more subsidiary universes added in the future.

2) "Growing in the separated timeline" allows each subsidiary company to have a parallel growth path in their own universe, with professional managers within that business to help take care of growth direction and build strengths for each business group. The company plans to register its subsidiary companies in the Stock Exchange of Thailand (IPO) after having taken its subsidiary company, Britania Group Limited (Public) to IPO at the end of 2021 and Primo Serviced Solution Public Company Limited, the full-cycle service leader in real estate business, to IPO in 2022. The plan for registering subsidiary companies in the stock market includes: One Origin Co., Ltd., which operates Recurring Income

businesses such as hotels, offices, and retail. Alpha Industrial Solutions Public Company Limited, which is a joint venture with JWD InfoLogistics Public Company Limited operates industrial real estate businesses, such as warehouses, logistics, and industrial estates.

- 3) "Connecting the ecosystem" links all the universes that have separated and moved on to grow, coming back to take care of consumers together as a business ecosystem. This creates a "Multiverse of Happiness" that covers the comprehensive care and upgrading of the quality of life of consumers.

Although in 2022 Origin announced its business plan under the concept of Origin Multiverse or the "multidimensional universe" growth plan, providing new business opportunities such as real estate services, hotel businesses, and more, the company has still been continuously developing its condominium business through its three main subsidiaries: Park Luxury, which manages luxury condominiums; Origin Condominium, which manages smart condominiums; and Origin EEC, which manages condominiums in the Eastern Economic Corridor (EEC) area. The company has pursued 2 main strategies:

- 1) Penetrating all segments and lifestyles by creating new brands that cover all price levels, from entry to luxury, while also adjusting the promotions to match the additional lifestyle segments of consumers in order to penetrate new target markets. New brands are created with a unique brand personality that differentiates them from other brands, acknowledging that current consumer demands are not merely categorized by product or purchasing power. Examples of new condominium developments are geared toward startup groups, pet lovers, university students, and investors.
- 2) Expanding into the potential areas of Bangkok and the EEC in 2022 by focusing on areas with sufficient demand, such as interchanges between multiple BTS lines, central business districts (CBDs), and the suitability of the brand in the area. As a result, 19 of Origin's projects this year are spreading out to areas where the electric railway has already been completed, covering all eight lines in Bangkok and the surrounding suburbs, including the light green, blue, purple, red, pink, yellow, brown, and grey lines. In addition, Origin is expanding into the EEC area of Chonburi and Rayong. Origin believes that the Blue Ocean strategy can still be effective in many segments, particularly in the era where people do not necessarily need to go to the office every day, as seen in the sales figures of Origin Plug and Play Sirindhorn Station, which accumulated sales of more than 70% shortly after their project launch.

- Funding and Liquidity Risk

The Company is planning to continuously expand its real estate business, both in the residential condominium project, which is the current core business and in other types of real estate businesses, including the housing estates business, hotel business, serviced apartment business, retail space business and service business related to real estate. This increases the opportunity to generate consistent long-term revenue and meet the market needs of each segment, as well as expanding investments to a variety of new businesses, including warehousing, transportation, health care, insurance, energy, finance, restaurants, and hemp, in order to create business opportunities, diversify risk, and generate sustainable growth. Such operations necessitate substantial investment. The Company prioritizes business adaptation and prevents funding and liquidity risk that may occur simultaneously. The Company prepared advanced cash flow estimates for short-term, medium-term, or long-term, as well as closely controlling and monitoring various financial conditions to meet the requirements of financial institutions and debentures in order to support any changes, reduce risk, and be able to manage each situation in a timely manner.

To avoid this risk, the Company established the financial policies and plans as follows:

- 1) Utilize the financial policies with discretion within the approved budget.
- 2) Strictly manage finances in the following manner:
 - Maintain the interest-bearing debt-to-equity ratio not to exceed the requirements imposed by financial institutions and the terms and conditions of the debentures.
 - Build financial position and operating results that are stable.
- 3) Using financial instruments to raise funds appropriately, such as fundraising through stock markets or money markets that have lower capital costs. In 2022, the subsidiary company was listed on the Stock Exchange of Thailand (IPO), such as Premium Service Solution Co., Ltd., a leading comprehensive real estate service provider. The company has also set a roadmap to register potential subsidiaries with the stock market in the coming years.
- 4) Using joint ventures as a mechanism to expand investments in developing real estate projects that are deemed suitable, to reduce risks in developing large-scale projects.
- 5) Utilize the joint venture as a tool to increase investments in the real estate development for projects deemed suitable in order to mitigate risks from the development of large-scale projects. Previously, the Company had between 2 and 6 joint ventures a year which had been successful. As of the end of 2021, there were 16 joint venture condominium projects with a total project value of 4.4 billion Baht and 4 hotels with a total project value of 12.8 billion Baht. The Company has joint ventures with domestic and foreign partners, including Dusit Thani Public Company Limited, Nomura Real Estate Development

Company Limited (Japan), Escon Japan Company Limited (Japan), Ciz Investment Limited Liability Partnership (a Japanese company), Tokyu Land Asia Company Limited (Japan), and GS Engineering and Construction Corporation (Korea). This includes joint ventures in new businesses that Origin has not yet achieved, such as the logistic business in a joint venture with JWD, the medical business in a joint venture with KIN and Thai Leaf, the energy business in a joint venture with GUNKUL, etc.

- 6) Closely control, monitor, and analyze financial liquidity by preparing a cash flow estimate, examining the sources, and expenditures in order to plan the appropriate use of money in every aspect.
- 7) Establish a cash reserve limit to be used as working capital in the event of unpredictable economic conditions. As a result of the implementation of such measures, the Company does not have any liquidity issues and is able to improve its operating results and financial position steadily.

- **Stringent Mortgage Loan Risk from Financial Institutions**

The Company's primary source of income is real estate development for sales. The customer's purchasing power may be significantly impacted by financial institutions' stringent mortgage loan measures, rising interest rates, and higher loan-to-income ratios since April 2019. The Thai residential real estate market has faced several challenges, especially the stringent mortgage loan measures or the Loan-to-Value (LTV) measures from the Bank of Thailand (BOT) which came into effect in April 2019.

In 2020, the COVID-19 pandemic had an impact on the income stability of all consumers. This caused financial institutions to be concerned about bad debt. As a result, various stringent measures were imposed on the provision of credit, and this evoked concerns about the economic outlook of consumers' purchasing power. This situation had a direct impact on operators in the real estate for sale industry due to a decline in the purchasing power of homebuyers. In 2021, the Bank of Thailand announced the easing of mortgages and other loans related to mortgage loans (LTV measure) by temporarily adjusting the Loan-to-value ratio ceiling to 100% until the end of 2022. Customers' ability to purchase housing will increase and operators will be able to use it as a marketing tool to stimulate sales as a result of the relaxation of the LTV measure. Nevertheless, the purchase of a home is contingent on essential factors such as buyer confidence in the economic recovery and buyer preparedness. If there is a tendency toward recovery, it is projected that the easing of the LTV measure will aid the gradual improvement of the residential market.

However, the company must still monitor and evaluate the ability of borrowers to repay loans or refinance existing debts, as well as their ability to repay debts, given the possibility of increased indebtedness after COVID-19. This includes income and employment situations that may not have returned to normal. This may pose a problem in approving loans for individual customers. The company will adjust its project development plans to focus on customers with real demand for housing and prioritize locations with high demand for residential properties. Adjust project development plans by focusing on Real Demand customers who are the group that primarily needs housing and focus on residential locations that still have high demand.

Risk Management Strategies/Measures:

- 1) Develop housing project products that cover all segments, including condominiums and affordable homes, to meet the needs of all groups with a design that responds to the New Normal lifestyle.
- 2) Provide a team of consultants to advise and assist customers closely in applying for home loans, as well as recommending products that match each customer's abilities and purchasing power, in order to facilitate the transfer of property rights according to the plan.
- 3) Closely monitor the situation and adjust the strategies accordingly.
- 4) Diversify investments into other businesses that are part of the Mega Trend by collaborating with business partners in new ventures, such as (1) Logistics business collaborating with JWD, (2) Healthcare business collaborating with KIN and THAI LEAF, (3) Asset Management Company (AMC) business, (4) Energy business collaborating with GUNKUL, and (5) Insurance brokerage business.
- 5) Grow in the separated timeline" refers to the plan of creating subsidiary companies that will be registered in the Stock Exchange of Thailand (IPO) separately, such as Primo Service Solution Co., Ltd., a leading full-service real estate business that has already been registered in the Stock Exchange of Thailand in the quarter 4/2022. As for Origin Property Public Company Limited, a company that generates recurring income from properties such as hotels, offices, retail businesses, and Alpha Industrial Estate Solution Co., Ltd., it has formed a joint venture with JWD InfoLogistics Public Company Limited to operate a comprehensive industrial property business, including warehouses, logistics, and industrial estates. It is expected that by 2025, Origin Property and all registered companies will have a combined market capitalization of over 100 billion baht.
- 6) Connect the business ecosystem by bringing different businesses together to cater to consumers as a business ecosystem that meets the needs of people of all ages and stages of life.

- **Risks in Personnel Development to Support Business Expansion**

The company recognizes that "people" are a critical factor that affects the achievement of the company's goals and sustainable growth. Over the past 2 years, the company has grown and expanded rapidly, both in developing residential projects, which are the main business, by expanding the customer base in every segment and in new real estate locations. This has led to the development of many new projects and the expansion of the business to new industries to increase business opportunities and spread risk from relying solely on the main business. As a result, the company needs to recruit and develop a large number of employees to keep up with business expansion, especially in new businesses that require specialized skills, such as the energy, health, and beauty industries.

Risk Management Strategies/Measures:

- 1) Employee Recruitment: Consider appropriate salaries, and select people who have a positive attitude and can fit into the company's culture.
- 2) Collaboration with Educational Institutions: Cooperate with educational institutions to develop academic courses, share knowledge and experience in the real estate industry from the company's professional team, to nurture new personnel and enhance the potential of the new generation, such as
 - the Origin UTCC Valley project, a collaboration with the University of the Thai Chamber of Commerce (UTCC) to develop the UTCC Valley project, which aims to collaborate in 3 areas, namely:
 1. Academic Collaboration: Collaborate in developing educational courses, sharing knowledge and experience in real estate from the company's professional team, to nurture new personnel and enhance the potential of new business trends, such as logistics, healthcare, asset management, and energy businesses.
 2. Practical Training: Origin has opened a co-working space for Gen Z to have a creative workspace and the opportunity to practice real work with professional teams. And 3. Human Resource Development: Origin provides opportunities for its employees to pursue short-term degree courses and participate in various academic activities at universities. Gen Z will be an important force in driving the organization in the future.

- Origin-Bangmod Valley project: A collaboration with the King Mongkut's University of Technology Thonburi (KMUTT) to foster cooperation in 4 areas:

1. Research - Conduct joint research to develop businesses and solve various problems in real estate management, civil engineering, electrical engineering, and electronics engineering.
2. Human Resource Development - Develop the current human resources of Origin, which currently employs over 2,600 people and is expected to continuously increase according to the plan of growth in the Origin Multiverse, in terms of management and other knowledge.
3. Practical Training - Open the Origin-Bangmod Valley space for KMUTT students to practice creating innovative works with Origin's professional teams. It also provides KMUTT students the opportunity to intern at companies in the Origin group.
4. Application Development - Upgrade Origin's applications such as Origin Connect and Primo Plus to better meet the housing needs of residents, especially those related to home automation. This includes developing new innovations to adapt to the changing world.

(For more details, see the "Sustainability" section.)

- **Risk of relying on high-ranking executives and key personnel in various lines of the company for management company business**

Competitiveness partly depends on the expertise of high-ranking executive management, who is extensive experience and knowledge in the industry. And even though the company has a career path development program and succession plan to focus on attracting potential personnel, it may be difficult to recruit suitable replacements for senior or high-ranking management positions within the required timeframe when the company is unable to retain such personnel.

Risk Management Strategies/Measures:

- 1) The company continually invests in human resources to attract, develop and retain executives and employees who have the same ability and ideas for sustainable growth as the company. However, the loss of personnel in this senior management position whether one position or many positions could affect the company's strategic relationship and limiting the Company's ability to execute its business strategy.

- 2) Determine measures to manage personnel risks starting from the recruitment and selection of personnel. To get qualified personnel that meet the needs and have a sufficient number of personnel to meet the needs, such as managing recruitment channels so that the labor market can access information. Allowing employees to recommend friends to work with the company
- 3) Emphasize on setting up an environment to support operations and continuously improve work processes. so that employees can be creative Leverage the existing potential to further develop the quality of work.
- 4) Prepare a succession plan (Succession Plan) to identify important positions and prepare successors by preparing a succession plan to identify important positions and prepare successors. The company has a training plan to develop the potential of successors.

● Political and Regulatory Risks that may Affect the Real Estate Business

Political and regulatory changes may have an impact on the business planning, costs, and operating expenses of the Corporate Group's horizontal and vertical real estate development projects. For example, changes in land allocation requirements under the Condominium Act and the Building Control Act (i.e. land area determination/width of footpaths and road zones/determination of common areas/delivery and transfer of ownership of all common assets to the project juristic person/community regulations/environmental impact assessment and reports/assessments and preparation of high-rise building inspection report). This includes changes in zoning regulations, city planning laws, traffic planning, mass transit system projects, expressway projects, etc.

In order to mitigate risk associated with regulatory changes pertaining to the real estate business, the Corporate Group continuously studied and monitored potential regulatory changes in order to prepare for the adjustment of real estate project development plans in accordance with the potential changes, as well as regularly studied market conditions in order to develop existing projects with care.

In 2022, Thailand enacted an important law that came into effect: the Personal Data Protection Act B.E. 2562. The purpose of this law is to protect the rights of individuals regarding personal data and to prevent harm from data breaches. Therefore, the law sets out the duties and liabilities of those involved in the collection, storage, use, and disclosure of personal data, as well as penalties for criminal, civil, and administrative violations. Because the Personal Data Protection Act is a new and complex subject that requires expertise to interpret and comply with, it has broad implications for all organizations and their activities. Personal data is a risk that organizations must manage appropriately because it is sensitive information that can be used for nefarious purposes by unscrupulous

individuals. If organizations fail to protect personal data, they may lose credibility and face legal action. Therefore, to prepare for enforcement of the Personal Data Protection Act, the company has taken the following steps:

- 1) Disclosed policies and established measures to control the collection, use, and storage of personal data. The Company hired legal advisors with expertise and experience in personal data protection to provide advice on how to set up the system and improve the work processes related to personal data protection.
- 2) Provided and installed "One Trust" software, which is widely accepted among prominent domestic and international organizations for its capacity to aid in consent management, the use of personal data, and incident management.
- 3) Improved data security system to comply with the requirements of the Personal Data Protection Act and relevant laws as well as reviewing and improving the operating process to only store necessary personal data in order to reduce data security risk and the burden to control data security.
- 4) Communicated with all personnel within the organization to understand the Personal Data Protection Act, as well as the measures and procedures that must be implemented to emphasize and raise awareness of personal data.
- 5) Regularly providing training to employees and new hires to ensure ongoing compliance and risk management with the law's provisions and measures.

- **Construction Quality and Costs of Project Development Risk**

- **The Risks Associated with the quality of construction work and the cost of project development.**

High-quality construction and efficient budget allocation are critical to achieving the company's goals of developing new projects as part of its business expansion plan. Currently, the company uses external contractors to carry out construction work, which allows it to effectively manage project costs within the allocated budget. However, due to economic conditions and inflationary pressures, the prices of essential production factors such as steel and construction materials continue to rise, leading to increased costs of construction and real estate development, which is the main business of the company. This has a direct impact on the prices and purchasing power of individuals seeking to buy or rent real estate, which they cannot avoid. Therefore, to manage the cost risk associated with developing projects, the company has implemented risk management measures as follows:

Risk Management/Strategies:

- 1) We have signed a Turn Key construction contract with a construction company that meets the qualifications and abilities set by the company.
- 2) Clear regulations have been established regarding the qualifications and processes for selecting designers, consulting engineers, project control engineers, and construction contractors to ensure that the selection process is transparent, comprehensive, and efficient, resulting in qualified and experienced project development participants who are acceptable and trustworthy.
- 3) Clear policies have been emphasized to create partnerships with construction contractors and manufacturers to develop construction work with quality and on schedule. Suitable technology will be chosen, which has been studied as a tool to develop quality control processes and construction standards into an efficient system, reducing the risk of delayed project delivery and achieving successful results with the lowest cost and quality standards.
- 4) Quality control processes for construction work (QC) are emphasized to be carried out correctly and thoroughly, with outsourcing used to ensure that each project is inspected in accordance with the correct procedures and that construction materials are tested to standard values by certified institutions before being used in the construction of various condominium projects.

● **Risk Related to Environmental Impact and Safety in Project Developments**

Origin emphasizes sustainable business development beyond profit maximization, taking into account the environment, society, and government regulations as mechanisms to create long-term business value. This supports stable business performance and reduces the risk of operation in terms of image and opportunities to create consumer-accepted products and services, reducing operational costs, creating confidence in partnerships, increasing access to funding sources, and enhancing competitive advantage. Origin has thus aimed to operate its business according to ESG principles, which has resulted in it being selected as a sustainable stock in the real estate and construction industry for the 2nd consecutive year.

The Company is aware that the development of real estate projects will have an impact on the environment and disrupt the way of life in the surrounding communities. Thus, the Company attaches importance to the control of environmental impacts such as dust, effluent, and noise that may occur during the development of residential projects, whether they are condominiums or low-rise housing developments. Therefore, the Company has established measures to manage environmental risks as follows:

The environmental risk management process and safety in construction projects:

Environmental and Safety Factors	Preventive and Corrective Measures	Monitoring Measures
Air Quality (dust volume in construction sites must not exceed the limit required by law)	<ul style="list-style-type: none"> - Trucks transporting materials and construction equipment must clean the mud off their tires before leaving the construction site throughout the construction period of the project. - Spray water on the entrance and inside the construction site to reduce the dispersion of dust at least twice a day. - Clear sand debris that falls on the road regularly (at least twice a day - before noon and in the evening after work) in order to prevent the dispersion of dust and create safety for road users. 	<ul style="list-style-type: none"> - Monitor air quality in the construction site so that it does not exceed the level specified in the Environmental Impact Report (EIA).
Noise	<ul style="list-style-type: none"> - Regularly inspect equipment and machinery - Construction must be scheduled only during the day (8:00 AM - 6:00 PM) or during the EIA regulation for each project to avoid any activities that make loud noise during the rest time of neighboring communities. 	<ul style="list-style-type: none"> - Assign the project manager to control the contractor's operations. - The security department randomly checks whether the Company's measures are being implemented - Establish complaint channels and follow up on remediation.
Waste Disposal (Waste from construction site and workers' houses)	<ul style="list-style-type: none"> - Provide large trash bins with lids in the construction site, office building, and around the workers' houses. The contractor is responsible for the cost of waste collection. Waste that can be recycled is under the contractor's responsibility and must be removed from the site when construction is complete. - Supervise workers to dispose of solid waste in the provided bins only. 	<ul style="list-style-type: none"> - The project manager is responsible for supervising the contractor. - The security department randomly checks whether the Company's measures are being implemented. - Established complaint channels and follow up on remediation.

<p>Traffic Management around the Project</p>	<ul style="list-style-type: none"> - Determine the appropriate unloading locations and parking areas to prevent the slowdown of construction trucks or parking on the road. All construction trucks must only park in the parking area inside the project site. - Clean up debris that falls on public roads twice a day, before noon and in the evening after work in order to prevent the dispersion of dust and to ensure the safety of road users. - Spray water on the project entrance at least twice a day, morning and evening, except on rainy days, to keep the road surface moist throughout the day to prevent the dispersion of dust. 	<ul style="list-style-type: none"> - The project manager is responsible for supervising the contractor. - The security department randomly checks whether the Company's measures are being followed. - Established complaint channels and follow up on remediation.
<p>Land Use</p>	<ul style="list-style-type: none"> - Construction activities must take place only on the construction site, with no encroachment on areas outside the project. - Make a public announcement to the people/residents around the construction site in advance prior to the construction 	<ul style="list-style-type: none"> - The project manager is responsible for supervising the contractor. - The security department randomly checks whether the Company's measures are being followed. - Established complaint channels and follow up on remediation.
<p>Wastewater</p>	<ul style="list-style-type: none"> - The contractor is required to provide a waste water management system as required by law. Water waste discharged from the project must be in accordance with the quality of the waste water standards. 	<ul style="list-style-type: none"> - The project manager is responsible for supervising the contractor. - The security department randomly checks whether the Company's measures are being followed. - Established complaint channels and follow up on remediation.

<p>Safety and Occupational Health</p>	<ul style="list-style-type: none"> - The contractor is required to provide personal protective equipment for workers to prevent hazards. Workers are required to use the personal protective equipment. - Always inspect the condition of all tools and equipment before using them for safety purposes. - Workers must comply with the rules and regulations for work safety as specified by the Ministry of Labor. - Provide home medicine kits and first aid kits in case of minor illnesses. - Set emergency management measures in case accidents or emergencies occur. An emergency drill must be practiced at least once a year. - Prevent outsiders from entering the area where construction machines are operating during the construction period by barricading the construction site. - Maintain cleanliness within the construction site as much as possible in order to reduce accidents. - Smoking is only permitted in designated smoking areas. Alcohol is not permitted on the construction site or during work hours. 	<ul style="list-style-type: none"> - Specified as a condition in the construction contract. - The project manager is responsible for supervising the construction of the contractor. -The security department randomly checks whether the Company's measures are being implemented. - Observe emergency drills and provide suggestions for remediation if there are any flaws in the implementation plan.
<p>COVID-19 Preventive Measures</p>	<p>Monitor and supervise the compliance of contractors with the COVID-19 preventive and surveillance measures indicated in the government notification.</p>	<ul style="list-style-type: none"> - The project manager is responsible for supervising the construction of the contractor. -The security department randomly checks whether the Company's measures are being implemented. - Prepare a report on the implementation of preventive and surveillance measures, as well as reporting high-risk groups or infected persons in the project.

- **Land Acquisition Risk for Future Project Developments**

The Corporate Group does not have the policy to purchase large quantities of land for future project development to prevent the financial burden and reduce the risk of city planning and expropriation changes that may occur in the future. However, the Corporate Group may be unable to acquire land in the desired location due to rising land prices, resulting in an increase in the cost of project development or an inability to develop projects within the budget which may have an impact on the Corporate Group's business operations. The Company has taken the following actions to manage this risk:

- 1) Prepare land purchase plans in advance in accordance with the Corporate Group's project development over the next 2-3 years to ensure that the Corporate Group has land for continuous project development.
- 2) Closely monitor and analyze land information to understand the trends and land development potential in various locations, the direction of habitat growth, the development path of the mass transit system projects, legal restrictions, and a thorough review of ownership to minimize all risks before purchasing land.
- 3) Conduct surveys and analyze the housing market demand in each location as well as market and financial feasibility studies. Every investment in the development of projects must be approved by the Board of Directors with comprehensive detailed information.
- 4) Increase land acquisition channels through the Company's division, brokers, or the website as well as using a strategy to jointly invest with the owners of potential land. As a result, the Company has been able to acquire sufficient land to develop projects continuously.

- **The risk from the terms and conditions of the joint venture agreement and non-competition agreement between Origin and subsidiaries registered in the Stock Exchange of Thailand (Britania, Primo)**

1. **Risk from the terms of joint venture agreement**

The Company continues to have an Open Platform strategy, to grow business with joint venture structure and to manage projects of joint ventures. Joint ventures can help reduce investment risk in terms of fund procurement and debt reduction. This is a key mechanism for strengthening the mixture of resources in technology, expertise, operation systems, construction, and marketing base expansion as well as having opportunities to reach more customers under the joint venture agreement. The agreement included "objectives and goals of the joint venture", "shareholding", "benefit allocation" and "the authorities, duties and responsibilities of a joint venture". These

agreements must be upheld by contract parties when they enter into a joint venture agreement to develop a joint project. The Company, as a contract party, has to comply with the terms and conditions of the joint venture agreement. If any of the parties breach the conditions, this may lead to a dispute or the termination of the joint venture agreement. If such an event occurs, it may impact the credibility or the reputation of the Company. The Board of Directors and senior executives recognize and give importance to the joint venture. Therefore, measures for joint venture risk management are established as follows:

1. Establish a joint venture policy to have joint venture practice guidelines, procedures and the approval authority framework of joint venture. In the case of a new joint venture, a proposal must be submitted for approval to the Board of Directors as specified.
2. Prepare a standard template for joint venture contract in case there is a joint venture with the same co-venturer under the specified standards. The committee of the business group shall have the approval authority.
3. Assign a person responsible for monitoring the implementation of the agreement. This includes setting a trigger point in order to allow relevant parties to come up with risk management measures before the breach of contract occurs. The corrective measures must be proposed to the Board of Directors.
4. The risk management department is responsible for monitoring the situation, complying with the joint venture requirements, and reporting to the Risk Management Committee every quarter.

As of December 31, 2022, the company successfully developed projects under a joint venture agreement for a total of 24 condominium projects worth 61 billion baht, joint venture projects for 8 housing projects worth 1.2 billion baht, and joint venture projects for 10 serviced apartment and hotel projects worth 2.2 billion baht (with 4 projects beginning operation in 2022). In addition, there are several joint venture projects in new Megatrend businesses, such as logistics with JWD, healthcare with KIN and THAI LEAF, and energy with GUNKUL.

2. Risk from the terms and conditions of joint venture agreement and non-competition agreement between Origin and subsidiaries registered in the Stock Exchange of Thailand (Britania, Primo)

From Origin's parallel growth timeline strategy to strengthen the growth potential and operational expansion of subsidiaries, they registered their subsidiaries in the Stock Exchange of Thailand (IPO) in 2021-2022. 2 business groups, Britania (low-rise development business) and Primo Service Solution (full-cycle real estate service business), were registered as subsidiaries. As part of this process, Origin and subsidiaries registered in the Stock Exchange of Thailand (Britania, Primo) entered into a non-competition agreement to ensure fairness for shareholders and investors. The agreement stipulates that Origin and subsidiaries (Britania, Primo) will not engage in competition as specified in the agreement. This agreement cannot be amended or changed in material terms unless there is a written agreement between both parties. Any amendment or change must be approved by the shareholders' meeting of the company with no less than 3 out of 4 votes of all votes of the shareholders present and entitled to vote, excluding shareholders who have lost their right to vote, and not counting shareholders who represent less than 10% of all votes of shareholders present at the meeting. A vote against the amendment, addition or change of material terms as specified above is permitted.

Risk Management Measures

In order to ensure compliance with the anti-competitive agreement, the company has established the following guidelines for oversight:

1. Board of Directors: Oversight in accordance with the agreement, with responsibilities and obligations outlined in the board charter. In cases where amendments to the agreement are requested, the board of directors must not propose them if there is uncertainty as to whether the amendments will result in competitive behavior. The board of directors shall seek the opinion of the audit committee and propose the matter to the company's board of directors for further consideration.
2. Audit Committee: Oversight in accordance with the agreement, and provide an opinion in cases where there is a request for an opinion from the board of directors. The committee provides an opinion to the company's board of directors regarding proposals made by the board of directors, determining whether the amendments to the agreement will result in competitive behavior as stipulated in the agreement. The audit committee may appoint an independent consultant to gather additional information to assist in their decision-making process.

3. Company Board: Oversight in accordance with the agreement, considering the opinion of the audit committee before deciding. In cases where amendments to the agreement will not result in the competitive behavior as stipulated in the agreement, the board of directors may propose the matter to the shareholder meeting for approval. However, if the amendments to the agreement will result in competitive behavior, the board of directors shall not propose the matter to the shareholder meeting for consideration.

● Corruption Risk

The Company foresaw problems and the impact of corruption that may occur in the business sector of the country. The Company is committed to fight against anti-corruption and adheres to transparent management, and being responsible to society and all stakeholders in accordance with the good corporate governance principles. Therefore, the Company joined the Thai Private Sector Collective Action Coalition with a determination to fight against any form of corruption. This has been communicated inside and outside the organization in various ways in accordance with the guidelines of the Thai Institute of Directors (IOD).

Since 2019, the Company submitted a request to become a certified member of the Thai Private Sector Collective Action Coalition Against Corruption in 2019, and on August 8, 2019, the Thai Institute of Directors Association certified the Company as a member of the coalition. This significantly demonstrates the Company's commitment to transparent corporate governance and its willingness to continually promote anti-corruption in business operations. The anti-corruption measures of the Company are as follows:

- 1) Declare a policy and measures to prevent corruption, such as a Whistleblowing Policy, gifts and entertainment policies, and a manual for processes with corruption risk. The company also sets out penalties for violations of the policies and measures. The company reviews its policies and measures annually to ensure compliance with relevant laws and measures to prevent corporate corruption in the Institute of Directors Thailand (IOD). The company's measures also align with changes both inside and outside the company.
- 2) Improve business ethics to be in line with the policy and measures to prevent corporate corruption.

- 3) Communicated anti-corruption policies and measures to all related parties, both internally (directors, executives, and all employees) and externally (trade partners/business partners, investors and interested persons) through various communication channels such as internal and external websites, email, as well as activities such as the orientation of new employees and the NO Gift Policy campaign during festivals where gifts are given.
- 4) All departments are required to have risk assessment for fraud and corruption as well as preventive/corrective measures.
- 5) Arranged internal audits for the processes that are likely to have corruption risk at least once a year to ensure that the control and preventive measures set by the Company are strictly followed and report it to the Top-Level Management if any flaws are found in order to determine corrective measures and propose them to the Audit Committee.
- 6) Organized a whistle blowing process, practice guidelines/fact finding guidelines in case there was a whistleblowing report. Established measures to protect whistleblowers.

● ESG Risks

Origin recognizes the importance of sustainable business development. In addition to achieving good financial performance, the company aims for sustainable growth by considering the environment, society, and governance as mechanisms for creating sustainable organizational value. To efficiently operate sustainable development within the real estate development business, which is the main business operation, Origin assesses ESG risks and sets measures and risk management plans as follows.

Aspect	Topic	Risk Issues	Risk Management Measures
Environment	- Climate change	Greenhouse Gas Emissions	<ul style="list-style-type: none"> ● Origin Net-zero policy is announced to set targets and measures to reduce greenhouse gas emissions, including: <ul style="list-style-type: none"> - Setting targets and plans to reduce electricity consumption in head office and sales offices, covering all companies within the group. - Developing projects and delivering energy-efficient products to customers,

			such as Solar Rooftop and E.V. Charger, and choosing environmentally-friendly products.
	- Construction sites that pose environmental risks that impact the surrounding communities.	It is possible that the development of the company's real estate projects may have an environmental impact and disturb the living conditions of the community surrounding the project, such as dust, wastewater, noise, waste, and traffic issues.	<ul style="list-style-type: none"> ● The company has set measures to prevent environmental impacts according to the details in the topic "Risk of environmental impact and safety in construction development".
Society	- Labor management concerns in the supply chain, as well as occupational health and safety in the workplace.	It is possible that human rights issues in the supply chain may affect the company's reputation and customer base. This is because the company develops projects through turnkey contracts with construction contractors, who are responsible for managing and supervising personnel and labor used in construction, which may involve the use of illegal labor or non-payment of fair wages, as well as inadequate attention to occupational health and safety in the workplace.	<ul style="list-style-type: none"> ● The company has established evaluation criteria for selecting contractors who have no history of human rights violations against workers. ● Contractors are required to comply with labor laws and to properly manage occupational health and safety in the workplace in their contracts. ● Workplace practices are checked by company personnel.
	- Changes in societal behavior	It is possible that the COVID-19 pandemic and changes in	<ul style="list-style-type: none"> ● The company develops and designs products and services according to

		<p>society, such as an aging population and greater awareness of environmental protection, will significantly affect the demand for housing and the development of products and services that meet customer needs.</p>	<p>the location and subculture of the consumer, to create a new brand that differs from other brands and uses up-to-date technology that meets customer needs and adds convenience to their lives.</p> <ul style="list-style-type: none"> ● The company participates in partnerships to develop energy-efficient products and be environmentally friendly in order to manage costs more efficiently. ● The company develops products that help customers plan for retirement by investing in real estates, such as the IP-Program Hampton project.
	<p>Retaining and developing employees to keep up with business expansion and growth.</p>	<p>It is possible that the policies of the company, which is an organization of young people, have most of its employees with job experience ranging from 1 to 2 years and an average age of less than 30 years old. This age range has a high turnover rate, which may result in the company being unable to recruit new employees with the necessary skills and expertise to meet business requirements. This can also impact the time and cost involved in recruiting</p>	<ul style="list-style-type: none"> ● The company uses a flexible pay management structure and focuses on providing incentives based on performance rather than work hours. ● A training roadmap is developed by creating courses that cater to the needs of the organization and the daily work tasks, with an emphasis on creating a fun learning environment. ● Employee relationship activities such as birthday gifts, Origin Day, Outing activities, etc., are given importance. ● Opportunities for learning are provided through job rotations.

		and developing new employees.	Employees are given varied work tasks.
Governance	Internal supervision and oversight measures are implemented.	It is possible that internal supervision and oversight measures are implemented, such as measures to prevent corruption, which can cause delays in project development. This may have an impact on delivering products to customers and the company's revenue.	<ul style="list-style-type: none"> ● Work processes are improved, and forward planning is established, with close monitoring of progress made according to the plan. ● Consultants or service providers with specialized expertise are carefully selected. <p><u>Note:</u> See more details on the topic of "Risk of Corruption in Corporations".</p>

● Emerging Risks

Cyber Risks

In today's rapidly changing business environment, innovations and new technologies are being widely used, including digital technology and online platforms for transactions, which have become essential to business operations and daily life for people. At the same time, cyber threats are increasing in complexity, spreading rapidly, and becoming more prevalent. If an organization lacks security measures to contain cyber risks or is not prepared to deal with various forms of cyber threats that may arise, it may lead to significant damage to the organization. Therefore, companies have established measures to manage cyber risks as follows:

- Setting IT security policies, including emergency planning for IT technology and the IT risk management policy.
- Establishing standards, procedures, processes, tools, and personnel to maintain the safety and manage risks in IT, including providing appropriate guidance and reviewing and evaluating the effectiveness of these policies at least once a year and when there are significant changes.
- Designating IT risk management as a critical part of overall risk management for the organization.
- Developing contingency plans and backup sites in case of emergencies.

- Prepare an emergency backup plan and a backup site in case of an emergency to ensure compliance with IT policies, standards, procedures, and processes, monitoring and follow-up on IT operations are conducted.
- Communications are provided to employees of the company to raise awareness of the importance of risk and IT risk management, as well as to ensure their understanding of the appropriate use of information technology to reduce technology risks.

2.2.2 Investment Risk to Security Holders

1. Risk from Major Shareholders Influencing Management Policies

As of December 31, 2022, the Jaroon-ek family is a major shareholder, holding 62.36% of the Company's ordinary shares. The major shareholders may exercise their right to vote at the Shareholders' Meeting in accordance with the law on matters such as the appointment of directors or the request for a resolution concerning other matters that require a majority vote at the Shareholders' Meeting. Therefore, other minor shareholders may not be able to collect votes to check and balance matters proposed by the major shareholders except in a certain matter that the laws or the Company's Article of Association requires that three out of four shareholders must vote to pass a resolution at the Shareholders' Meeting.

However, after the first public offering of ordinary shares (IPO) of the Company, the Jaroon-ek family's shareholding gradually decreases from approximately 70% to 59.18% at the end of 2017, remaining 59.82% at the end of 2018 and the remaining 60.99% at the end of 2019, remaining 61.34% at the end of 2020, remaining 62.13% at the end of 2021, and remaining 63.93% at the end of 2022. In addition, in order to have transparent management and an auditable system, the Company established its management structure, which includes a Board of Directors and subcommittees such as the Audit Committee, the Risk Management Committee, the Nomination and Remuneration Committee, and the Governance and Sustainability Committee. Each committee has a clear scope of authority and responsibilities and there are independent directors on each committee.

2. Investment Risk in Foreign Securities

- None -

3. Driving Business for Sustainability

3.1 Policy and Sustainability Management Goals

Origin Property Public Company Limited operated its business in accordance with the sustainable development guidelines of the Stock Exchange of Thailand, whether in the environmental, social, or corporate governance dimensions in order to develop and deliver quality products with good services that meet the needs of customers as well as developing the organization for sustainable growth under the corporate governance code with a responsibility to society and all stakeholders.

Policy and Sustainability Management Goals

The policy for sustainable development of the company is established by considering the vision, mission, and business strategy that cover environmental, social, and good governance (Environmental Social and Governance: ESG Enhancement) to be the company's practice in developing operational considerations. In addition, it is aligned with the Sustainable Development Goals of the United Nations to develop sustainable business operations that can meet the expectations of stakeholders in every business process. The company has established policies and practices on sustainability with key aspects as follows:





Governance - The company is committed to good corporate governance, ethics, transparency, and disclosure of operational information, along with risk management to adapt to changing situations. This is done in accordance with the principles of sustainable development.




Environment - The company aims to develop all business processes responsibly towards the environment by managing resources efficiently and managing environmental impacts effectively.




Society - The company aims to conduct business responsibly by considering human rights, protecting labor rights, safety, health, and the work environment while developing the necessary knowledge and skills for employees and extending development to sustainable societies and communities.

3.1.1 Sustainable Development Guidelines (GRI 102-16)

The Company applied the United Nations Sustainable Development Goals (UN SDGs) to the vision, mission and corporate values as a guideline in defining the scope of the main sustainability issues in accordance with the issues that stakeholders pay attention to. This is a part of the strategy formulation that develops the organization towards the 3 dimensions of sustainable development goals. They are the economic, social and environmental dimensions.

SDGs Issues	Stakeholders	Sustainable Development Approach		
		Economic	Social	Environmental
 <p>Ensuring quality of life and promoting well-being</p>	Customers Employees Allies Community		<ul style="list-style-type: none"> - Taking care of employee health and safety at work - Designing for the quality of life and safety of resident customers - Quality of products and services - Human Resource Development - Community management - Social and community value creation 	<ul style="list-style-type: none"> - Developing products with a focus on green space in the project and using environmentally friendly materials.
	Customers Employees Allies	Product and service development	<ul style="list-style-type: none"> - Developing human resources and training to enhance 	<ul style="list-style-type: none"> - Providing education funds for employees and their children.

Access to quality education and support for learning opportunities.	Community		<ul style="list-style-type: none"> organizational capacity. - Supporting educational opportunities for underprivileged individuals. - Product and service development. - Community management and development. 	<ul style="list-style-type: none"> - Supporting educational funds and repairing schools to be suitable for learning in the community where the project is established.
 <p>Good management of resource use and health.</p>	Customers Allies Community			Cooperation for environmental resource management
 <p>Decent employment and economic growth</p>	Shareholders Customers Employees Allies Community	<ul style="list-style-type: none"> - Encourage employment and support fair compensation - Compensation from Company's growth - Business growth - Product and service development. 	<ul style="list-style-type: none"> - Human Resource Development 	
 <p>Infrastructure that promotes sustainable</p>	Customers Employees Allies	<ul style="list-style-type: none"> - Product, service, innovation development. 	<ul style="list-style-type: none"> - Quality of products and service - Human Resource Development 	<ul style="list-style-type: none"> - Use environmentally friendly resource,

industrial and innovation development.				
 <p>making city and human habitat safe and sustainably developing.</p>	Customers Employees Allies Community		<ul style="list-style-type: none"> - Developing project while considering green are in the community. - Sustainable Social and Community Development 	<ul style="list-style-type: none"> - Pollution and Spoilage Management - Reducing environmental impact. - Greenhouse gas management - Sustainable management of construction, production, and consumption in accordance with standards
	Customers Employees Allies Community	<ul style="list-style-type: none"> - Procurement - Value chain management 	<ul style="list-style-type: none"> - Product and service development. 	<ul style="list-style-type: none"> - Reducing environmental impact. - Waste separation and recycling in ongoing construction projects - Greenhouse gas management
 <p>Promoting a peaceful and equitable society at all levels</p>	Customers Employees Allies Community Shareholders	<ul style="list-style-type: none"> - Anti-Corruption - Fair treatment 		

3.1.2 Significant Sustainability Issues (GRI 102-16, GRI 102-26, GRI 102-29)

The Company collects and defines sustainability issues related to business operations and considers the context of stakeholders' engagement. The Company assesses the possible risk that may affect the business by using survey results to analyze and prioritize the importance of sustainable development issues.

Assessment Processes for Significant Sustainability Issues

Step 1: Identification of Significant Sustainability Issues

Use the GRI International Standard Report framework to consider issues related to the nature of real estate business and the Company's construction, as well as issues with each stakeholder group related to the Company.

Step 2: Prioritization

Identify significant sustainability issues with stakeholders and prioritize issues based on the issues that affect the operations of the Company.

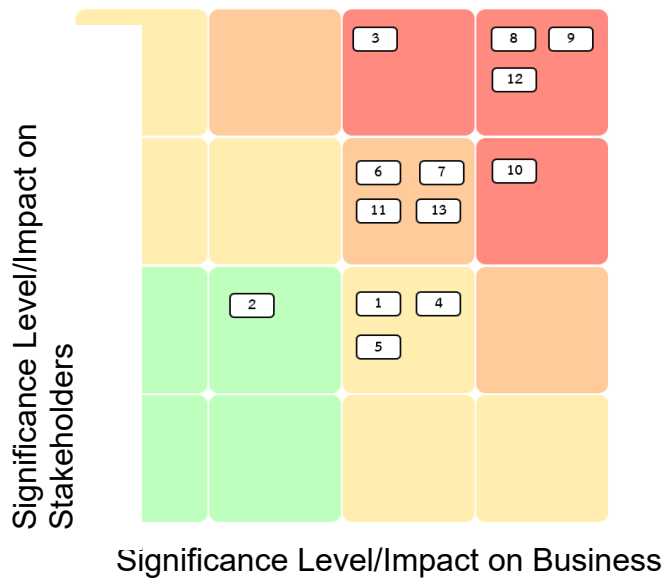
Step 3: Verification Issues

Propose the prioritized significant issues to the Sustainability Committee and the Company's senior executives, in order to verify that the stakeholders' significant issues are credible and can be used as an operating guideline for the sustainability of the organization.

Step 4: Review

Continually review the content of the sustainability report after the information has been disclosed in order to review the appropriateness of the disclosed content, update policies and issues that are significant to the sustainable development of the organization

Significant Sustainability Issues



1. Safety and occupational health
2. Equitable treatment and fairness
3. Product and service development
4. Confidential customer information
5. Procurement and provide service with sincerity
6. Treat trade partners in accordance with good corporate governance principles
7. Support activities that promote quality of life
8. Environmental responsibility to the community and society
9. Survey needs, satisfaction, and impacts on the community
10. Comply with contract agreements and relevant laws regarding debt repayment
11. Comply with laws, rules, and regulations
12. Return from Company's growth
13. Anti-corruption

3.2 Stakeholders Impact Management and Business Value Chain

3.2.1 Business Value Chain (GRI 102-44, GRI 102-46, GRI 102-47)

The Company operates a business of real estate development for sale and provides complete services related to real estate by defining the business value chain in order to reduce business impact in every process as follows:



Value Chain	Process	Stakeholders
1. Land and Funding Acquisition	<ul style="list-style-type: none"> Acquiring land in areas with potential and no legal issues Transparent procurement and negotiation Establishing customer groups and analyzing competitors Preparing funding sources Maintaining Financial liquidity 	<ul style="list-style-type: none"> Employees Landlords Business Partners Community Bank
2. Project Design	<ul style="list-style-type: none"> Designing the project space Designing buildings to meet consumer needs with a focus on Human Centric principles Designing public spaces and surrounding landscapes Selecting high-quality construction materials Obtaining proper construction permits 	<ul style="list-style-type: none"> Employees Business Partners Government Agencies
3. Procurement	<ul style="list-style-type: none"> Selecting contractors fairly Sourcing high-quality products from multiple manufacturers Considering human rights 	<ul style="list-style-type: none"> Employees Business Partners
4. Sales and Marketing	<ul style="list-style-type: none"> Providing clear information to customers Maintaining customer data (PDPA) Marketing communication tools Sales and marketing promotion activities Surveying customer opinions and satisfaction 	<ul style="list-style-type: none"> Customers Employees Financial institutions Business Partners Mass media Competitors
5. Construction	<ul style="list-style-type: none"> There are selection criteria for contractors, and the procurement process is fair. Selecting high-quality construction materials Construction is monitored and work is checked for compliance with standards. Feedback is sought from the local community. Environmental impact is managed for the surrounding community. Resources are used efficiently, and waste and pollution from construction are minimized. Compliance with government regulations is ensured. Complaints are addressed. Safety and occupational health measures are in place. 	<ul style="list-style-type: none"> Employees Business Partners Community Government Agencies

Value Chain	Process	Stakeholders
6. Delivery and Transfer of Ownership	<ul style="list-style-type: none"> Convenient purchasing and financing options are provided. Inspection and correction of work, as well as transfer of ownership, are carried out. 	<ul style="list-style-type: none"> Customers Employees Government Agencies Financial institutions
7. After-Sales Service	<ul style="list-style-type: none"> Juristic person management Customer Satisfaction Assessment Customer relationship management (CRM) is established. complaints are handled offline and online through a call center. 	<ul style="list-style-type: none"> Homeowners/customers Employees

3.2.2 Stakeholders in the Business Value Chain Analysis (GRI 102-40, GRI 102-41, GRI 102-42, GRI 102-43, GRI 102-44)

In regards to the Company's operating process for issues, the Company grouped internal and external stakeholders in order to prioritize stakeholder materiality, the direct and indirect impacts on the Company, determine guidelines to meet expectations, and encourage the engagement of all stakeholders.

Stakeholders	Expectations of Stakeholders	Communication Channels	Fulfilling of Expectations of Stakeholders
Shareholders	<ul style="list-style-type: none"> Have continuous growth in performance. Return on investment Management based on good governance / corporate governance 	<ul style="list-style-type: none"> Annual report Shareholders' Meeting Meeting with analysts and investors Road Show WEB : www.origin.co.th 	<ul style="list-style-type: none"> Reasonable distribution of returns Disclosure of information in a transparent, complete and timely manner Treat shareholder equally Adherence to good governance Efficient and accurate channels of communication
Customers	<ul style="list-style-type: none"> Produce quality products and services at reasonable prices. Manage complaints quickly with quality. 	<ul style="list-style-type: none"> WEB : www.origin.co.th FB : OriginProperty CALL CENTER : 02 0300000 Fax : 02 029 1939 	<ul style="list-style-type: none"> Give importance and responsibility for the development of products and services to meet standards by developing

Stakeholders	Expectations of Stakeholders	Communication Channels	Fulfilling of Expectations of Stakeholders
	<ul style="list-style-type: none"> ● Heartfelt sales and after-sales service ● Respect the rights of customers. ● Protection of personal data privacy (PDPA) 	<ul style="list-style-type: none"> ● APP : Origin Connect ● Sales and after-sales service personnel ● CRM with feedback/satisfaction surveys 	<ul style="list-style-type: none"> quality and improving services with speed. ● Maintaining customer confidentiality
Employees	<ul style="list-style-type: none"> ● Equality and Fundamental Rights ● Reasonable welfare and compensation ● Developing learning skills ● Stability and career advancement ● Safety and health ● Preventing personal data breaches 	<ul style="list-style-type: none"> ● FB : Origin Careers ● My Origin System ● Employee Opinion Survey ● Employee Engagement Activities ● Quarterly Origin Day ● Internal Communication via Line ● E-mail (@origin.co.th) ● Sustainability Reporting ● Public Relations Signage 	<ul style="list-style-type: none"> ● Compensation and Benefits Rate ● Health and Safety Management ● Equal customers treatment ● Anti-Corruption ● Preventing personal data breaches
Business Partners	<ul style="list-style-type: none"> ● Fair Procurement and equal treatment ● Provide appropriate and fair compensation ● Work according to the contract. ● Build cooperation in business development. ● Hygiene and safety at work ● Respect for Human Rights ● Support and Take care of the workers of business partners. 	<ul style="list-style-type: none"> ● Acceptance of complaints ● Satisfaction assessment ● Supplier Engagement and Relationship Building Activities ● Training and knowledge sharing ● www.origin.co.th ● CALL CENTER : 02 030 0000 ● Joint Meeting for Feedback and Collaboration 	<ul style="list-style-type: none"> ● Comply with the procurement and service framework honestly. ● Treat partners according to good corporate governance principles. ● Joint Business Plan ● Knowledge Sharing ● Anti-Corruption

Stakeholders	Expectations of Stakeholders	Communication Channels	Fulfilling of Expectations of Stakeholders
Contractors	<ul style="list-style-type: none"> ● Fair Procurement and equal treatment ● Provide appropriate and fair compensation ● Work according to the contract. ● Build cooperation in business development. ● Hygiene and safety at work ● Respect for Human Rights ● Support and Take care of the workers of business partners. 	<ul style="list-style-type: none"> ● Acceptance of complaints ● Satisfaction assessment ● Supplier Engagement and Relationship Building Activities ● Training and knowledge sharing ● www.origin.co.th ● Supplier's code of conduct 	<ul style="list-style-type: none"> ● Compliance in Procurement and Service Practices ● Treat partners according to good corporate governance principles. ● Joint Business Plan ● Occupational Health and Safety Management
Community Nearby	<ul style="list-style-type: none"> ● Have social and environmental responsibility. ● Preventing impacts from business operations, such as construction, noise, dust. 	<ul style="list-style-type: none"> ● Community Relations Activities ● Opinion Survey ● www.origin.co.th 	<ul style="list-style-type: none"> ● Support quality of life development activities that enhance quality and occupational health for society and the environment. ● Have responsibilities for the environment of the community and society. ● Explore community needs, satisfaction, and impact.
Business Partnerships	<ul style="list-style-type: none"> ● Fair Procurement and equal treatment ● Provide appropriate and fair compensation ● Work according to the contract. ● Build cooperation in business development. ● Hygiene and safety at work ● Respect for Human Rights 	<ul style="list-style-type: none"> ● Acceptance of complaints ● Satisfaction assessment ● Supplier Engagement and Relationship Building Activities ● Training and knowledge sharing ● Supplier's code of conduct 	<ul style="list-style-type: none"> ● Compliance in Procurement and Service Practices ● Treat partners according to good corporate governance principles. ● Joint Business Plan ● Knowledge Sharing ● Anti-Corruption

Stakeholders	Expectations of Stakeholders	Communication Channels	Fulfilling of Expectations of Stakeholders
		<ul style="list-style-type: none"> ● www.origin.co.th ● FB : OriginProperty ● Call Center : 02 0300000 	
Bank	<ul style="list-style-type: none"> ● Timely Payment of Debts ● Strict Adherence to Terms and Conditions 	<ul style="list-style-type: none"> ● www.origin.co.th ● FB : OriginProperty ● Call Center : 02 0300000 ● Debt Payment and Contractual 	<ul style="list-style-type: none"> ● Debt Payment and Contractual Obligations
Government Agencies	<ul style="list-style-type: none"> ● Compliance with the Law ● Information disclosure with transparency and accountability ● Social and environmental responsibility 	<ul style="list-style-type: none"> ● Annual report ● Environmental Impact Reporting ● www.origin.co.th 	<ul style="list-style-type: none"> ● Strict adherence to relevant laws, rules, and regulations related to the business operations

3.3 Sustainability Management in Environmental Dimensions

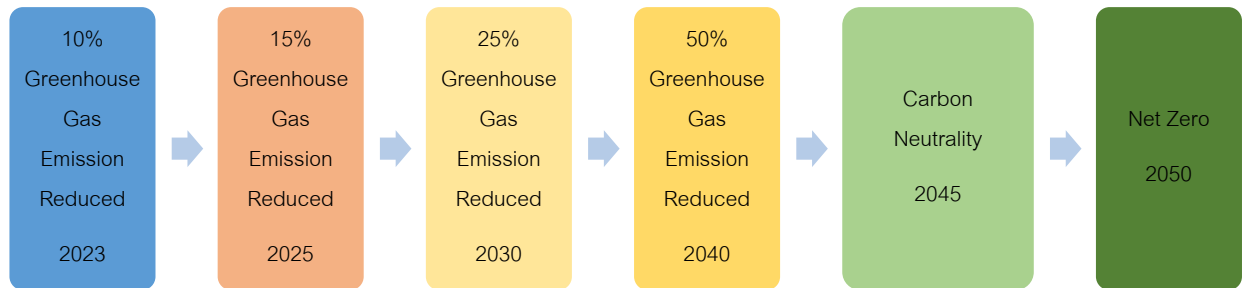
3.3.1 Environmental Policies and Practice Guidelines

The Company established policies and practice guidelines for energy conservation and environmental protection as part of its business operations starting from the land acquisition process, project design process, procurement process, to the construction and project development process. This also included the management process of the juristic projects that the Company provided management services in order to ensure that all processes and resources were properly and effectively managed without causing any impact on the environment.

Environmental Policy for Sustainable Development

The company recognizes the importance of the environment, which is a global issue that Thailand is also facing due to the increasing severity of climate change caused by environmental degradation. Therefore, the company places great importance on the environment in all aspects of its operations, from the board of directors, management, employees, and all stakeholders. The company is committed to developing the business towards a low-carbon society (Net Zero), using resources efficiently, and minimizing the impact on nature and the environment in all production processes. The company has implemented a sustainable environmental management policy that aligns with the country's targets as per the commitments made at the COP26 in Glasgow to address climate change and achieve Net Zero Emission by the year 2065. The company aims to reduce greenhouse gas emissions from its

business operations by 10% by 2023 compared to the base year of 2022 and aims to achieve Net Zero emissions by the year 2044.



Environmental Action Goals

The company has set targets and indicators to develop environmental sustainability, aiming to develop the business towards a low carbon society (Net Zero). Short and long-term goals have been established to increase operational efficiency in line with the company's environmental policy, including:

NET-ZERO Goals	2023	Short-Term Goals	Long-Term Goals
Indicators	Reduced Greenhouse Gas Emission for at least 10%	Reduced Greenhouse Gas Emission for at least 15%	Reduced Greenhouse Gas Emission for 25%
1. Use Eco-Friendly Material	5%	10%	25%
2. Reduce Electric Consumption (Head Office / Sales Office)	Reduce for 10%	Reduce for 15%	Reduce for 20%
3. Install Solar Rooftop	<ul style="list-style-type: none"> 100% of the Completed Low-Rise Projects' Common Area with space to install 70% of Newly-Built Sales Offices 	<ul style="list-style-type: none"> 100% of the Completed Low-Rise Projects' Common Area with space to install 70% of Newly-Built Sales Offices 	<ul style="list-style-type: none"> 100% of the Completed Low-Rise Projects' Common Area with space to install 70% of Newly-Built Sales Offices
4. Install Solar Energy Garden Lights / EV Charger	100% of the Completed Projects	100% of the Completed Projects	100% of the Completed Projects
5. Reduce Waste	2 Sandbox Projects	30% of the New Projects	50% of the New Projects
7. Reduce Dust Amount in the Construction Sites	Every Project	Every Project	Every Project

Guidelines for Natural Resource, Energy, Waste and Environment Management

- Manage resources and energy while preserving the climate and the environment in every process of business operation in order to strictly comply with the applicable laws and other related requirements.
- Set objectives and goals to properly manage the utilization of resources, energy, waste, the climate and the environment by focusing on cost-effective resources to reduce the impact on the environment.
- Require executives and employees at all levels to manage resources, energy, utilities, and the environment and also comply with the stipulated measures.
- Raise the awareness of energy, utilities, and environmental management by communicating and creating an understanding among employees and stakeholders to be able to properly protect the environment.
- Provide necessary support and allocate personnel, budget, time, and training, and also support employee engagement by applying useful recommendations from employees to improve the management of energy resources, utilities, and care for the climate and the environment.
- Commit to develop knowledge in regards to the environment, as well as energy and natural resource conservation in order to create innovations that are beneficial to the Company's business operations.

Ecosystem and Biodiversity Management Practice Guidelines

- Set management guidelines for ecosystems and biodiversity in accordance with the laws, regulations. The intention is to be responsible to society, the community and the environment.
- Appropriately assess the environmental impact and report any risk related to ecosystems and biodiversity before, during, and after the project development, as required by law.
- Survey and study ecology to care for the conservation of plants and animals in the ecosystem around the construction site, as well as implement mitigation hierarchy measures to support avoidance, reduction, rehabilitation, and compensation when the Company operates its business in biodiverse areas.
- Select construction materials or equipment that comes from a legitimate manufacturing source that does not have issues in biodiversity conservation. Select construction materials that reduce the generation of greenhouse gasses.
- Establish measures to manage the environment, biodiversity, and ecosystems in order to reduce the negative impact on the environment in every process of business development.
- Encourage employees and stakeholders to be aware of the ecological impact and biodiversity impact from the business operations and foster employees' awareness to participate in sharing responsibility to the extent of their abilities.
- Disclose and communicate measures regarding the ecosystem and biodiversity management to stakeholders. Clearly communicate the whistleblowing and complaint channels to the community and society when noticing that the operations may destroy the ecosystems and biodiversity.

Social Development Guidelines

- Aim to conduct business with ethics and be responsible to society, the community, and the environment.
- Support community engagement and strengthen communities and society to have a good quality of life.
- Promote activities that are in line with the Company's business operations in order to create benefits for society, communities, and the environment in the long run.
- Support the conservation and environmental quality restoration in order to create a natural balance.

3.3.2 Environmental Performance

In 2020-2022, the Company formulated a plan to manage resources, energy, and the environment as a part of the business operations that cover all business processes, from design, procurement, and construction, to product and service development. The Company set environmental goals by reducing energy and water consumption, waste management, and greenhouse gas emissions from the business operations by 5% within three years when compared to 2020.

The Environmental Risk Management Process and Safety in Construction Projects

Safety and Environment Factors	Measures to Prevent and Correct the Impacts on Environment	Measures to Monitor and Inspect
1. Air Quality (Amount of Dust in a project space)	1. Public relations measures 1.1 creating signs that display project name, type, and size (length x width) of at least 2.4 x 4.8 meters, as well as the project owner, construction contractor, construction period, and contact information for related project personnel and complaint channels. The signs will be displayed prominently on the construction site to provide clear visibility.	1.1 Have project representatives meet with adjacent residents throughout the construction period. Provide the name and contact number of the construction supervisor and project owner, available 24 hours a day, and install complaint boxes at the guard station to receive complaints immediately and resolve them promptly. Produce a report on the implementation of the measures every six months and submit it to relevant agencies as specified in the National Environmental Quality Act (No. 2) B.E.

Safety and Environment Factors	Measures to Prevent and Correct the Impacts on Environment	Measures to Monitor and Inspect
	<p>2. Construction site management measures</p> <p>2.1 Continuous spraying of water will be carried out during drilling, cutting, material transfer, and in areas where materials are stored prior to transportation outside the project area to prevent the spread of dust particles.</p> <p>2.2 Mesh sheets (fire-resistant type) will be installed around the building from the bottom to the top floor to prevent dust particles from spreading to adjacent buildings.</p> <p>2.3 Spray nozzles will be installed along the temporary fence around the project area and moved up as construction progresses to prevent dust particles from spreading to adjacent buildings.</p> <p>3. Preparation and maintenance measures for the construction site</p>	<p>2018, Section 51/5, and related agencies. Failure to provide the required report on the environmental impact assessment within the timeframe specified in Section 51/5 shall result in a fine of not more than one million baht, in accordance with Section 101/2.</p> <p>2.1 The project shall ensure that measurements are taken for the total suspended particulate matter (TSP) and particulate matter with a diameter of not more than 10 microns (PM 10). Air pollution indexes, including CO, THC, NO₂, and SO₂, shall be measured on a daily basis within the project area during the construction of the foundation. Afterward, measurements shall be taken once a month throughout the construction period. The results of the measurements conducted in the project area's frontage shall be publicly disclosed, and measurements in the surrounding community shall be conducted once a month throughout the construction period.</p> <p>2.2 The Mesh Sheet shall be inspected and maintained in good condition throughout the construction period. If any damages occur, repairs</p>

Safety and Environment Factors	Measures to Prevent and Correct the Impacts on Environment	Measures to Monitor and Inspect
	<p>3.1 Machinery and activities that generate dust will be located as far away as possible from nearby homes/buildings.</p> <p>3.2 Daily cleaning of each floor of the construction site will be carried out to prevent material debris/dust from accumulating on the site.</p> <p>4. Measures for driving and machinery use</p> <p>4.1 Install thick metal sheets throughout the project area where vehicles will pass through to prevent vehicles from sinking in the mud during heavy rain.</p> <p>4.2 Turn off temporary equipment and machinery during breaks.</p> <p>5. Measures for waste management</p>	<p>shall be made promptly to ensure that it is always in good condition and ready for use.</p> <p>2.3 Spray nozzles shall be inspected and maintained in good condition throughout the construction period. Any damages shall be repaired promptly to ensure that they are always in good condition and ready for use.</p> <p>3.1 Staff members from the project shall be assigned to measure the amount of suspended particulate matter and to interact with neighboring residents during the construction period. The name and telephone number of the construction supervisor and project owner, who can be contacted 24 hours a day, shall be provided for direct communication. A feedback box shall be installed at the guardhouse to receive complaints, and immediate corrective action shall be taken if any issues arise.</p> <p>3.2 Measurements shall be taken for the total suspended particulate matter</p>

Safety and Environment Factors	Measures to Prevent and Correct the Impacts on Environment	Measures to Monitor and Inspect
	<p>5.1 Prohibit contractors from burning waste materials on the construction site.</p> <p>6. Measures for transportation</p> <p>6.1 Use covering sheets for trucks transporting soil, construction materials, and sand to prevent materials from falling onto the road.</p> <p>6.2 Clean truck tires before leaving the construction site by using high-pressure water sprayers at the exit-entrance to prevent dust and mud from sticking to the tires.</p> <p>6.3 Close the entrance and exit areas at all times except when vehicles are entering or exiting. Keep the surface of the area clean and free of stones, soil, sand, or dust until construction is complete.</p>	<p>(TSP) and particulate matter with a diameter of not more than 10 microns (PM 10). Air pollution indexes, including CO, THC, NO₂, and SO₂, shall be measured on a daily basis within the project area during the construction of the foundation. Afterward, measurements shall be taken once a month throughout the construction period. The results of the measurements conducted in the project area's frontage shall be publicly disclosed.</p> <p>4.1 Staff members from the project shall be assigned to inspect the roads in the project once a week.</p> <p>4.2 Staff members from the project shall be assigned to inspect equipment and machinery during the construction period.</p> <p>5.1 Staff members from the project shall be assigned to monitor and supervise during the construction period.</p> <p>6.1 Staff members from the project shall be assigned to inspect the trucks entering and leaving the project area every day during the construction</p>

Safety and Environment Factors	Measures to Prevent and Correct the Impacts on Environment	Measures to Monitor and Inspect
		<p>period. Each transport vehicle shall be covered with a tarpaulin.</p> <p>6.2 Staff members from the project shall be assigned to inspect the vehicles entering and leaving the project area every day during the construction period.</p> <p>6.3 A staff member shall be assigned to control and clean up any fallen soil or sand on the road in the project's frontage. In the case of wet soil or sand, immediate cleaning shall be conducted by spraying water and sweeping the area clean.</p>
2.Sound (Sound Control in Project Area)	<p>1. Schedule the working hours for construction activities that generate loud noise, such as pile-driving, foundation construction, and structural work, from Monday to Saturday, from 8 AM to 5 PM. After that, the area will be cleaned and tools will be stored, and workers must leave the project site by 6 PM In the case of continuous construction activities, only cement pouring for foundations can be done, and work must not exceed 8 PM. Residents around the project area must be informed at least 3 days in advance.</p> <p>2. Install sound barriers as follows:</p>	<p>1. Assign a project representative to meet with residents near the project area throughout the construction period. Provide the name and phone number of the construction supervisor and project owner for 24-hour direct contact. Install a feedback box at the guardhouse to receive complaints and promptly find solutions.</p> <p>2. Conduct 24-hour average sound level (Leq) and maximum sound level (Lmax) measurements within the</p>

Safety and Environment Factors	Measures to Prevent and Correct the Impacts on Environment	Measures to Monitor and Inspect
	<p>2.1 During pile-driving and foundation construction (months 1-3), install metal sheet fences 6 meters high around the perimeter of the construction area.</p> <p>2.2 For exterior and interior finishing work, work can only be done on floors with completed walls, specifically, concrete walls that act as soundproof walls for an additional layer.</p> <p>3. Temporary equipment and machinery must be turned off or operated at a low volume during breaks.</p>	<p>construction area for foundation construction and report the results every week. After that, conduct measurements once a month throughout the construction period. Publish the measurement results on the project area's notice board and measure the sound level in the surrounding community once a month.</p> <p>3. Assign project personnel to inspect equipment and machinery during the construction period.</p>
3. Management of Construction Waste	<p>1. Construction waste management measures</p> <p>1.1 Use covers for trucks that transport construction waste to prevent it from falling onto the road.</p> <p>1.2 Do not dispose of construction waste in public areas or places that may affect nearby residents. The contractee is responsible for disposing of construction waste.</p> <p>2. Construction worker waste management measures</p> <p>2.1 Prepare containers to receive different types of waste, including general waste,</p>	<p>1.1 Arrange for officers to inspect the condition of vehicles and machinery used by contractors for construction work to ensure that they are always in good condition in order to prevent damage or breakdowns during use.</p> <p>1.2 Arrange for officers to control and manage the disposal of waste and rubbish on the construction site.</p> <p>2.1 Inspect the condition of the containers that hold waste regularly</p>

Safety and Environment Factors	Measures to Prevent and Correct the Impacts on Environment	Measures to Monitor and Inspect
	<p>biodegradable waste, recyclable waste, hazardous waste, and infectious waste, and place them in the construction area.</p> <p>2.2 Instruct workers to dispose of waste into the prepared containers.</p> <p>2.3 Coordinate with relevant agencies to ensure timely removal of construction waste.</p> <p>2.4 Install signs promoting waste sorting and the location of waste containers at various points within the construction area to educate workers on the benefits of waste sorting.</p>	<p>once a month to prevent insects and pests that carry diseases from residing there, and repair or replace damaged containers during the construction or demolition period.</p> <p>2.2 Arrange for officers to monitor the cleanliness of the waste container and garbage resting area every day during the construction or demolition period, and ensure that employees adhere strictly to hygiene principles to prevent waste contamination that could spread disease and avoid disturbing nearby residents.</p> <p>2.3 Arrange for officers to manage the collection of waste and rubbish regularly.</p> <p>2.4 Arrange for officers to keep data current.</p>
<p>4. Traffic management around the project area</p>	<p>1. Provide project name signs, direction arrows for entering and exiting the project, warning lights, and temporary traffic signs in the entrance and exit area of the project to clearly visible during day and night time, allowing safe turning of vehicles into the project area.</p> <p>2. Limit transportation of construction materials to daytime hours only and only</p>	<p>1. Provide officers to maintain safety and facilitate the entry and exit of vehicles into and out of the project, ensuring convenience, safety and not obstructing traffic, with priority given to cars traveling on the main road outside the project.</p> <p>2. Arrange for officers to plan transportation routes, transportation</p>

Safety and Environment Factors	Measures to Prevent and Correct the Impacts on Environment	Measures to Monitor and Inspect
	<p>for urgent cases that comply with traffic officer's announcement, so as not to disturb the rest of residents and communities who use the transport route.</p> <p>3. Provide designated areas within the project area for the parking of trucks used for transporting soil, construction materials, concrete, and for transporting workers. Prohibit parking of vehicles waiting for soil, construction materials, concrete, or for transporting workers on public roads.</p>	<p>schedules and frequencies to match the project plan, and reduce the impact on traffic volume associated with the project.</p> <p>3. Arrange for officers to control the area and inspect the condition of vehicles and machinery used by contractors for construction work to ensure they are always in good condition to prevent damage or breakdowns during use.</p>
5. Wastewater	<p>1. Provide a fully functional wastewater treatment tank and allow treated wastewater to be discharged into the natural water source afterward.</p> <p>2. Inspect for leaks of water from the bathroom to keep it clean and prevent unpleasant odors from disturbing nearby residents.</p> <p>3. The project must coordinate with relevant local agencies to regularly remove excess sludge.</p>	<p>1. Follow up and check the quality of treated wastewater from the wastewater treatment tank once a month throughout the construction period. The indices to be measured and monitored include pH, BOD, TSS, TKN, sulfide, fat, oil & grease, settleable solids, TDS, and TCB.</p> <p>2. Arrange for employees to check for leaks and maintain cleanliness of the restroom every day to prevent odors, by cleaning and using disinfectants in the restroom regularly.</p> <p>3. Arrange for employees to coordinate and ensure cleanliness every time sludge is pumped.</p>

Energy Management (GRI 302-1, GRI 302-2, GRI 302-4, GRI 302-5)

Electricity is an important resource in the company's business process. To reduce energy consumption within the organization and promote sustainable development, the project development and product teams have designed projects that are in line with the environment, relying on natural light and wind in the central area of the project and selecting materials to replace energy to promote electricity savings. There is also a campaign to save electricity within the main office and sales office, to make all employees aware of their involvement in reducing electricity consumption from various activities. Plans have been made to install light switches to control the appropriate amount of electricity usage for each department, and when work is finished, employees will take responsibility for turning off the lights in their own departments. This is a way to raise awareness of energy conservation among employees.

The company has set a target to reduce energy consumption by 10% within 2023 compared to the base year in 2021, and to reduce by 15% within 2025 and by 25% within 2030. These goals cover the operations of the main office of Origin Property Company Limited, the office of Premium Service Solutions Limited, and the sales office that opened in 2022, which consists of 21 branches.

Sales Offices

- Origin Plug & Play Nonthaburi Station
- Origin Plug&Play E22 Station
- Origin Plug & Play Sri Lasalle Station C
- THE ORIGIN Ramintra 83 Station
- THE ORIGIN Sukhumvit 105
- THE ORIGIN Ratchada-Ladprao
- THE ORIGIN Ram 209 Interchange
- Brixton Pet&Play Sukhumvit 107 C
- Brixton Sukhumvit 107
- KnightsBridge Collage Sukhumvit 107
- Brompton Pet Friendly Sukhumvit 107
- Brixton Kaset Sriracha Campus
- Brixton Campus Bangsaen
- Brixton Rayong
- Hampton Sriracha by Origin and Dusit
- Park Origin Thonglor
- Park Origin Phayathai

- KnightsBridge Space – Ratchayothin
- KnightsBridge Kaset Society
- KnightsBridge Prime Onnut
- KnightsBridge Space - Rama9

The Company effectively managed energy consumption, whether the lighting systems or the air conditioning systems by installing and maintaining the electrical control system. In 2021, the Company used a total of 3,029,193.20 kWh of electricity.

Business Unit	2022	
	Electricity Consumption (KW/hour/year)	Percentage of Total Energy Consumption
Headquarters of Origin Property Company Limited	115,05 0.00	1.51%
Office of Primo Service Solution Company Limited	172,868.00	2.27%
Sales Offices of 21 Projects	7,341,012.78	96.22%
Total Energy Consumption	7,628,930.78	100%

Item	Energy Consumption per a Year (kWh)		
	2020	2021	2022
Total Energy Consumption	2,033,595.40	3,029,193.20	7,628,930.78

Selection of Environmentally Friendly Materials

The company places importance on product quality, safety, and the environment by supporting the use of environmentally friendly materials. This is one of the approaches the company uses to improve the energy efficiency of the organization. The company also emphasizes the importance of selecting partners and contractors who prioritize the use of environmentally friendly materials. In 2022, the company purchased products certified as environmentally friendly or energy-saving from certified agencies or labeled as environmentally friendly.

1. **Ekoblok** is a globally innovative product that uses recycled materials up to 50% to create a lightweight, durable, strong, and environmentally friendly wall material. The company used it to construct all the walls of 157 rooms in the Brompton Pet-friendly Sukhumvit 107 and Brixton Sukhumvit 107A projects completed in 2022.



2. **TEXCA WALL** is a lightweight concrete wall with lightweight ceramist granules. **TEXCA®** is a lightweight material that is 20-60% lighter than regular concrete, but stronger than other lightweight materials. The production process uses recycled materials, making it environmentally friendly. It is good at insulating against heat, fire-resistant, sound-absorbing, and reducing noise. It also has low water absorption. The company used it in projects such as The Origin E22 Station, Origin Plug & Play Ramkhamhaeng Triple Station, The Origin Ladprao 111, THE ORIGIN Ladprao 15, Knightsbridge Space Rama IX, and THE ORIGIN Plug&Play Ramintra.



3. **Refrigerator:** The digital inverter compressor system of the refrigerator is energy-saving, helps maintain a stable temperature, reduces electricity costs, noise, and compressor wear. In addition, the company used energy-saving fiber labels on 959 refrigerators, worth a total of 6,762,200 baht.

4. **Downlights** are used throughout the project in various spaces. The downlight has a wide beam angle and compact; moreover, its lifespan is considerably longer other types. It produces the same amount of light with less electricity. Also, one downlight saves more electricity than 79,324 standard light bulbs or value at 23,289,784.57 baht.

However, the company has planned to increase the use of environmentally friendly materials. In 2023, it plans to use environmentally friendly materials for 5% of all materials used.

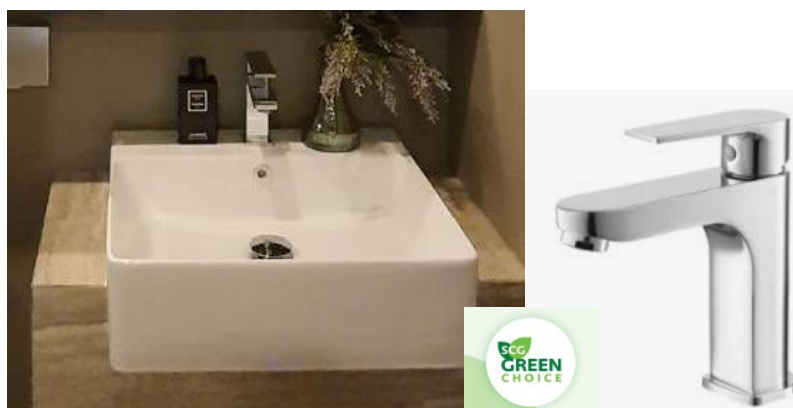
Water Management (GRI 302-1, GRI 302-2, GRI 302-4, GRI 302-5)

The Company set water management goals of reducing water consumption per square meter by 5% by 2022. The goals include the operations of Origin Property Public Limited Company's headquarters, Primo Service Solution Company Limited offices, and 21 sales offices opened in 2021. The Company used a total of 136,010 cubic meters of water.

Business Center / Office	2022	
	Water Consumption (cubic meters / year)	Portion (%)
สำนักงานใหญ่ บมจ.อริจิน พร็อพเพอร์ตี้	161	0.12
สำนักงาน บ.พริโม เซอร์วิส โซลูชั่น	3,894	2.86
สำนักงานขาย 21	131,955	97.02
ปริมาณการใช้น้ำทั้งหมด	136,010	100

Item	Water Consumption (cubic meters / year)		
	ปี 2563	ปี 2564	ปี 2565
Water Consumption	47,629.00	192,672.54	136,010

In addition, the company also manages the use of water resources by considering the quantity and impact on the community, efficiently reducing water consumption in residential projects. The company installs water-saving equipment or automatic control devices for water supply and faucets in the project to reduce water consumption from various activities such as wash basins, hand washing, and 4.8L Wash Basin Faucets which use only 4.8 liters per minute compared to the regular faucets that use 6 liters per minute. This can save up to 20% of water consumption and control heavy metal pollution such as lead, cadmium, copper, and zinc, which are harmful to the environment and human health. This type of equipment efficiently manages water usage and is environmentally friendly. The company has already implemented for a total of 5,157 units from the total product purchase price of 11,154,452.93 Baht. and in the year 2022, it was used in all construction projects.



Water Management in Construction Projects

The company places great importance on water management in construction projects at every stage, and has established policies that contractors and corporations must comply with the laws and regulations for wastewater management. The operation principles include:

1. Developing a temporary drainage and treatment system in the project before releasing water into public drains. Water used in the project must go through the project's temporary treatment system, which includes a grid to trap garbage, a grease trap, a sedimentation tank, a settling tank, and a drainage system leading to public pipes. The sediment in the settling tank will be used to adjust the project's terrain.



2. Establishing an internal sanitation system within the project, including an adequate number of washrooms separated by gender at a ratio of 20 people to 1 room, and a wastewater treatment system with grease traps and regular cleaning to promote good hygiene."



3. Quality control of water within the project before releasing it into the public pipeline is ensured by monthly checks. The wastewater discharged from the construction project must be tested for water quality, such as pH, total suspended solids (TSS), and total dissolved solids (TDS), and must meet the standards set by the Ministry of Natural Resources and Environment before being released into the public water source.



อันดับ	ดัชนีการตรวจวัด	หน่วย	ระบบบำบัดน้ำเสียสำเร็จรูป	มาตรฐาน ⁽¹⁾	เกณฑ์กำหนดในรายงานฯ
1.	ค่าความเป็นกรด-ด่าง (pH)	-	7.61 - 8.25	5-9	-
2.	ปริมาณตะกอนหนัก (Settleable Solids)	มิลลิกรัมต่อลิตร	<0.10	0.5	-
3.	ของแข็งแขวนลอย (SS)	มิลลิกรัมต่อลิตร	<2.5 - 4.8	40	-
4.	ของแข็งละลายน้ำทั้งหมด (TDS)	มิลลิกรัมต่อลิตร	146 - 380	858*	-
5.	ปริมาณออกซิเจนที่จุลินทรีย์ใช้ในการย่อยสลายสารอินทรีย์ (BOD)	มิลลิกรัมต่อลิตร	<1 - 6	30	20
6.	น้ำมันและไขมัน (Fat, Oil & Grease)	มิลลิกรัมต่อลิตร	0.5 - 0.6	20	-
7.	ปริมาณรวมของไนโตรเจนอินทรีย์ และแอมโมเนีย-ไนโตรเจน (TKN)	มิลลิกรัมต่อลิตร	0.80 - 21.25	35	-
8.	ซัลไฟด์ (Sulfide)	มิลลิกรัมต่อลิตร	<0.01	1.0	-
9.	ปริมาณแบคทีเรียกลุ่มฟีคัลโคลิฟอร์ม (Fecal Coliform Bacteria)	MPN/100mL	2,200 - 160,000	-	-
10.	ปริมาณแบคทีเรียกลุ่มโคลิฟอร์มทั้งหมด (Total Coliform Bacteria)	MPN/100mL	7,900 - 16,000	-	-

4. Water conservation is promoted within the project. Everyone is encouraged to use water efficiently, and there are changes in the water opening and closing points, using foot pedals instead. The objective is to control water usage efficiently, prevent water waste, and maintain good health by reducing contact with shared items during the COVID-19 pandemic. Additionally, water reserve tanks are provided, and signs promoting water conservation are placed in the area to raise awareness of resource conservation.



5. Reuse of water from the treatment pond for various purposes within the project is carried out properly. Treated wastewater can be used for watering trees, cleaning public roads, cleaning car tires before leaving the project area, and spraying water to prevent dust particles within the project area. This water reuse improves water efficiency and reduces the amount of wastewater discharged into the public drainage system.



However, the company still prioritizes water management in every construction process, with a target of reducing water management by 5% by the year 2023, and managing the complete cycle of reused water resources for residential projects, with a goal of 2 projects in the year 2023.

Waste Management and Pollution Control (GRI 306-1, GRI 306-2)

The company's business supports the concept of Circular Living, which aims to reduce resource wastage and pollution, support plastic waste management, and promote resource efficiency. In addition, awareness is raised among employees about the importance of waste sorting and reduction of waste disposal that impacts the environment.

Office Waste Management

The company attaches importance to waste management, including reducing waste generated within the office. Efficient waste sorting is implemented, along with building awareness and understanding among employees and stakeholders. Some types of waste can be reused for other purposes, reducing the amount of waste disposal in landfills. In the period from August to December 2023, The company was able to found that there was 13,716.30 kg of waste in total which are the general waste 10,372 kg and the recyclable waste 2,804.30 kilograms. The company was able to reduce carbon dioxide emissions by 13,203.66 kilograms compared to landfills.



In addition, there is a campaign to reduce the use of plastic water bottles and plastic bags by adding water dispensers in various locations to facilitate and encourage employees to use reusable water glasses more. On average, employees consume 380 liters of water from the dispensers per month. Compared to the 500 milliliter water bottles that are the most commonly discarded by employees, this is equivalent to a reduction of up to 3,040 bottles of 500 milliliters per month.



There are also reusable cloth bag borrowing and returning points in the office area for employees to use when shopping, in order to address the increasing problem of plastic waste.



However, the company still aims to reduce the amount of waste and hazardous waste within the office by 10% by the year 2023.

Management of Waste and Pollutants in Construction Projects (GRI 306-1, GRI 306-2)

The company manages waste and waste products in its business operations systematically according to the principles of the 3Rs (Reduce, Reuse, Recycle) and has an efficient waste separation system by type. This is coupled with creating awareness and involving stakeholders, with these practices being implemented in all construction projects.

1. Measures and guidelines for managing waste within the project have been announced to contractors, and the implementation of these measures is continuously monitored by safety units through random checks to ensure compliance with the company's guidelines.

<p>ORIGIN</p> <p>ประกาศ เรื่อง แนวทางการจัดการขยะมูลฝอยภายในโครงการ โครงการ _____</p> <p>ข้อ 1. ศึกษานโยบายด้านการจัดการขยะมูลฝอยภายในโครงการให้ละเอียด และทำเป็นกฎขึ้น</p> <p>ข้อ 2. กำหนดจุดทิ้งขยะ ขยะรวมขยะมูลฝอยภายในโครงการ และจุดรวบรวมขยะมูลฝอยภายในโครงการ</p> <p>ข้อ 3. จัดทำป้ายแสดงเป็นสัญลักษณ์ และ Lay Out ความปลอดภัยภายใน</p> <p>ข้อ 4. จัดทำเอกสารประชาสัมพันธ์ และป้ายรณรงค์การคัดแยกขยะมูลฝอยภายในโครงการ</p> <p>ข้อ 5. กำหนดให้มีการติดป้ายที่ส่วนงานที่เกี่ยวข้องกับงานภายในโครงการทุกหน่วยงานให้มากที่สุด</p> <p>ข้อ 6. จัดให้มีเจ้าหน้าที่ตรวจสอบและควบคุมการดำเนินงานการคัดแยกขยะมูลฝอยภายในโครงการ</p> <p>ข้อ 7. ดำเนินการขนย้ายขยะมูลฝอยออกจากโครงการเป็นประจำวันทุกวันและทุกสัปดาห์</p> <p>ข้อ 8. จัดให้มีการคัดแยกประเภทขยะมูลฝอย และดำเนินการนำขยะไปใช้ประโยชน์ในโครงการ</p> <p>ข้อ 9. ดำเนินการขนย้ายขยะมูลฝอยภายในโครงการเป็นประจำวันทุกวัน</p> <p>ทำขึ้น ณ สำนักงาน _____ วันที่ _____ พ.ศ. _____</p> <p>ลงชื่อ _____</p> <p>ผู้จัดการโครงการ</p>	<p>ORIGIN</p> <p>เรื่อง แนวทางการจัดการขยะ ภายในโครงการ</p> <p>ข้อ 1. การจัดการสิ่งที่ไม่ก่อสร้างก่อนเริ่มโครงการ</p> <p>ข้อ 2. การเตรียมสถานที่ก่อสร้างวัสดุก่อสร้างและจัดเก็บอย่างเหมาะสม</p> <p>ข้อ 3. งานฝัง ขั้วเคเบิลการออกแบบ ต้องคำนึงถึงขนาดช่องเปิด และ กระดก ขนาดของวัสดุ ต้องลง ตัวกับพื้นเพื่อไม่ให้ขุดมาตัดเจาะ บริเวณที่ปฏิบัติงาน เพื่อลดจำนวนขยะก่อสร้างได้</p> <p>ข้อ 4. กำหนดให้มีการจัดทำชิ้นส่วนงานสำเร็จรูปมาประกอบภายใน โครงการทุกหน่วยงานให้มากที่สุด</p> <p>ข้อ 5. จัดให้มีผู้รับผิดชอบตามชั้นและควบคุมการดำเนินงานให้มีขยะ ตกค้างทุกวัน</p> <p>ข้อ 6. จัดให้มีการดำเนินการลดปริมาณขยะภายในโครงการ เป็นประจำวันทุกวัน เพื่อเทียบกับปริมาณของขยะที่ผ่านมาในเดือน นั้นๆ</p> <p>ทั้งนี้ให้เริ่มดำเนินการตั้งแต่วันที่ _____ เดือน _____</p> <p>พ.ศ. _____</p> <p>ลงชื่อ <i>กริช รัชกิจนะ</i> ผู้จัดการโครงการ 1/9/65</p>
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2. Clear guidelines have been established for the installation of waste and construction debris collection points within the project, with appropriate lids to contain the waste.



3. Waste collection points have been set up on every floor of the building to facilitate sorting and transportation.



4. Information about waste management, including separating organic and construction waste, has been posted on bulletin boards throughout the project, and training sessions on waste management are held in the morning to raise awareness among all employees.



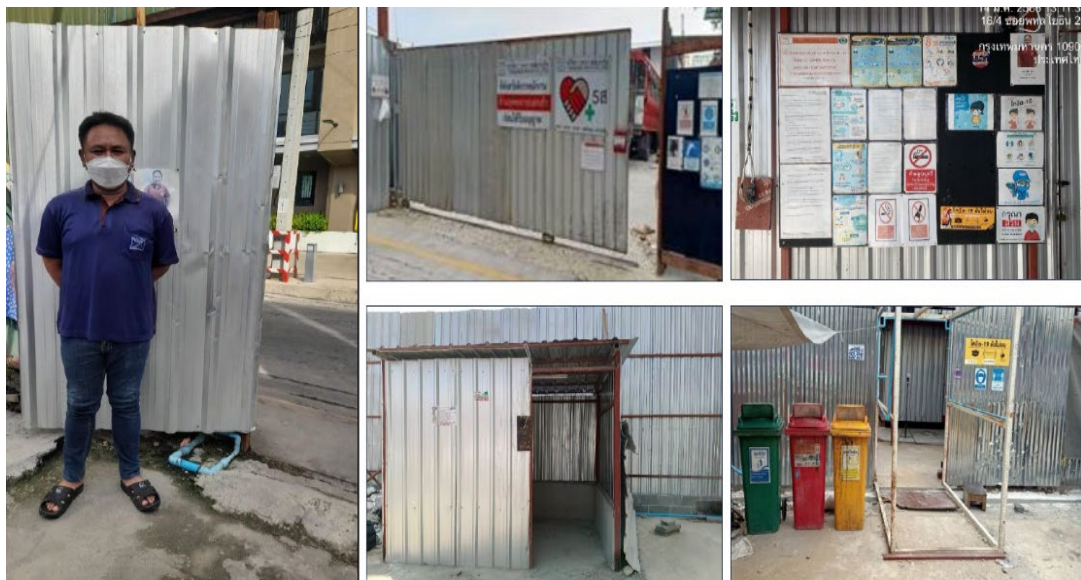
5. Contractors are encouraged to cooperate by completing all necessary components on site to reduce plastic waste and save time. Waste that can be reused must be removed from the site when the construction is completed.



6. A daily inspection and control of the waste management process is performed by personnel to ensure that no construction debris or waste accumulates on site.



7. Adequate waste management facilities have been provided for workers' housing to facilitate sorting and cleanliness.



8. Waste quantity data are collected and monitored continuously.

ตารางแสดงปริมาณขยะภายใน โครงการ THE ORIGIN E22 STATION
ประจำเดือน ธันวาคม 2565

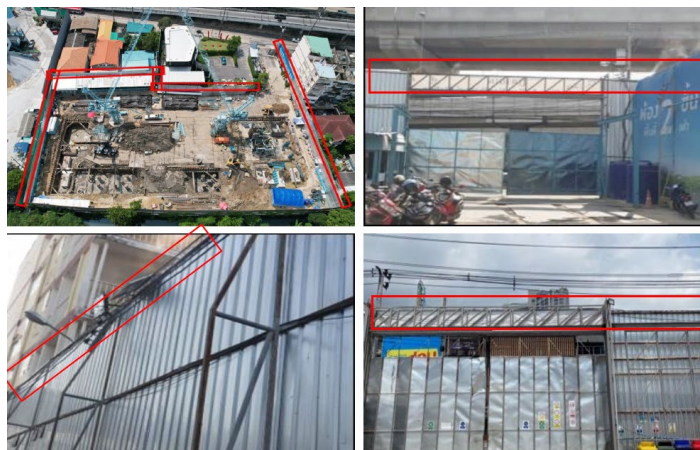
ลำดับที่	ขยะก่อสร้าง	ขยะบริโภค			หมายเหตุ
	กระดาน เสาเหล็ก เสาไม้ เสาปูน (ตัว)	พลาสติก (กก.)	ขวดแก้ว (กก.)	กระป๋อง (กก.)	
ลำดับที่ 1	0	15	20	20	
ลำดับที่ 2	0	10	25	10	
ลำดับที่ 3	0	10	10	15	
ลำดับที่ 4	0	15	20	15	
รวม	0	50	75	60	

9. **Waste materials**, such as iron and wood scraps, are reused for other purposes, such as making dining tables or flower pots from leftover bottles. Additionally, plastic waste is reduced by using personal containers for food and drinks on the project site.



In addition, environmental quality monitoring is performed in the office and surrounding areas at least once a month, and the company has implemented the following practices: ensuring that air quality, odors, and noise levels meet legal standards and preventing chemical leaks during business operations.

1. The project includes the production of water mist sprays and dust masks to reduce the problem of airborne dust and its negative impact on the surrounding communities, as well as to prevent the release of air pollutants exceeding the standard limit.



2. Monthly measurements of black smoke and air quality are conducted, and measures are regularly monitored and implemented to prevent and mitigate the impact of air quality on a monthly basis, to meet the standards set by the National Environmental Board. The measurements include total suspended particulates (TSP), particulate matter less than 10 microns (PM-10), carbon monoxide (CO), hydrocarbon compounds (THC), nitrogen dioxide (NO₂), and sulfur dioxide (SO₂).

อันดับ-	ตำแหน่งตรวจวัด	วันที่ตรวจวัด	ผลการตรวจวัด						
			TSP (mg/m ³)	PM-10 (mg/m ³)	NO ₂ (ppm)	SO ₂ ^(1 hr) (ppm)	SO ₂ ^(24 hr) (ppm)	CO ^(8 hr) (ppm)	THC as Methane (ppm)
1.	ภายในพื้นที่โครงการ	04-05/07/65	0.146	0.030	0.0039-0.0076	0.0010-0.0019	0.0013	0.67	2.33
		03-04/08/65	0.288	0.048	0.0026-0.0041	0.0019-0.0034	0.0027	0.62	2.69
		05-06/09/65	0.012	0.009	0.0018-0.0045	0.0029-0.0045	0.0037	0.51	1.43
		04-05/10/65	0.065	0.036	0.0024-0.0039	0.0021-0.0039	0.0030	0.51	0.84
		03-04/11/65	0.064	0.039	0.0026-0.0055	0.0026-0.0041	0.0032	0.82	1.55
		02-03/12/65	0.041	0.027	0.0018-0.0092	0.0009-0.0044	0.0026	0.68	1.67
มาตรฐาน ⁽¹⁾			0.33	0.12	0.17 ⁽²⁾	0.30 ⁽³⁾	0.12	9 ⁽⁴⁾	-

Greenhouse Gas Management (GRI 305-1, GRI 305-2, GRI 305-3)

The Company paid attention to Greenhouse Gas Management and found that the business activities with the highest amount of greenhouse gas emissions (GHC) were electricity used in air conditioners and the fuel used in vehicles. The Company set the scope to use greenhouse gas energy sources as follows:

- Scope 1. Direct GHG emissions** are calculated from mobile fuel combustion in petrol and diesel vehicles that are owned by the Company. There are total of 7 vehicles.
- Scope 2. Indirect GHG emissions** are emissions from the purchase of electricity that is used within the Company. This is calculated from the electricity consumption in the headquarters of Origin Property Company Limited, the offices of Primo Service Solution Company Limited, and 21 sales offices that were opened in 2022.
- Scope 3. Other Indirect GHG emissions** results from public water supply consumption, 1,329,500 sheets of A4 paper used at Origin Property Public Company headquarters and fuel consumption of staff vehicles throughout 2022.

In 2022, the Company emitted direct GHG at 63 tons (or kilograms), 1.36% carbon dioxide equivalent and 4,575 tons (or kilograms) of indirect GHG emissions, 98.64% carbon dioxide equivalent. This equaled a total of 4,638 tons (or kilograms) of carbon dioxide per year and was inspected by the Bureau Veritas Certification (Thailand) Company Limited.

Scope 1 Direct GHG	Scope 2 Indirect GHG	Scope 3 Other Indirect GHG
63	3,814	761
Total Greenhouse Gas Emissions = 4,638 Tons of Carbon Dioxide		

In addition, in 2022, the company collaborated with Toyota Daihatsu to provide free shuttle services called Toyota Smart Mobility from the condominium project to the railway station. This aims to reduce greenhouse gas emissions from transportation and provide convenience to residents of the condominium projects in the Lat Phrao and Bearing areas, including The Origin 105, Villa Lassalle 105, Kensington 109, Pause ID 107, Pause 107, B Loft 107, B Loft Lite 107, Knightsbridge Collage Sukhumvit 107, and Knightsbridge Collage Bearing. The shuttle service is provided twice a day, Monday to Friday, from 06:30 to 08:30 AM and 05:00 to 07:30 PM.



EV chargers are installed in the common area of the condominium project to provide convenience for residents and reduce the use of fossil fuels in favor of clean energy, which is environmentally friendly. The company aims to install EV chargers in 100% of all new projects by 2023.



Solar rooftop panels and solar cells have been installed in the common areas of the low-rise Kensington Rayong project, which is a clean energy source that does not deplete the environment and does not produce carbon dioxide emissions that cause the greenhouse effect. This also helps reduce electricity consumption and reduce global warming. The company aims to install solar rooftop panels in 100% of common areas of all low-rise projects that can be installed by 2023, as well as install solar cells in 70% of new sales offices.



3.4 Sustainability Management in the Social Dimension

3.4.1 Social Policy and Practice Guidelines

The Company has a human rights policy (see the Company website for details at www.origin.co.th) This was because the Company took into account the importance of valuing each person's identity by promoting and protecting their rights and freedoms as well as equal treatment without discrimination and opposing any action that violates human rights in all cases, whether in terms of employment, remuneration, promotions or employee training and development without discriminating against gender, age, educational institution, race, and religion. The Company also supports the employment of disadvantaged groups, such as people with disabilities, the elderly, and those who have been released from prison, in order to create opportunities, a career, and a stable income. Additionally, to ensure that all employees and personnel feel a sense of belonging as the same family as the organization, the Company established an annual plan for employee engagement.

3.4.2 Social Performance

(1) Employees and Labor

The Company's human resource management is based on the Origin Culture concept, which emphasizes ownership, professionalism, and friendliness by allowing employees to express their ideas and maximize their work potential.

Employment (GRI 401-1, GRI 401-2, GRI 401-3)

The Company recruited and hired employees based on qualifications suitable for the organization and the position without discrimination based on differences. The qualifications for job applicants are not defined by gender, age, race, or religion, but by work potential. The Company maintains a process for selecting candidates who are qualified for the position. A knowledge test is developed for each position to assess applicants' competence, work attitudes, and aptitude for working in that position, with the goal that focuses on employees so that they work successfully and happily. The Company does not support forced labor, is opposed to child labor, and does not conduct any business with suppliers or manufacturers who engage in such activity.

In 2022, the company hired a total of 2,069 permanent and contract employees, of which 1,216 were female, accounting for 58.77%, and 853 were male, accounting for 41.23%.

Divided by operational level as follows:

Age	Male	Female
Less 30 age	435	669
31-45	350	435
46-55	59	97
More than 56 Y	9	15
Total	853	1216

Level	Male	Female
Chief executive level	17	5
Management level	41	51
Manager level	119	99
Operational level	676	1061
Total	853	1216

In addition, the company hired one person with disabilities, accounting for 0.04% of the total workforce, and had a voluntary turnover rate of 51.91%, with a total of 1,074 employees leaving their jobs, 434 are men (40.41%) and 640 are women (59.59%), a decrease from 5.68% in 2021. Among the employees who left, 75.70% were those who had worked for less than 1 year, with a total of 813 people.

Employee Training (GRI 404-1, GRI 404-2)

The company promotes employee training and development to enhance the capabilities and potential of employees in each group, so that they can achieve their goals together. The company has set guidelines for developing employee skills based on their job level and professional field, as well as other areas of interest to employees beyond their professional fields, such as EQ Management for Successful Working. This is to help employees develop themselves and be prepared to deal with their own emotions.

In 2022, the company organized 44 training courses for employees, totaling 21,315 hours. The average training or knowledge development hours for employees were 10.30 hours per person per year. In 2023, the company aims to develop its workforce, with an average of 16 hours of development training per person per year.

Because human resources are the most valuable resource, the company attaches importance to the development of human resources and the transfer of knowledge about real estate to the general public. Therefore, the company established UPM Academy, which is an institution that provides training on various aspects of knowledge and brings together qualified individuals from various fields related to the company's business. They are invited to share their ways of thinking and perspectives with employees inside and outside the company who are interested. In every course, they will help strengthen the various components for those who attend the training.

Example Courses
1. In terms of knowledge, understanding real estate in all dimensions in a contemporary manner
Bidding strategy: Price auction strategy for advertising BRAND BUILDING STRATEGY
2. In terms of partnerships, opportunities to exchange with both lecturers and fellow students from the same and different generations
Seminar for managers Modern Leadership
3. In terms of networking, creating business interactions through a network of learners
New era real estate marketing development (Online) Mini RE-MBA for real estate business executives (Online)
4. In terms of experience, from the direct experiences of lecturers
Sales training course HR HRM officer: Professional human resource officer techniques (On-Site)
5. In terms of skills, participating in workshops that are beneficial to running a business
Professional communication and customer complaint management Excel techniques and applications for professionals.

The Company believes that the institution will play a critical role in connecting people in the real estate industry and become a Real Estate Ecosystem that jointly drives the real estate industry to thrive and grow sustainably.

Management of Safety, Occupational Health, and Work Environment (GRI 403-2, GRI 403-3, GRI 416-1)

The company has been dealing with the situation of COVID-19, which is still ongoing, by implementing measures to ensure the safety and well-being of all employees in the organization. The company has also prepared various measures to facilitate employees in their work, to ensure that their work is appropriate and consistent with the nature of the business.

- There was the preparation of IT infrastructure and computer backup systems and procedures, as well as practical testing, to ensure that in the event of an emergency, employees and the Company could access and use data from the backup center within the specified time period.
- Meetings are organized online to reduce the risk of travel and to increase convenience in working through programs such as MS. Team, Line, or Zoom, in addition to meetings held in the workplace.



- The company distributes alcohol spray and face masks to all employees.
- Safety and occupational health measures are taken by conducting ATK tests for employees on a weekly basis. Employees must upload their test results for COVID-19 to the My Origin system, which is a data collection system for employees, and all touchpoints are cleaned regularly. The company also provides COVID-19 vaccines to all employees, and at present, all employees have received at least two doses of the vaccine.



- Organized public relations to continually inform employees regarding COVID-19 preventative measures.

- 2022 Annual Health check-up for 100% of employees.

RIGIN HEALTH DAY

ขอเชิญพนักงานตรวจสุขภาพประจำปี 2565

โรงพยาบาลศิริราช

วันจันทร์ที่ 25 ถึงวันศุกร์ที่ 29 เมษายน 2565

วันจันทร์ที่ 25 ถึงวันพุธที่ 27 เมษายน 2565
 ณ บริเวณ บมจ.บริษัทยา อาหารศิริราชเวอร์ 2 อาคารโกลบอลนา
 ชั้น 21 ตั้งแต่เวลา 07.00 น. ถึง 12.00 น.

วันพฤหัสบดีที่ 28 และวันศุกร์ที่ 29 เมษายน 2565
 ณ สำนักงานใหญ่ฟรีโ 16 (OMG)
 ตั้งแต่เวลา 07.00 น. ถึง 12.00 น.

++ บริการที่ให้บริการตรวจ ตรวจคัดกรอง ไขมันในเลือด ++
 ++ ตรวจเครื่องวัดความดันโลหิต 9 ชั่วโมง ก่อนเข้ารับการตรวจ ++

SIRIRAJ HOSPITAL | RIGIN | BRITANIA | prima

*** หมายเหตุ : พนักงานเริ่มงานภายใน 31 ตุลาคม 2564 ***

- The group insurance for employees includes life insurance and health insurance, and all employees are entitled to this benefit after passing their probationary period, as specified by the company's plan.

ประกันภัยกลุ่มและประกันสุขภาพ

Allianz AYUDHYA

1. ดาวน์โหลด App "My Allianz"
 2. กรอกข้อมูล
 3. อัปโหลดตัวตน

RIGIN

- Employees are entitled to dental care expenses each year, which are paid by the company and are not associated with any insurance company.

HR TIPS

ORIGIN
ค่าทันตกรรม
ประจำปี

ส่งเอกสารค่าทันตกรรมประจำปีส่งหน่วยงานการ ค่าย
พัฒนาบุคลากรในหน่วยงานบริษัทได้ตามสิทธิ์

สิทธิประโยชน์ตามระดับของพนักงาน ดังนี้

ระดับ	8	7	6	5	4	3	2
ตำแหน่ง	SVP	VP	AVP	Manager	Manager	Senior Officer	Officer, Staff
จำนวนค่า ทันตกรรม	4,000				3,000		

หลักเกณฑ์และเงื่อนไขเบิกค่าทันตกรรมประจำปีของพนักงาน ที่สามารถเบิกได้ ประกอบด้วย

1. ค่าอุดฟัน
2. ค่าถอนฟัน
3. ค่าขูดหินปูน
4. ค่าผ่าฟันคุด
5. ค่ารักษาโรคฟัน

การเบิกค่าทันตกรรมประจำปีของบริษัท มีขั้นตอนดังนี้

- เอกสารใบเสร็จรับเงินค่าทันตกรรม
- แบบฟอร์มใบรับรองแพทย์ใบเสร็จ
- สำเนาบัตรประชาชน 1 ชุด

พนักงานนำส่งเอกสารเบิกค่าทันตกรรมให้นาย HR ภายในวันที่ 20 ของเดือน เพื่อทำจ่ายในรอบ
ถัดไป หากพนักงานส่งเอกสารไม่ครบถ้วน จะได้รับค่าทันตกรรมที่เบิกไปส่วนที่เหลือ

หากมีข้อสงสัยสอบถามเพิ่มเติม: ติดต่อ HR แต่ละสังกัด หรือโดยตรง โทร. 085-938-0115

- The main office is regularly disinfected, and employees' desks are cleaned regularly.

In addition, the company has also promoted and fostered a sense of bonding among employees in the organization, to maintain employee retention and to continuously grow the business. In addition to taking care of occupational health and environmental conditions in the workplace, the company also promotes good mental health and quality of life for employees, ensuring their readiness and efficiency in various operations. Therefore, the company provides basic and additional benefits for employees.

- The company allocates a budget for quarterly social gatherings, where every employee is eligible to claim expenses for 1 gathering per quarter. This is done to foster good relationships among employees.

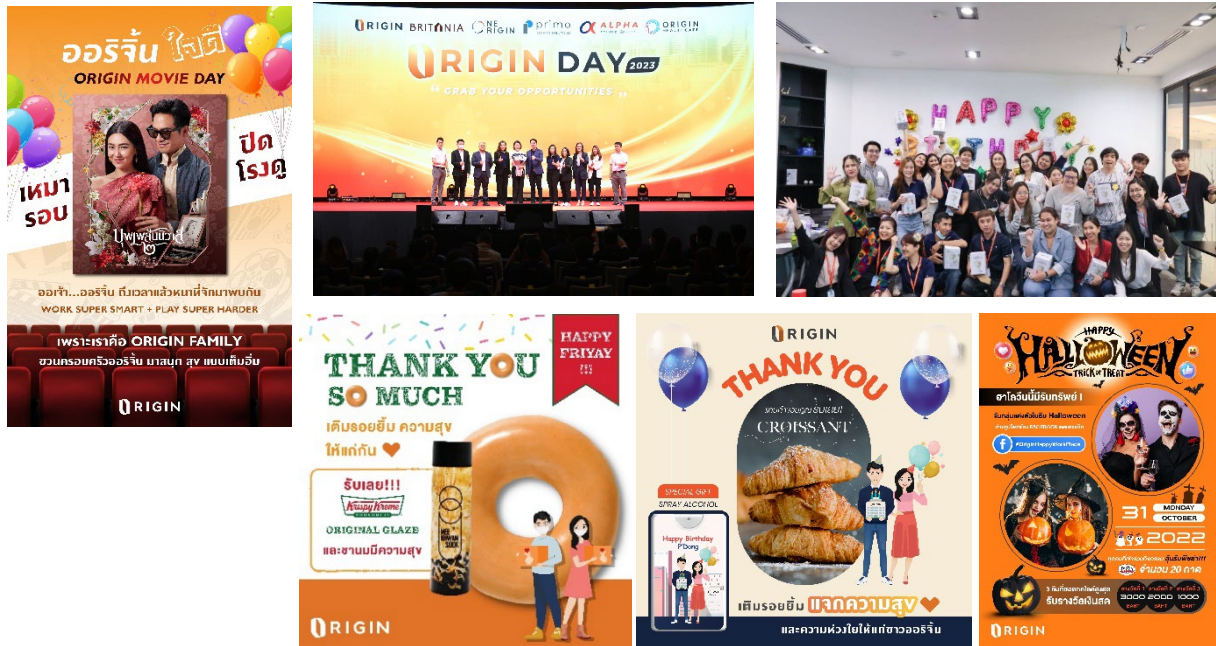
- The company also allocates a budget for an annual trip once a year to foster friendship and good relationships among employees, as well as to provide employees with stress relief from work.



- The company also gives special rewards and incentives to employees who meet their targets.



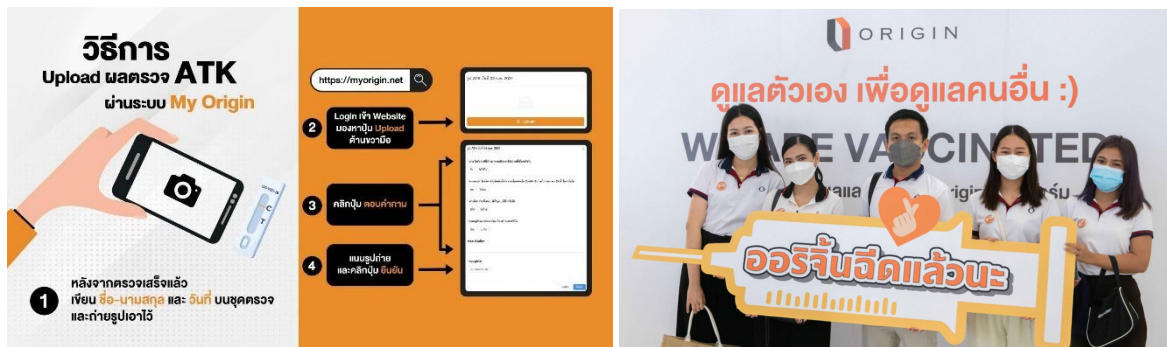
- Additionally, the company provides assistance to employees in various situations, such as helping with childbirth or visiting hospitalized patients, and also aids employees in case of natural disasters.
- The company organizes 2 annual company parties and activities for important holidays to add vibrancy and create a relaxed atmosphere, reducing work-related stress for employees. Examples include New Year's activities, monthly birthday celebrations for employees born in that month, and competitions for decorating pumpkins for Halloween.



The Company has dealt with the continued spread of COVID-19 up to this point by establishing measures to protect the safety of all employees and establishing measures in various fields to assist employees in the event of an emergency to be appropriate for the situation and the nature of the business, as well as creating confidence in the Company's pandemic preventive measures.

- There are measures to support the operations of employees in the headquarters and construction sites by adjusting the way employees work, grouping employees who need to work from home, or remote sites, such as the Company's projects that are close to employees' homes in order to reduce the risk of traveling instead of working in the office during the pandemic's peak period.
- There was the preparation of IT infrastructure and computer backup systems and procedures, as well as practical testing, to ensure that in the event of an emergency, employees and the Company could access and use data from the backup center within the specified time period.
- Organized online meetings to minimize the risk of employees traveling to work daily at 9:00 a.m. via the MS Team program, Line, or Zoom to check on employee readiness to work and location. Each team summarized their work, issues, and obstacles in the evening. This included monitoring the work of employees via my origin system.
- Increased employees' welfare with COVID-19 insurance.
- Safety and occupational health measures were implemented by providing ATK test kits to employees to check weekly prior to coming to work, cleaning all points of contact on a regular basis, and spraying disinfectant throughout the office and projects. This included providing COVID-19 vaccines to employees who had not been vaccinated by government agencies.
- Reported the number of infected people within the organization.

- Organized public relations to continually inform employees regarding COVID-19 preventative measures.



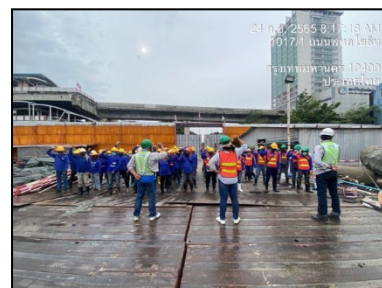
However, the company also places importance on the feelings of its employees. Thus, the company conducts surveys to assess employee satisfaction and engagement with the organization, to improve and understand employee needs, reduce conflicts within the organization, and promote happiness in the workplace. This belief that happy employees lead to longer tenure, reduced employee turnover, and a greater sense of loyalty toward the company is why the company aims to receive over 80% positive feedback from all employees in its survey in 2023. Assessment Topics as followings;

- Employee Engagement
- Management Policy
- Working Environmental
- Corporate Communication
- Relationship with hierarchical supervisor
- Relationship with colleagues
- Job Description
- Work Secure and Career Path
- Work Achievement
- Earn respected
- Compensation & benefits

In addition, the Company organized meetings for safety and occupational health training as well as a site inspection for each project on a weekly basis. The topics covered the rules and regulations of the project. For example, the safety of working at heights, the safety of operating machines, the dust management within the project/tool selection, the safety of steel cutting/wearing PPE, the safety of the use of scaffolding on each level, garbage disposal, and waste separation within the project, the safety of welding, demolition work, and working with loud noises that cause side effects, etc.

The company also conducts basic fire-fighting training and emergency response drills for construction projects. The training topics cover fire extinguishing plans, evacuation plans, searching and rescuing disaster victims, and basic first aid. This year, the company will need to conduct activities that comply with the situation in the area and are under pandemic control measures. Therefore, there will be a total of 12 training and emergency response activities, with a total of 576 participants. They included:

- Brixton Campus Bangsaen
- Brixton Kaset Sriracha Campus
- Brompton Pet&Friendly Theparak
- Knightsbridge Space Sukhumvit Rama 4
- Origin plug & play ramindra
- Origin Plug & Play Ramkhamhaeng Triple Station
- Origin Plug & play Nonthaburi Station
- Origin Plug & play Ladprao 111
- SO Origin Kaset
- SOHO Bangkok Ratchada
- Hampton Suites Rayong
- The Origin Ladprao 15



There is also a meeting. Occupational safety training and conduct site walks for every project on a regular basis once a week. There are training topics in the rules and regulations of the project, such as safety in working at heights. Safety in working with machines Dust management within the project/tool selection Safety in working when cutting steel / wearing PPE, safety in the use of scaffolding when going up to work on each floor. Garbage dumping and waste separation within the project Dismantling welding safety and working loudly, noise that causes side effects, etc.

In 2022, there was a project that held a meeting. Occupational safety training and organized activities to inspect unsafe work (Site Walk), totaling 14 projects, including:

- Brixton Campus Bangsaen
- Brixton Kaset Sriracha Campus
- Brompton Pet&Friendly Theparak 4
- Knightsbridge Space Rayong
- Knightsbridge Space Sukhumvit Rama 4
- Origin plug & play ramindra
- Origin Plug & Play Ramkhamhaeng Triple Station
- Origin Plug & play Nonthaburi Station
- Origin Plug & play Ladprao 111
- Park Origin Chula Samyan
- SO Origin Kaset
- SOHO Bangkok Ratchada
- Hampton Suites Rayong
- The Origin Ladprao 15

Pre-Project Evaluation

This screenshot shows a detailed spreadsheet for Pre-Project Evaluation. It includes columns for project name, location, and various evaluation criteria. The data is organized into rows, with some cells highlighted in blue and others in green, indicating different levels of evaluation or status.

Ongoing Evaluation

This screenshot shows a spreadsheet for Ongoing Evaluation. It tracks project progress and ongoing evaluation criteria. The data is organized into rows, with some cells highlighted in green, indicating ongoing progress or specific evaluation points.

EIA evaluation Criteria

This screenshot shows a spreadsheet for EIA evaluation Criteria. It outlines the criteria for environmental impact assessment. The data is organized into rows, with some cells highlighted in orange and others in green, indicating different levels of impact or evaluation status.

Due to the continuous standardization and the enhancement of worker safety and occupational health management each year, the Company discovered that in 365 days, out of 14 construction sites, employees and laborers were absent from work for more than 3 days twice and for more than 7 days is none.

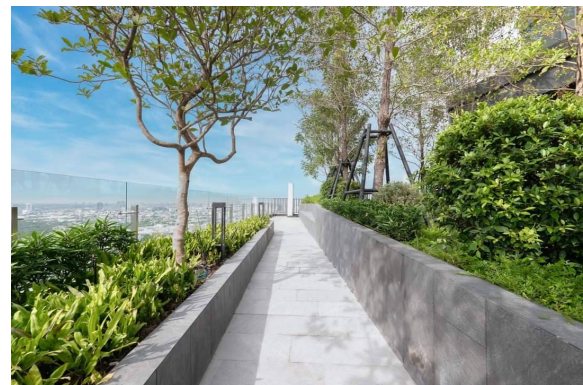
(2) Customers

The Company aims to be a leader in integrated real estate development by delivering quality products that meet the needs and lifestyles of customers, whether in terms of location, modern functionality, and practicality that comes with safety and comfort at valuable and affordable prices. The Company focuses on product and service development to keep up with the changing needs of customers and modern technology.

Project Development - Projects (GRI 416-1)

Currently, the company offers and delivers products and services in diverse and distinctive formats, designed and chosen with appropriate technology innovation for each target customer group, which has different needs and lifestyles. The focus is on creating a technology-based community that helps residents live more conveniently with the help of various technologies and innovations to manage their residences and meet their needs throughout their lives. In the project development department, various innovations are used as part of the project, such as

- **Design of a Rooftop Forest Trail garden**, which allows residents to be close to nature. Tree planting is arranged based on calculations of wind direction and sunlight to create a garden that is not hot and has shade that can be used all day long. The walking path is designed in a zigzag pattern to allow residents to experience nature for longer periods. There are also seating areas along the way where residents can stop and enjoy the view. Additionally, large, medium-sized, and ground-covering trees are used to reduce heat accumulation on concrete surfaces, lowering the overall temperature and facilitating air exchange between buildings.



- **Pet Lover Condominium**

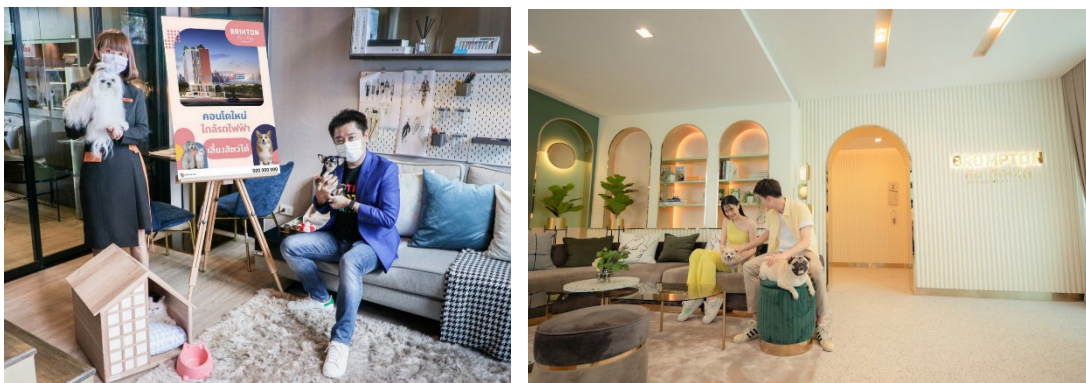
The company continues to move forward with its ORIGIN NEXT LEVEL plan to expand its customer base and meet the needs of Next Normal consumers. One concept that has emerged is pet-friendly living spaces, as consumers increasingly work from home and spend more time at home, resulting in less social interaction and fewer people around. Consumer behavior among Gen Y and Gen Z has changed significantly, particularly in terms of having children. Newer generations tend to have fewer children or none at all and turn to pet ownership as a substitute for having children or as a way to treat pets as family members. This has led to changes in lifestyle and housing needs, prompting the development of products that cater to the pet lover demographic. ORIGIN has designed these products with customers in mind, considering their specific needs and desires for their living spaces, including 3 main aspects:

1. **Pet Lover Design** is created by selecting materials that consider the lifestyle of both humans and pets, such as areas that accommodate pet joints, a 2-in-1 Pet Console that can function as a pet house, scratch-resistant furniture, a low-noise air-tight rubber door seal, and CCTV that allows owners to talk to and monitor their pets in real-time.

2. **Pet Solution** offers a central space that meets the needs of both humans and pets, such as the Cat Club, Dog Yard, Walking Track, Pet Park, and additional pet care services within the project, including Pet Taxi, pet bathing and grooming services, Pet Hotel, Pet Concierge, pet boarding and transportation to the hospital, as well as preparing to open a pet clinic under the care of Origin Health Care next year.

3. **Pet Privilege** collaborates with the Golden Pet Hospital to provide special privileges for residents to help take care of their pets' health, along with providing health check-ups and consultations on proper pet care.

Currently, Origin is developing six Pet Lover condominium projects, including Origin Plug & Play Ramintra, Origin Plug & Play E22 Station, Origin Play Sri Udom Station, Brixton Pet & Play Phahol 50 Station, and two projects that have received outstanding responses and are **sold out**, namely Origin Plug & Play Sirindhorn and Brixton Pet & Play Sukhumvit 107.



- **GEOLUXE materials**, an innovation in kitchen countertops, are used instead of traditional materials such as **marble and granite**. GEOLUXE is a 100% natural material without any resin or plastic additives that may be harmful to health. It is strong and durable, with a water absorption rate of less than 0.1%, making it easy to clean without leaving stains even with sauces or wine spills. It is also resistant to chemicals and heat, allowing hot pots to be placed directly on top without any damage. Its natural mineral patterns and colors do not fade over time due to the absence of plastic additives.

In addition, GEOLUXE is a food-grade material that can directly contact food, meeting the same standards as hospitals and certified by NSF from America. This innovative stone material is also environmentally friendly, helping to improve indoor air quality by reducing the release of chemicals from materials during use.



GEOLUXE

SUPERIOR PROPERTIES

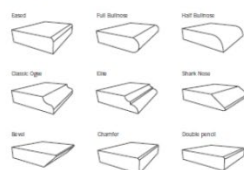
By virtue of its superior properties that contribute to health, hygiene, and performance, **GEOLUXE** is the ideal choice for kitchen and bathroom countertops.

The unique combination of properties that include stain, chemical, scratch, heat and frost resistance allows for easy maintenance and unmatched durability.



EDGE PROFILE

The profiles below are a few of many edge designs to complement your precious masterpiece.



LIMITED WARRANTY

GEOLUXE provides a 15-year limited warranty. For more information, please visit www.geoluxe.com

*GEOLUXE does not warrant the integrator or incorrect use of its products.

SPECIFICATION

CHARACTERISTIC	TEST METHOD	SPECIFICATION
Width	ISO 10545-2	1400 mm
Length	ISO 10545-2	3200 mm
Thickness	ISO 10545-2	20.0 ± 0.5 mm
Water absorption	ISO 10545-3	≤ 0.50 %
Breaking strength	ISO 10545-4	Not less than 3000 N
Resistance to deep abrasion	ISO 10545-6	Maximum 175 mm ³
Frost resistance	ISO 10545-12	Resisted
Resistance to thermal shock	ISO 10545-9	Resisted
Resistance to stains	ISO 10545-14	Minimum Class 4*
Resistance to chemical - Common household - Acid	ASTM D650	Not damaged
Reaction to fire	EN 13501-1	Class A1**

*Based on ISO 10545-14, Class 4 is defined as the class to be used in a weak commercial cleaning agent.
**Based on EN 13501-1, Class A1 is defined as non-combustible product.
Remarks: Specific test result by test can be obtained upon request.

CERTIFICATION



Certified to NSF-61/69/73

ANSI/NSF 51 (Food Equipment Materials)

- Direct food contact
- Material formulation (no food contamination)
- Surface cleanliness
- Corrosion resistance



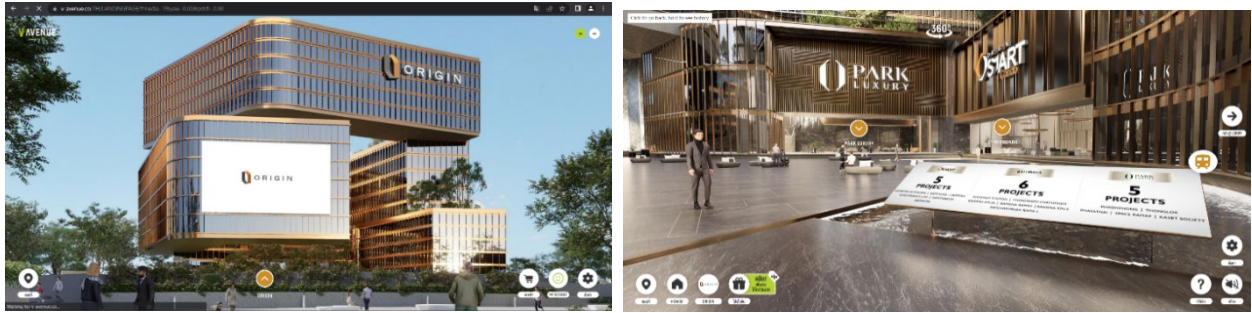
GREENGUARD & GREENGUARD GOLD

- International standards for products that are environmental friendly, safe, and non-toxic
- Reduce indoor air pollution and the risk of chemical exposure
- Ensure natural and healthy air quality
- Include health-based criteria for additional chemicals. Also requires lower total VOC emissions levels
- Ensure that products can be used in environments like schools, hospitals, and healthcare facilities

- Online booking service on the shopping platform "V-Avenue.Co powered by AIS 5G"

The company has expanded its online sales channels with "origin world", which is another channel during the ongoing COVID-19 pandemic. The company has partnered with AIS 5G to advance Thailand's online service with a premium online shopping platform, "V-Avenue.Co powered by AIS 5G", the world's first virtual reality shopping mall. Customers can browse and choose projects virtually, without traveling or risking COVID-19 infection. The platform offers convenience, allowing customers to see the project before making a decision to buy. There are over 10 condominium projects and 6 housing projects, with a total of 25,340 viewers through the V-Avenue platform.

Visit: <https://v-avenue.co/TH/ORIGIN/>



Service Development

The company has provided customers with opportunities to express opinions, suggestions, and complaints through three channels: Call Center: 020 300 000 , www.origin.co.th , FB : Origin Property. The feedback is analyzed to improve and develop products and services that meet customer needs, thus achieving long-term sustainable development goals.

In 2022, the company established the Customer Experience Management (CEM) department, with the main responsibility of analyzing, improving, and developing products to meet customer needs through quality service interviews, both quantitatively and qualitatively. The data is coordinated with relevant departments to improve products and services that meet the needs of homeowners in current and future projects.

In addition, a special project called "Origin Knowledge Center (OKC)" was created, which involved interviews with homeowners, legal entities, and project stakeholders to collect information on living conditions, construction, decoration, product quality, and service. The CEM department reports the findings to the construction, product development, legal, and customer relations departments to improve efficiency and productivity, creating products that truly meet the needs of homeowners.

In 2022, there was a project to lead a survey and collect data on the satisfaction of residents who actually live in 4 projects, namely Park Origin Phayathai, KnightsBridge Space Rama 9, The Origin Sukhumvit 105, and Brixton Pet & Play Sukhumvit 107, totaling 1,626 units, in order to consider improving and developing the project's products in the future. In 2023, the company set a target to survey the satisfaction of customers from every segment, in order to develop products that truly meet the needs of residents.

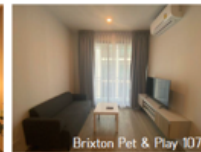
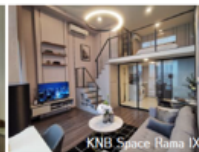


Conclusion

Usage Frequency & Usage Satisfaction of the Room

Giving rating by the owner 1-4
1 = Lowest 2 = Low 3 = High 4 = Highest
Analysis Criteria
1-2 = Low 3-4 = High

Living Room	Park Origin Phayathai	KnightsBridge Space Rama 9	The Origin Sukhumvit 105	Brixton Pet & Play Sukhumvit 107
	34 Responses 46.58% of actual residents	18 Responses 20.93% of actual residents	90 Responses 16.36% of actual residents	45 Responses 56.96% of actual residents
Usage Frequency	High (High 41.2%, Highest 38.2%)	High (High 27.8%, Highest 61.1%)	High (High 32.2%, Highest 54.4%)	High (High 20%, Highest 71.5%)
Living Space Design & Functionality Satisfaction	High (High 64.7%, Highest 14.7%)	High (High 50%, Highest 33.3%)	High (High 52.2%, Highest 24.4%)	High (High 44.4%, Highest 15.6%)
Surface Material Satisfaction	High (High 41.2%, Highest 14.7%)	Mid (Lowest 11.1%, Low 38.9%, High 27.8%, Highest 22.2%)	High (High 42.2%, Highest 10%)	Low (Lowest 31.3%, Low 37.8%)
Built-In Furniture Satisfaction	28 Responses 38.36% of actual residents Low (Lowest 3.6%, Low 57.1%)	7 Responses 8.14% of actual residents Low (Lowest 14.3%, Low 57.1%)	76 Responses 13.82% of actual residents High (High 50%, Highest 11.8%)	38 Responses 48.10% of actual residents Low (Lowest 28.9%, Low 39.5%)



Conclusion

Usage Frequency & Usage Satisfaction of the Facilities

Giving rating by the owner 1-4
1 = Lowest 2 = Low 3 = High 4 = Highest
Analysis Criteria
1-2 = Low 3-4 = High

ส่วนกลางโดยรวม	Park Origin Phayathai	KnightsBridge Space Rama 9	The Origin Sukhumvit 105	Brixton Pet & Play Sukhumvit 107
	34 Responses 46.58% of actual residents	18 Responses 20.93% of actual residents	90 Responses 16.36% of actual residents	45 Responses 56.96% of actual residents
Common Area Usage Satisfaction	High (High 50%, Highest 38.2%)	High (High 66.7%, Highest 33.3%)	High (High 58.9%, Highest 24.4%)	Low (Lowest 20%, Low 46.7%)
Common Area to Lifestyle Suitability Satisfaction	High (High 55.9%, Highest 32.4%)	High (High 44.4%, Highest 50%)	High (High 58.9%, Highest 20%)	Low (Lowest 20%, Low 42.2%)
Area Space's to Maintenance Cost Suitability	High (High 38.2%, Highest 23.5%)	High (High 50%, Highest 38.9%)	High (High 45.6%, Highest 14.4%)	Low (Lowest 48.9%, Low 28.9%)
Entrance-Exit Location to Usage Suitability	High (High 41.2%, Highest 26.5%)	Mid (Lowest 5.6%, Low 44.4%, High 11.1%, Highest 38.9%)	High (High 47.8%, Highest 21.1%)	High (High 31.1%, Highest 22.2%)
Parking Slots to Usage Suitability	High (High 47.1%, Highest 17.6%)	High (High 27.8%, Highest 38.9%)	Low (Lowest 56.7%, Low 21.1%)	Low (Lowest 68.9%, Low 17.8%)
Lobby Usage Satisfaction	High (High 38.2%, Highest 35.3%)	High (High 44.4%, Highest 50%)	High (High 48.9%, Highest 13.3%)	High (High 46.7%, Highest 13.3%)

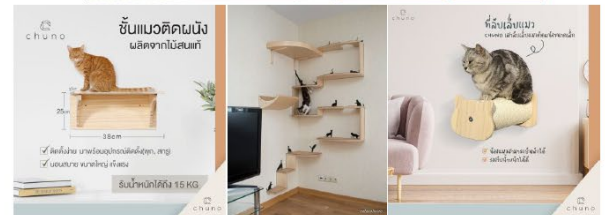
Survey Example: BRIXTON Pet & Play Sukhumvit 107

Brixton Pet & Play Sukhumvit 107 project is a pet-friendly project, the first project that allows pets and has real residents. The company conducted a survey of satisfaction with services, residence, and common areas to improve the design and service of pet-friendly projects in the future. Based on the survey, new ideas and recommendations were developed to improve customer satisfaction and better meet their needs. As a result, the Pet Friendly project, the second project, was successfully developed and sold out quickly after receiving positive feedback from residents.

Brixton Pet & Play Sukhumvit 107	
การออกแบบ	คุณภาพ
*พื้นที่รองรับสุนัขมากกว่า ผู้ที่เลี้ยงแมวไม่กล้าเลี้ยงที่จะพาแมวมาใช้งานร่วมกัน	*การก่อสร้างไม่เรียบร้อย พื้นไม่เรียบ ไม่เหมาะกับการพาน้องเดิน
*ไม่เหมาะกับสัตว์เลี้ยง	*พื้นที่ส่วนกลางไม่เหมาะสมกับค่าส่วนกลาง
*ไม่มีความหลากหลาย	*พื้นที่ส่วนกลางสำหรับสัตว์เลี้ยงไม่ดีเท่าที่ควร
พื้นที่สีเขียวน้อย	

แนวทางการปรับปรุง
ติดตั้งที่ปิ่น ที่วิ่งสำหรับแมวเพิ่มเติม ในพื้นที่ปิด เช่น Co-Working Space

Design Study สำหรับโครงการในอนาคต
ออกแบบพื้นที่สำหรับการเล่นของแมวและสุนัขให้เพียงพอ โดยคำนึงถึงรูปแบบการเล่นของสัตว์แต่ละประเภท เช่น พื้นที่ปิดและแคบสำหรับแมว พื้นที่เปิดและกว้างสำหรับสุนัข

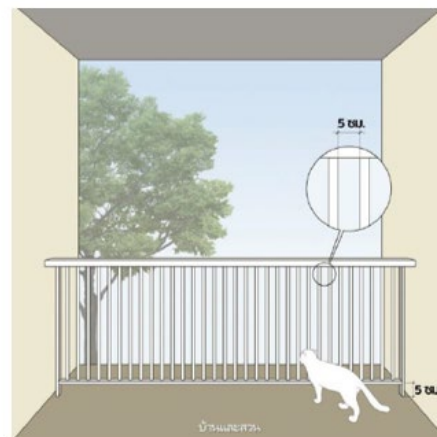


ประตูสัตว์เลี้ยง



ตำแหน่งออกจากห้องนอน เพื่อลดการรบกวนจากสัตว์เลี้ยงเวลานอน
ตำแหน่งที่ให้สัตว์เลี้ยงสามารถไปห้องน้ำได้สะดวก เช่น กรณีมีกระบะทรายอยู่ในห้องน้ำ

เพิ่มความถี่ของราวกันตก

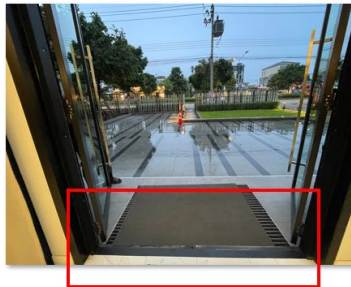


กำหนดระยะระหว่าง ซี่ราวกันตกไม่เกิน 5 cm.

In addition to surveying for future product development, the company also emphasizes the importance of projects that are already occupied. The company regularly listens to feedback from residents through the project's corporate legal channels every month and uses that data to develop and improve the project to help residents live comfortably and happily.

โครงการ ดี อริจิน พหล - สะพานใหม่
ติดตั้งอุปกรณ์ทางลาด สำหรับผู้พิการ

Before



After



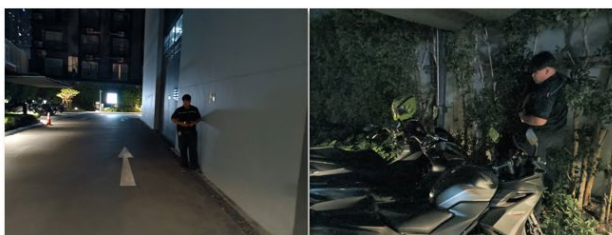
เพิ่มถังขยะสำหรับสัตว์เลี้ยง



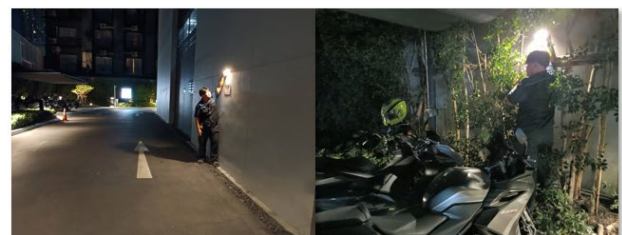
พื้นที่ทิ้งขยะรวม 6 ถัง
= เพิ่มถังขยะสำหรับสัตว์เลี้ยงจะใช้พื้นที่เพิ่ม
ประมาณ 1.5 ตร.ม.

โครงการ ไนท์บริดจ์ ไฟร์ม อ่อนนุช
ติดตั้งไฟ ให้แสงสว่างบริเวณรอบโครงการ (เพิ่มเติม)

Before



After



In 2022, the company had more channels to reach diverse residents and customers, leading to rapid development and improvement to respond to customer satisfaction with responsibility, honesty, and ethics. The proportion of feedback and complaints received through the Call Center system decreased from the previous year, with a total of 82 instances, of which 50 were praised for excellent service by staff and only 32 were complaints. The company has successfully managed these complaints.

Year	2019	2020	2021	2022
Praise/Time	266	169	108	50
Complaint/Time	148	91	52	32

In addition to managing customer complaints, the company has also prepared a management plan to prevent recurring complaints and to maximize customer satisfaction. The company has established timeframes for managing complaints as follows:

- Within 1 hour of receiving a complaint, the company must contact the customer to verify the facts and inform the CCM department to record the information.
- Within 24 hours (1 days) of receiving a complaint, the company must summarize the facts and preliminary management plan and inform the CCM department to record the information.
- Within 72 hours (3 days) of receiving a complaint, the company must summarize the solution in writing (MOU) to close the complaint according to the specified form and inform the CCM department to record the information
- Within 24 hours (1 day) of receiving evidence of closing the complaint, the CCM department must confirm the complaint has been resolved with the customer and inform the CCM department to record the information.
- Manage complaints according to customer impact levels.
- Bring complaints to create a Q&A to communicate in the event of the next incident.

Building Relationship with Customers and CRM Activities for Residents (GRI 413-1)

Customer Relationship Management (CRM) is an organization that manages relationships with customers both before and after the sale to create a good impression and satisfaction with products and services, while also fostering personal relationships between homeowners.

- The "Pet Lovers" event is a project at Brixton Sukhumwit107 condominium that allows pets, and it collaborates with the Thonglor Animal Hospital to provide basic health checkups, vaccinations, and flea and tick prevention for homeowners' pets. In addition, there is a DIY pet toy workshop using leftover fabrics and ropes to reduce waste and maximize usefulness.



- The "Workshop by Divana" activity is a soap-making workshop using Divana brand products for homeowners at the Park Origin Phrom Phong and Knightsbridge Space Ratchayothin projects. Participants can create their own scented soap from flowers and herbs they like and learn soap-making skills to help save money and reduce the use of harmful chemicals.



- The "Hands of Hero" Origin Family event, in collaboration with the Thai Nakorping Hospital, offers CPR training and basic health checkups for homeowners at the Knightsbridge Sukhumvit Thepharak project to create knowledge and confidence in helping others in emergencies.



- The "Decoupage Bag" DIY Workshop activity is for homeowners at the Knightsbridge Prime Onnut project to decorate plain fabric bags with unique designs for everyday use and to reduce plastic bag usage.



- The "Love Mom, Care and Love" Workshop DIY activity offers natural material gifts for Mother's Day for homeowners at The Origin Sukhumvit 105 project. It not only enhances the relationship between mothers and children but also helps to reduce hard-to-decompose waste in nature.



- The "Paint & Plant" activity is a DIY workshop for homeowners at the Knightsbridge Kaset Society and Knightsbridge Prime Sathorn projects to paint and decorate small plant pots, creating a green space and refreshing atmosphere.



- The "Herbarium in a Bottle" workshop activity is for homeowners at the Knightsbridge Space Rama 9 project to create a personal, colorful, and fresh herbarium in a bottle using their favorite flowers and recycled glass bottles.



- Garden in the glass bottle activity for residents of Knightsbridge Collage Sukhumvit 107. The garden is made of reused glass bottles and covered with plants, which helps to increase the amount of green space within the condominium and bring residents closer to nature.



- Workshop for making traditional Thai lanterns using natural materials for residents of KnightsBridge Tiwanon and Notting Hill Tiwanon. This activity aims to reduce waste and to promote Thai traditions in celebration of the annual Loy Krathong festival.



- DIY workshop for decorating hats using the decoupage technique for residents of Knightsbridge Prime Onnut. The activity involves customizing hats with unique patterns and designs, without using any harmful dyes, so that residents can wear them in their daily lives.



- Customer Voice activity, which involves conducting surveys among residents of all projects to gather feedback on their living experience, without using any central project budget.

In addition, the company has implemented appropriate safety and health measures to prevent the spread of COVID-19,

- such as providing alcohol hand sanitizer at various locations within the sales office, showrooms, and common areas of the projects.
- All employees, as well as activity participants and project visitors, are required to wear masks at all times.
- All employees must receive ATK tests.
- The company also conducts regular cleaning and disinfection of common areas, including elevators, counters, and tables, before and after work hours.

(3) Community and Society

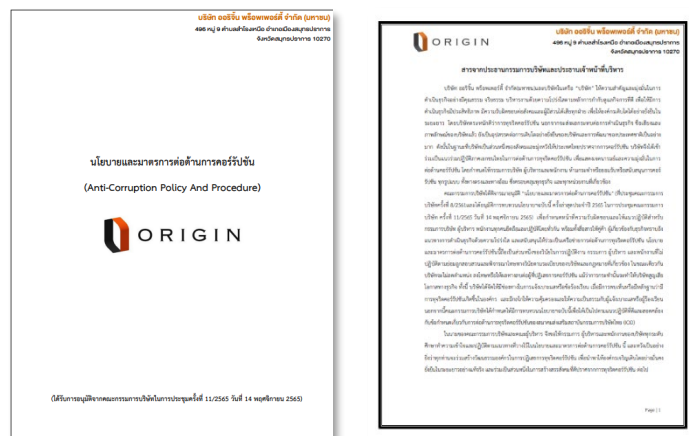
The company operates its business in accordance with the law, standards, regulations, as well as ethical principles and good governance. The company also takes care of the rights of various stakeholder groups as required by law. The company believes that conducting operations in a correct, transparent, and fair manner is the most important characteristic of a sustainable growth company. To ensure that all parties involved have clear guidelines for conduct, the company has established the following action plans:

Anti-Corruption (GRI 205-1, GRI 205-2)

The company is committed to combating corruption in conducting its business and is dedicated to managing its operations with transparency and responsibility towards all stakeholders in accordance with good governance. The company is a member of the Thai Private Sector Collective Action Coalition Against Corruption and has shown its commitment not to accept any form of corruption. Communication on this issue is conducted

both internally and externally through various measures in accordance with the guidelines of the Thai Institute of Directors (IOD).

The company has established policies and measures to combat corruption, including relevant policies/announcements such as the Whistleblowing Policy, a policy and practice guide for giving/receiving gifts, and guidelines for operations with risks of corruption. Communication is provided to the board of directors, management, and all employees through the company's website under the heading "Policies on Anti-Corruption." (<https://investor.origin.co.th/th/corporate/corporate-governance/companys-policies>)



To ensure that the board of directors, management, and all employees are aware of the importance of and follow the same direction, and to play a crucial role in driving the organization towards achieving its objectives in combating corruption, the company has provided a channel for reporting incidents of corruption as follows:



Email : Whistleblower@origin.co.th



Mail : Chairman of the Audit Committee Origin Property Public Company Limited 4345 Bhiraj tower at Bitec floor.20 Sukhumvit road, Bangna, Bangna Bangkok 10260



Website: www.origin.co.th

Preventing Personal Data

Protection of personal data of those who are involved or transact with the company. Therefore, the company has established a Data Protection Policy to provide clear criteria, mechanisms, and measures for overseeing and managing personal data in a clear and appropriate manner. Communication is provided to the board of directors, management, and all employees through the company's website under the heading "Privacy Policy." (<https://investor.origin.co.th/th/corporate/corporate-governance/companys-policies>)



Business Partners Management (GRI 204-1)

The company's business operations rely on cooperation from a diverse range of partners and business associates. Therefore, the company aims to develop its business in partnership with these associates, setting standards for work practices, evaluating performance, and screening partners to improve the quality of products and services offered to customers sustainably. Evaluation criteria include product quality, delivery and execution, and customer satisfaction. The company monitors and evaluates the performance of partners on an annual basis, and outlines guidelines for assessing partners before and after purchase to grade and measure their performance. The procurement department is responsible for assessing the potential of partners before purchase and screening partners whose evaluation results fall below the standards set in the Approved Vendor List. Currently, the company has 426 business partners, and the total value of procurement contracts is THB 215,638,352.97 in 2022.

Evaluation of Business Partners

- Grade A: 33 partners
- Grade B: 342 partners
- Grade C: 44 partners
- Grade D: 6 partners
- Grade F: 1 partner

Environmental Complaints (GRI 308-2)

The company conducts business with a sense of responsibility to the community and society by managing the impact of environmental factors and avoiding negative effects on the quality of life of the surrounding community. Channels for communication and complaint management related to social and environmental issues are provided, and solutions and follow-up actions are developed to address any complaints received.

The company has established an organization responsible for monitoring and handling complaints and ensuring that feedback on complaint management is provided to complainants and stakeholders through appropriate channels.

- Call Center : 020 300 000
- Website: www.origin.co.th
- FB : Origin Property

In 2022, no complaints were received from the community regarding social or environmental issues, and the company has implemented measures to reduce the impact of construction by building good relationships with the community. Before starting construction in the area, the company conducted surveys of the surrounding community to ask for their opinions on environmental problems and potential impacts of construction. The company also promised to take action to reduce any future complaints from the community.

Community and Social Involvement (GRI 413-1)

In 2022, the company developed the quality of life and promoted community involvement through various activities to build good relationships and create opportunities for social development. The company gave importance to the groups that were affected,

- Such as the community of the King Kaew Village, who were given opportunities to earn income through continuous income-generating activities. This was achieved through the continuation of the sale of clothing by project sales staff and the production of stain-resistant fabrics for the office's housekeeper's uniforms. The community earned a total of 322,737.19 baht.



- The company also focused on the well-being of its employees' families by providing educational opportunities for their children through the "Origin: Create Opportunities, Create Futures" scholarship program. The company awarded 26 scholarships, each worth 5,000 baht, to employees' children from kindergarten to sixth grade, totaling 130,000 baht.



- "Origin Give: Fulfilling Dreams for School Development" activity at Wat Tai (Ratsadornnimit) School to improve the school's landscape, such as painting the walls, planting trees, and setting up a learning garden, as well as improving the appearance of the clinic. The company also provided 10 sets of cafeteria tables and supported 50,000 baht for educational opportunities for students.



- Origin Give: Fill Love, Fill Hear, For FutureThe company provided scholarships for the children of its partner companies' employees, with 70 scholarships awarded for students from kindergarten to university level, to support quality education and help ease the financial burden of parents.



- Origin donated money to 2 hospitals, the Children's Hospital Foundation for 1 million baht and Rajavithi Hospital Foundation for 1 million baht to support medical care for the underprivileged. This was part of the "Origin Give" project, an activity for social development that aimed to create a better quality of life.



- Origin donated money to the Siriraj Foundation, the Siriraj Hospital's foundation, to support the "National Center for Geriatric Medicine" project, which will serve as a model for continuous care of the elderly, to create awareness and knowledge on elderly care in intermediate and urgent care, and to help them return home and have a better quality of life. The information will be disseminated to other hospitals.



4. Management Discussion and Analysis

4.1 Analysis of Performance and Financial Position

4.1.1 Overview of the Company's Previous Performance

For 2021 and 2022, the Company Group has the total revenue of 15,943.0 million baht and 15,740.9 million baht, respectively, and the net profit attributable to the shareholders of the Company amounting to 3,193.9 million baht and 3,774.5 million baht, respectively. In 2022, the Company Group has an activity to transfer ownership of condominium units and housing estates in the amount of 18,508.7 million baht, an increase from the year 2021 in the amount of 2,351.3 million baht or an increase of 14.6 percent. It consists of the activity of transferring ownership of projects that are not under joint ventures in the amount of 11,676.4 million baht and the activity of transferring ownership of projects under joint ventures in the amount of 6,832.3 million baht, representing a share of profit from the proceeds invested in joint ventures totaling 863.9 million baht (according to 51% shareholding). As a result, the Company Group's profit for the year attributable to shareholders is 3,774.5 million baht, an increase of 18.2 percent compared to the same period last year, which is a record breaking in both the ownership transfer activity and the net profit of the Company Group (New All Time High). At the same time, the net profit margin is at 24.0 percent as a result of the revenue recognition from condominiums under the joint venture projects which are Park Origin Thonglor, Park Origin Ratchathewi, and Hampton Sriracha, totaling value over 16,000 million baht for these 3 projects, together with the recovery of the hotel business after reopening the country. The Company Group has announced a dividend payment in the form of cash at the rate of 0.57 baht per share or equivalent to a dividend yield of 6.05 percent (at the share price on February 27, 2023). XD will be posted on May 8, 2023. The list of shareholders who are entitled to receive dividends (Record Date) will be determined on May 9, 2023. Dividend payment to shareholders is scheduled within May 25, 2023.

The economic situation in 2022 has gradually improved significantly due to the relief of the COVID-19 situation, resulting in the recovery of consumer confidence and purchasing power. When coupled with the response from consumers, both in quality housing estate projects and condominium projects, that meets the target, therefore, this results in the continuous ownership transfer activity. The hotel business group, also, has clearly and continuously improved occupancy rate since important countries have gradually reopened. As a result, the overall performance of the Company Group is at a satisfactory level.

The projects playing an important role in the ownership transfer activity in 2022 are large and mega projects that are gradually completed in 2022. The Origin project group such as The Origin Ram 209 Interchange project and The Origin Onnut project has started transferring ownership since Q1/2022 and Q2/2022 respectively. Currently, the ownership transfers are equal to 95 percent and 80 percent of the project value respectively. Luxury condominium projects such as Park Origin Thonglor, Park Origin Ratchathewi, and Hampton Sriracha have a total project value of over 16,000 million baht, which are gradually transferred in the second half of the year. At the same

time, housing estate projects are also important to the transfer of ownership activity such as Grand Britainia Nonthaburi Station, Britainia Ratchaphruek-Nakhon in, Britainia Amata - Phantong, and Britainia Praksa Station.

In addition, the Company Group has been entrusted to joint ventures from partners of various nationalities continuously whether in residential projects, hotel and office building projects, or warehouse projects. There are 8 new joint venture projects in Q4/2022 with a total project value of over 6,760 million baht. As a result, there are 22 new joint venture projects in 2022 with a total project value of 30,550 million baht. In this year 2022, the Company has 3 new partners joining the venture, reflecting the confidence of foreigners in the Company's operations.

Due to stable performance and adaptability to any challenges, both Thai and foreign investors have been continuously interested in developing joint venture projects with the Company Group.

In 2022, the Company Group has the activity to transfer ownership of real estate as shown in the following table:

Unit : Million Baht

Items	In 2021 Ended on December 31, 2021			In 2022 Ended on December 31, 2022			Differences	
	Consolidated Financial Statements	Joint Venture	Total	Consolidated Financial Statements	Joint Venture	Total	Million Baht	Percentage
Activity to transfer ownership of real estate	13,623.4	2,534.0	16,157.4	11,676.4	6,832.3	18,508.7	2,351.3	14.6

In addition, the Company Group is able to maintain a high net profit margin of 24.0 percent by recognizing profits from 11 joint venture condominium projects transferred in 2022.

There are 3 joint venture projects recognizing continuous profits from 2021, comprising as follows:

- (1) KnightsBridge Prime - Onnut Condominium Project is a joint venture with Nomura Real Estate (Thailand) Company Limited.
- (2) KnightsBridge Space - Ratchayothin Condominium Project is a joint venture with Nomura Real Estate (Thailand) Company Limited.
- (3) KnightsBridge Sukhumvit-Thepharak is a joint venture with Escon Japan Company Limited.

Additionally, there are 8 new joint venture projects beginning the ownership transfer in 2022, comprising as follows:

- (1) Park Origin Thonglor Condominium Project is a joint venture with Nomura Real Estate (Thailand) Company Limited.
- (2) Park Origin Ratchathewi Condominium Project is a joint venture with Nomura Real Estate (Thailand) Company Limited.
- (3) Hampton Sriracha Condominium Project is a joint venture with Dusit Thani Public Company Limited.
- (4) Britainia Amata - Phantong Housing Estate Project is a joint venture with Lofis (Thailand) Company Limited.

- (5) Britania Home Bangna KM.17 Housing Estate Project is a joint venture with Nomura Real Estate (Thailand) Company Limited.
- (6) Britania Town Bangna KM.17 Housing Estate Project is a joint venture with Nomura Real Estate (Thailand) Company Limited.
- (7) Grand Britania Khukot Station Housing Estate Project is a joint venture with Lofis (Thailand) Company Limited.
- (8) Grand Britania Bangna KM.35 Housing Estate Project is a joint venture with Lofis (Thailand) Company Limited.

This results in the revenue recognition from the joint venture ownership transfer of all 11 projects in 2022 in the amount of 6,832.3 million baht, and the revenue recognition from all 11 joint ventures projects in 2022 in the amount of 863.9 million baht (according to the shareholding proportion of 51%).

However, the Company Group has continuously developed, adapted, and changed itself to be consistent with every situation as well as the long-term megatrends of the world to meet the needs of consumers. From the first day with only a condominium development business until today with many new business empires, this results in the Company Group, in 2022, implementing a business plan under the concept of "ORIGIN MULTIVERSE" or a multi-universe growth plan. Under the ORIGIN MULTIVERSE plan, there are 3 main steps as follows:

1. "Expanding to the new universe" is to expand itself into new universes from the Origin's original main universe of residential project development. The new universe is divided into 4 groups as follows:

- 1) "Residential for Sales" universe group is to develop condominiums and housing estates.
- 2) "Recurring Income Business" universe group is hotels, serviced apartments, retail, etc.
- 3) "Service Business" universe group is home service business, property management business, real estate buying, selling, and renting agent business, real estate consulting business, etc.

4) "Mega Trends Business" universe group is the new business group with long-term growth potential such as logistics, healthcare, energy, finance, entertainment, etc. to enhance the quality of life of consumers in a comprehensive way.

2. "Growing in the separated timeline" gives every subsidiary a parallel growth path in its own universe through the organization of professional executives in that business to help take care of the growth direction and build strengths for every business group. There will be additional subsidiaries that plan to be listed on the Stock Exchange of Thailand (IPO), led by Britannia Public Company Limited or BRI, the low-rise real estate developer, issuing and offering ordinary shares to the public for the first time (IPO) at the end of 2021, followed by Primo Service Solutions Public Company Limited or PRI, the leader in comprehensive real estate services, issuing and offering new ordinary shares to the public for the first time (IPO) according to the plan on November 9, 2022. Within 2023 - 2025, the Company Group plans to bring One Origin Company Limited, the businesses generating recurring income such as hotel, office, and retail, together with Alpha Industrial Solutions Company Limited, a joint venture with JWD InfoLogistics Public Company Limited operating real estate business for industrial purposes such as warehouses, logistics, and integrated industrial estates, to be listed on the Stock Exchange of Thailand respectively. (Subject to change depending on the performance of each Company Group.)

3. "Connecting the ecosystem" links every universe that separates and grows to come back to take care of consumers together as an ecosystem, create a Multiverse of Happiness that covers comprehensive care, and uplift the quality of life of consumers.

Performance Analysis

4.1.2 Performance Analysis for 2021 and 2022

Revenue

● Real Estate Sales Revenue

The Company Group has the policy to recognize revenue from the real estate sales when the ownership of condominium units and housing estates is transferred to the buyer after full payment has been received from the buyer. The revenue from real estate sales for the year 2021 and 2022 amounted to 13,624.4 million baht and 11,676.4 million baht or 85.45 and 74.18 percent of total revenue respectively. It can be summarized as follows:

Items	On December 31, 2021		On December 31, 2022		Differences	
	Million Baht	Percentage	Million Baht	Percentage	Million Baht	Percentage
Revenue						
Real Estate Sales Revenue	13,623.4	85.45	11,676.4	74.18	(1,946.9)	(14.29)
Service Revenue	288.4	1.81	661.3	4.20	372.9	129.29
Revenue From the Hotel Business and Rent Revenue	86.8	0.54	394.3	2.50	307.5	354.08
Project Management Revenue	924.7	5.80	1,664.8	10.58	740.1	80.03
Revenue from Disposal of Investments in Subsidiary Companies	676.0	4.24	903.5	5.74	227.4	33.64
Bargain Purchase	-	-	258.4	1.64	258.4	100.00
Interest Income	7.4	0.05	43.4	0.28	36.0	486.53
Other Revenue	336.2	2.11	138.8	0.88	(197.4)	(58.72)
Total Revenue	15,943.0	100.00	15,740.9	100.00	(202.0)	(1.27)

รายการ	ณ 31 ธันวาคม 2564		ณ 31 ธันวาคม 2565		ผลแตกต่าง	
	ล้านบาท	ร้อยละ	ล้านบาท	ร้อยละ	ล้านบาท	ร้อยละ
รายได้จากการขายอสังหาริมทรัพย์	13,623.4	100.00	11,676.4	100.00	(1,946.9)	(14.29)
ต้นทุนขายอสังหาริมทรัพย์	9,019.1	66.20	7,603.9	65.12	(1,415.2)	(15.69)
กำไรขั้นต้น	4,604.3	33.80	4,072.5	34.88	(531.8)	(11.55)

In 2022, the Company Group has revenue from the real estate sales in the amount of 11,676.4 million baht or 74.18 percent of total revenue, a decrease from the year 2021 in the amount of 1,946.9 million baht or 14.29 percent. However, when combined with the ownership transfer activity of projects under joint ventures amounting to 6,832.3 million baht, the total amount of ownership transfer activities will be 18,508.7 million baht. It is considered the highest “New High” since the Company was established. This increases from the same period last year in the amount of 2,351.3 million baht, representing an increase of 14.6 percent.

In this regard, the transfer of ownership activity can show the revenue recognition compared to the project value as the following table:

Project	Value	Ownership Transfer Amount				Accumulated Ownership Transfer Amount	
	Project (Million Baht)	On December 31, 2021		On December 31, 2022		On December 31, 2022	
		Million Baht	Percentage	Million Baht	Percentage	Million Baht	Percentage
Ownership transfer activity of projects that are not under joint ventures							
Knightsbridge Sky River Ocean Project	1,473.0	11.1	0.75		-	1,471.0	99.87
Knightsbridge The Ocean Sriracha Project	2,860.0	372.9	13.04	114.37	4.00	2,565.3	89.69
Park 24 Phase1 Project	5,843.4	24.6	0.42		-	5,843.4	100.00
Notting Hill Laemchabang Project	1,219.6	44.3	3.27	3.2	0.23	1,219.6	100.00
Notting Hill Sukhumvit - Praksa Project	1,559.6	11.3	0.66		-	1,559.6	100.00
Notting Hill Sukhumvit 105 Project	2,553.8	-	-	3.1	0.11	2,553.8	100.00
B - Loft Sukhumvit 107 A Project	119.9	5.8	4.30		-	119.9	100.00
B - Loft Lite Sukhumvit 115 A Project	157.9	11.7	6.84		-	157.9	100.00
Park 24 Phase 2 Project	11,500.0	1,455.6	12.66	427.7	3.72	8,199.3	71.30
B - Loft Lite Sukhumvit 115 B Project	185.0	32.9	17.80	17.9	9.65	161.1	87.06
Kensington Phahol 63 Project	521.2	20.9	3.70		-	521.2	100.00
Kensington Sukhumvit - Thepharak Project	2,729.0	117.9	4.32	99.5	3.65	2,443.9	89.55
Knightsbridge Prime Sathorn Project	3,885.6	29.1	0.75		-	3,885.6	100.00
Knightsbridge Phaholyothin Interchange Project	2,276.6	240.9	10.16	5.3	0.22	2,276.6	100.00
B - Loft Sukhumvit 107 B Project	96.6	3.9	3.34	9.3	7.93	96.6	100.00
Britania Mega Town Bangna Project	1,900.0	369.7	19.46	197.4	10.39	1,346.5	70.87
Britania Wongwaen-Hathairat Project	1,050.0	221.2	21.06	336.3	32.03	850.9	81.04
Britania Bangna KM.42 Project	1,850.0	422.6	22.84	484.7	26.20	1,343.5	72.62
Britania Bangna-Suvarnabhumi Project	2,700.0	487.6	18.06	549.5	20.35	1,467.2	54.34
The Origin Phahol-Saphanmai Project	1,400.0	385.6	27.54	59.3	4.24	1,247.7	89.12
Britania Khukhot Station Project	880.0	332.8	37.82	126.1	14.33	709.7	80.64
Britania Saimai Project	1,400.0	186.4	13.31	173.5	12.39	509.1	36.36

Project	Value	Ownership Transfer Amount				Accumulated Ownership Transfer Amount	
	Project (Million Baht)	On December 31, 2021		On December 31, 2022		On December 31, 2022	
		Million Baht	Percentage	Million Baht	Percentage	Million Baht	Percentage
Brighton Khukhot Station Project	750.0	235.0	31.34	204.0	27.19	441.8	58.91
B-Loft Lite Sukhumvit 107 Project	195.5	74.9	38.32	43.2	22.11	161.8	82.75
The Origin Sukhumvit 105 Project	1,550.0	789.5	50.94	52.9	3.41	1,337.1	86.26
Kensington Rayong 1 Project	600.0	153.1	25.52	35.5	5.92	311.7	51.96
Kensington Rayong 2 Project	600.0	215.9	35.98	179.0	29.84	467.3	77.88
Grand Britainia Wongwaen-Ramintra Project	1,900.0	262.3	13.80	652.2	34.33	1,044.2	54.96
Knightsbridge Collage Sukhumvit 107 Project	1,050.0	234.6	22.35	104.8	9.98	862.1	82.10
Knightsbridge Kaset Society Project	1,300.0	613.1	47.16	194.7	14.98	1,119.4	86.11
Brighton Amata-Sukprayoon Project	650.0	170.4	26.22	135.5	20.85	306.0	47.07
Grand Britainia Bangna KM.12 Project	790.0	371.5	47.03	334.7	42.37	706.3	89.40
The Origin Ramintra 83 Station Project	2,100.0	1,270.2	60.49	355.6	16.93	1,625.8	77.42
The Origin Ratchada-Ladprao Project	750.0	411.9	54.92	173.9	23.18	585.8	78.11
Brixton Pet&Play Sukhumvit 107 C Project	169.9	158.6	83.27	11.3	5.91	169.9	100.00
Notting Hill Rayong Project	1,300.0	274.3	21.10	632.5	48.65	906.8	69.75
Knightsbridge Prime Ratchayothin Project	25.4	25.4	100.00		-	25.4	100.00
Knightsbridge Collage Ramkhamhaeng Project	139.2	139.2	100.00		-	139.2	100.00
Knightsbridge Space Rama IX Project	2,300.0	898.8	39.08	365.2	15.88	1,264.0	54.96
Brighton Bangna KM.26 Project	350.0	92.6	26.46	94.8	27.07	187.4	53.53
Belgravia Exclusive Pool Villa Bangna-Rama 9 Project	1,800.0	217.2	12.06	373.7	20.76	590.8	32.82
Grand Britainia Ratchaphruek-Rama 5 Project	2,100.0	439.6	20.93	604.8	28.80	1,044.4	49.73
Park Origin Phayathai Project	4,600.0	1,786.7	38.84	637.5	13.86	2,424.2	52.70
The Origin Ram 209 Interchange Project	2,050.0	-	-	1,735.4	84.65	1,735.4	84.65
Brixton Pet&Play Sukhumvit 107 A Project	170.0	-	-	94.3	55.46	94.3	55.46
Brixton Pet&Play Sukhumvit 107 B Project	189.0	-	-	166.9	88.32	166.9	88.32
Knightsbridge Sukhumvit-Thepharak Project	597.9	-	-	15.3	2.56	15.3	2.56
The Origin Onnut Project	850.0	-	-	615.7	72.43	615.7	72.43
The Origin Ladprao 15 Project	460.0	-	-	116.2	25.25	116.2	25.25
Britainia Tiwanon-Ratchaphruek Project	700.0	-	-	63.6	9.09	63.6	9.09
Britainia Ratchaphruek-Nakhon In Project	750.0	-	-	340.7	45.42	340.7	45.42
Britainia Praksa Station Project	850.0	-	-	126.6	14.89	126.6	14.89
Grand Britainia Bangna-Suvarnabhumi Project	700.0	-	-	88.8	12.68	88.8	12.68
Grand Britainia Nontaburi Station Project	550.0	-	-	82.8	15.06	82.8	15.06

Project	Value Project (Million Baht)	Ownership Transfer Amount				Accumulated Ownership Transfer Amount	
		On December 31, 2021		On December 31, 2022		On December 31, 2022	
		Million Baht	Percentage	Million Baht	Percentage	Million Baht	Percentage
Britania Amata-Phanthong Project	2,250.0	-	-	82.5	3.67	82.5	3.67
Grand Britania Rama IX - Krungthep Kreetha Project	850.0	-	-	215.6	25.37	215.6	25.37
Brighton Bangpakong Project	650.0	-	-	90.6	13.94	90.6	13.94
Britania Wongwaen-Pinklao Project	650.0	-	-	24.0	3.69	24.0	3.69
Britania Rayong Project	1,100.0	-	-	24.7	2.24	24.7	2.24
Included ownership transfer activity of projects that are not under joint ventures		13,623.4		11,676.4		76,855.1	
Ownership transfer activity of projects under joint ventures							
Knightsbridge Prime Ratchayothin Project	1,560.5	90.1	5.77		-	1,560.5	100.00
Knightsbridge Collage Ramkhamhaeng Project	1,839.6	170.3	9.26		-	1,839.6	100.00
Knightsbridge Prime On Nut Project	2,700.0	528.2	20.02	420.1	15.56	2,315.3	85.75
Knightsbridge Space Ratchayothin Project	2,800.0	1,210.1	43.15	550.7	19.67	2,469.6	88.20
Knightsbridge Sukhumvit-Thepharak Project	752.1	535.3	39.65	216.8	28.83	752.1	100.00
Hampton Sriracha By Origin And Dusit Project	1,600.0	-	-	490.4	30.65	490.4	30.65
Britania Amata-Phanthong Project	2,250.0	-	-	122.7	5.45	122.7	5.45
Britania Home Bangna KM.17 Project	1,500.0	-	-	41.8	2.79	41.8	2.79
Grand Britania Bangna KM.35 Project	2,500.0	-	-	12.8	0.51	12.8	0.51
Grand Britania Khukhot Station Project	1,500.0	-	-	61.2	4.08	61.2	4.08
Britania Town Bangna KM.17 Project	1,100.0	-	-	44.6	4.05	44.6	4.05
Park Origin Thonglor Project	12,000.0	-	-	3,653.7	30.45	3,653.7	30.45
Park Origin Ratchathewi Project	3,000.0	-	-	1,217.5	40.58	1,217.5	40.58
Included ownership transfer activity of projects under joint ventures		2,534.0		6,832.3		14,581.8	
Total		16,157.4		18,508.7		91,436.9	

● Service Revenue

For 2021 and 2022, the Company Group has service revenue of 288.4 million baht and 661.3 million baht, representing 1.81 and 4.20 percent of total revenue respectively.

In 2022, the Company Group has service revenue of 661.3 million baht or 4.20 percent of total revenue, an increase from the year 2021 in the amount of 372.9 million baht, representing 129.29 percent. The increase is mainly from the increased service work according to the plan, such as revenue from juristic person management services for condominiums and housing estates, including Residential Property.

- **Revenue From the Hotel Business and Rent Revenue**

For 2021 and 2022, the Company Group has service revenue from the hotel business and rent of 86.8 million baht and 394.3 million baht, representing 0.54 and 2.50 percent of total revenue respectively.

In 2022, the Company Group has service revenue from the hotel business and rent of 394.3 million baht or 2.50 percent of total revenue, an increase from the year 2021 in the amount of 307.5 million baht, representing 354.08 percent. This is in accordance with the plan of bringing the aforementioned business group to be listed on the Stock Exchange of Thailand (IPO).

In addition, in 2022, after Thailand has measures to relax COVID - 19 and opens for foreign tourists to travel in Thailand, the hotel business of the Company Group tends to recognize the continuously increasing revenue, including the rapid adjustment of strategies under the strength of the cooperation of employees and business partners. As a result, the Company Group's revenue increases from the first 2 hotels namely Staybridge Suites Bangkok Thonglor and Holiday Inn & Suites Siracha Laemchabang with the occupancy rate at the end of 2022 about 92.0 percent and 58.0 percent respectively. In addition, the Company Group has revenue from 3 new hotels acquired in the middle of Q2/2022 namely ibis Hua Hin, ibis Phuket Kata, and ibis Styles Krabi Ao Nang with the highest occupancy rate at 74.0 approximately.

- **Project Management Revenue**

For 2021 and 2022, the Company Group has project management revenue of 924.7 million baht and 1,664.8 million baht, representing 5.80 and 10.58 percent of total revenue respectively.

In 2022, the Company Group has project management revenue of 1,664.8 million baht, or 10.58 percent of total revenue, an increase from 2021 in the amount of 740.1 million baht, representing an increase of 80.03 percent. The Company Group has recognized more project management revenue in 2022 from 22 new joint venture projects in 2022, consisting of 7 new condominium projects and 8 housing estate projects, 4 hotels and mixed-use projects, and 3 warehouse projects.

- **Profit from Disposal of Investments in Subsidiary Companies**

For 2021 and 2022, the Company Group has profit from disposal of investments in subsidiaries of 676.0 million baht and 903.5 million baht, representing 4.24 and 5.74 percent of total revenue respectively.

In 2022, the Company Group has profit from disposal of investments in subsidiaries in the amount of 903.5 million baht, or 5.74 percent of total revenue, an increase from 2021 in the amount of 227.4 million baht, representing an increase of 33.64 percent. As the joint venture projects of the Company Group in the past have the results as planned, resulting in consistently gaining confidence from investors, in 2022, there are 22 new joint venture projects

in 2022, consisting of 7 new condominium projects and 8 housing estate projects, 4 hotels and mixed-use projects, and 3 warehouse projects.

- **Interest Income**

For 2021 and 2022, the Company Group has interest income of 7.4 million baht and 43.4 million baht, representing 0.05 and 0.28 percent of total revenue respectively.

In 2022, the Company Group has interest income of 43.4 million baht or 0.28 percent of total revenue, an increase from the year 2021 in the amount of 36.0 million baht, representing 486.50 percent, because interest income from loans to joint ventures increases according to the joint venture of the Company Group.

- **Other Revenue**

For 2021 and 2022, the Company Group has other revenue of 336.2 million baht and 138.8 million baht, representing 2.11 and 0.88 percent of total revenue respectively.

In 2022, the Company Group has other revenue of 138.8 million baht or 0.88 percent of total revenue, a decrease from the year 2021 in the amount of 197.4 million baht, representing 58.72 percent. This revenue decrease is mainly because of the booking cancellations and contracts that customers return to transfer ownership, which is in line with the situation of COVID-19 that has been relieved.

Expenses

- **Cost of Real Estate Sales**

The main cost of real estate sales of the Company Group consists of cost of land and construction costs. During the construction of the project and the ownership not yet transferred to the buyer, the Company Group will record such cost as the cost of real estate development projects for sale in the statement of financial position. Then, the cost of real estate development projects for sales will be transferred to cost of real estate sales in the statement of comprehensive income when recording revenue from the real estate sales.

For 2021 and 2022, the Company Group has cost of real estate sales of 9,019.1 million baht and 7,603.9 million baht, representing 56.57 and 48.31 percent of total revenue respectively.

In 2022, the Company Group has cost of real estate sales of 7,603.9 million baht or 48.31 percent of total revenue, a decrease from the year 2021 in the amount of 1,415.1 million baht, representing 15.69 percent, varied by the revenue from real estate sales.

- **Cost of Services**

For 2021 and 2022, the Company Group has cost of services of 157.7 million baht and 341.0 million baht, representing 0.99 and 2.17 percent respectively.

In 2022, The Company Group has cost of services of 341.0 million baht, an increase from the year 2021 in the amount of 183.3 million baht, representing 116.24 percent, varied by the service revenue.

- **Hotel Business Cost and Rent Cost**

For 2021 and 2022, the Company Group has hotel business cost and rent cost of 100.6 million baht and 231.8 million baht, representing 0.63 and 1.47 percent respectively.

In 2022, the Company Group has hotel business cost and rent cost of 231.8 million baht, an increase from the year 2021 in the amount of 131.2 million baht, representing 130.42 percent, varied by the revenue from hotel business and rent revenue.

- **Gross Profit and Gross Profit Margin**

For 2021 and 2022, the Company Group has gross profit of 4,604.3 million baht and 4,072.5 million baht, representing gross profit margin of 33.80 and 34.88 percent respectively.

In 2022, the Company Group has gross profit of 4,072.5 million baht, a decrease from the year 2021 in the amount of 531.8 million baht, representing 11.55 percent.

However, in 2022, the Company Group's net profit margin attributable to shareholders of the Company is equal to 23.98 percent of total revenue, which is higher than the same period last year. In addition, the Company Group has continued to efficiently manage expenses, resulting in total selling expenses to revenue being close to the same period last year.

- **Selling Expenses**

Selling expenses of the Company Group mainly consist of advertising, public relations, and sales promotion expenses, specific business tax and transfer fee, salary and expenses related to sales and marketing staff.

For 2021 and 2022, the Company Group has selling expenses of 1,531.2 million baht and 1,668.1 million baht, representing 9.60 and 10.60 percent of total revenue respectively.

In 2022, the Company Group has selling expenses of 1,668.1 million baht, representing 10.60 percent of total revenue, an increase from the year 2021 in the amount of 136.9 million baht, representing 9.94 percent, mainly from project activity expenses. After the situation of COVID-19 resolving, the Company Group has organized activities to boost sales in line with the project expansion as planned. In this regard, the Company Group has continued to efficiently manage expenses through the project "Everyone can sell" that still continues. As a result, total selling expenses to revenue are at the same level as the previous period.

- **Administrative Expenses**

Administrative expenses consist mainly of salaries and expenses related to administrative personnel.

For 2021 and 2022, the Company Group has administrative expenses of 553.9 million baht and 763.2 million baht, representing 3.47 and 4.85 percent of total revenue respectively.

In 2022, the Company Group has administrative expenses of 763.2 million baht or 4.85 percent of total revenue, an increase from the year 2021 in the amount of 209.3 million baht, representing 37.79 percent. The increase is mainly from personnel expenses, consulting fees, other service fees, and donations to hospitals.

- **Profit (Loss) Shares From Investments in Joint Ventures**

For 2021 and 2022, the Company Group has loss shares from investments in joint ventures of 41.7 million baht and profit shares from investments in joint ventures of 416.2 million baht, representing the loss shares of 0.26 and the profit shares of 2.64 percent of total revenue respectively.

In 2022, the Company Group has profit shares from investments in joint ventures of 416.2 million baht or 2.64 percent of total revenue, an increase from the year 2021 (which is the loss shares in 2021) in the amount of 457.9 million baht, representing 1,099.03 percent, from the ownership transfer of 11 joint venture projects in 2022 with a total ownership transfer value of 6,832.3 million baht, resulting in the profit shares from investments in joint ventures of 863.9 million baht (according to the shareholding proportion of 51%). This is mainly a result of the ownership transfer of the projects namely Park Origin Thonglor, Park Origin Ratchathewi, and Hampton Sriracha with the total value of the 3 projects over 16,000 million baht.

At the same time, the Company Group has the joint venture projects under development which are expected to begin transferring ownership in Q1/2023, including the Park Origin Chula-Samyan project.

In addition, in 2022, since the Company Group has been continuously trusted by TLTH Company Limited, therefore, it has entered into a joint venture agreement to continuously develop warehouse projects under Alpha Industrial Solutions Company Limited, totaling 3 projects.

- **Financial Cost**

It mainly consists of bank interests, bond interests, interests on bills of exchange, and interests according to the lease agreement.

For 2021 and 2022, the Company Group has financial cost of 296.7 million baht and 389.8 million baht, representing 1.86 and 2.48 percent of total revenue respectively.

In 2022, the Company Group has financial cost of 389.8 million baht or 2.48 percent of total revenue, an increase from the year 2021 in the amount of 93.1 million baht, representing 31.37 percent, because the Company Group borrowed money for internal working capital and project development as planned.

- **Income Tax Expenses**

For 2021 and 2022, the Company Group has income tax expenses of 865.0 million baht and 947.1 million baht, representing 5.43 and 6.02 percent of total revenue respectively.

In 2022, the Company Group has income tax expenses of 947.1 million baht or 6.02 percent of total revenue, an increase from the year 2021 in the amount of 82.1 million baht, representing 9.49 percent, varied by the the increase in operating results as described above.

- **Net Profit and Net Profit Margin**

For 2021 and 2022, the Company Group has profit for the period attributable to the shareholders of the Company in the amount of 3,193.9 million baht and 3,774.5 million baht, representing 20.03 and 23.98 percent of total revenue respectively.

In 2022, the Company Group has profit for the period attributable to the shareholders of the Company in the amount of 3,774.5 million baht or 23.98 percent of total revenue, an increase from the year 2021 in the amount of 580.6 million baht, representing 18.18 percent. This is a record breaking of ownership transfer activity and net profit of the Company Group (New All Time High) due to the Company Group's increased ownership transfer activity as mentioned above.

In addition, the Company Group has continued to gain confidence from investors in jointly investing in 22 new projects as mentioned above.

- **Return On Equity**

For 2021 and 2022, the Company Group has a return on equity equal to 24.28 and 21.65 percent respectively, a decrease from the year 2021 by 2.63 percent.

Financial Position Analysis

- **Assets Overview**

At the end of 2021 and 2022, the group of companies had total assets of 35,398.4 million baht and 48,091.1 million baht respectively, representing an increase of 12,692.7 million baht or 35.86% from the end of 2021. The majority of the increased assets were mainly from the cost of real estate development projects for sale, investment in joint ventures, trade receivables and other receivables, and cash and cash equivalents.

- **Cash and Cash Equivalents**

As of the end of 2021 and 2022, the group had cash and cash equivalents of 1,965.8 million baht and 3,182.8 million baht, representing 5.55% and 6.62% of the total assets, respectively.

At the end of 2022, the group of companies had cash and cash equivalents of 3,182.8 million baht, representing 6.62% of the total assets, increasing by 1,217.0 million baht or 61.91% from the end of 2021 due to an increase in cash flow from financing activities, including long-term loans, stock issuances, and IPOs of the subsidiary company, Primo Service Solution Public Company Limited, as planned.

- **Trade Accounts Receivable and Other Receivable**

As of the end of 2022, the group had other trade receivables of 1,305.1 million baht and 3,360.1 million baht, representing 3.69% and 6.99% of the total assets, an increase of 2,054.4 million baht or 157.34% from 2021. The increase was mainly due to the collection of project management fees from joint venture companies as planned.

- **Short-Term Loans to Related Parties**

As of the end of 2021 and 2022, the group had short-term loans to related companies of 229.8 million baht and 1,156.8 million baht, representing 0.65% and 2.41% of the total assets, respectively. The increase from 2021 was 927.0 million baht or 403.46%, mainly due to the increase in short-term loans to joint venture companies as the group continued to receive continuous confidence from investors.

- **Cost of Real Estate Development Project for Sales**

The cost of real estate development projects for sale is the cost of real estate projects that the group invests in for development into projects that are ready for sale. This item is comparable to inventory of a manufacturing or trading business. The cost of real estate development projects for sale consists of project costs, including land costs, construction costs, development costs of real estate projects, loans for real estate development projects, and others.

At the end of 2021 and 2022, the group of companies had development costs for real estate projects for sale totaling 22,846.1 million baht and 26,339.1 million baht, respectively, representing 64.54% and 54.77% of the total assets, respectively.

At the end of 2022, the group of companies had a development cost of real estate for sale amounting to 26,339.1 million baht, accounting for 54.77 percent of total assets, an increase of 15.29 percent from 3,493.0 million baht, or 64.54 percent of total assets at the end of 2021. This was due to the group's development of condominium and housing projects in accordance with the plan.

- **Deposit for Land Purchase**

At the end of 2021 and 2022, the group of companies had land deposit amounts of 512.7 million baht and 1,003.5 million baht, accounting for 1.45 percent and 2.09 percent of total assets, respectively.

At the end of 2022, the group of companies had a forward payment for construction costs of real estate projects, including payments for construction work of real estate projects. At the end of 2021 and 2022, the group had forward payments for construction costs of 830.2 million baht and 888.6 million baht, accounting for 2.35 percent and 1.85 percent of total assets, respectively.

- **Advance Payment - Construction Cost**

Upfront construction payment includes advance payment for real estate construction project.

At the end of 2022, the group of companies had a forward payment for construction costs of real estate projects, including payments for construction work of real estate projects. At the end of 2021 and 2022, the group had forward payments for construction costs of 830.2 million baht and 888.6 million baht, accounting for 2.35 percent and 1.85 percent of total assets, respectively.

At the end of 2022, the group of companies had a forward payment for construction costs of 888.6 million baht, accounting for 1.85 percent of total assets, an increase of 58.5 million baht or 7.04 percent from 2021. This was due to the number and value of projects under construction in 2022 being higher than in 2021. The policy of advance payment for construction costs will depend on the conditions agreed upon between the group of companies and the contractors, with the group typically paying approximately 5 percent of the contract value in advance.

- Other Current Assets

Other current assets of the group of companies consist of various types of deposits, such as deposits for the purchase of furniture and decoration equipment for projects, advance insurance premiums, commissions to be deducted from expenses, advance payments for common area fees, and other advance payments.

At the end of 2021 and 2022, the group of companies had other current assets of THB 271.0 million and THB 473.5 million, representing 0.77% and 0.98% of total assets, respectively.

As of the end of 2022, the group's other current assets amounted to THB 473.5 million, representing 0.98% of total assets, an increase of THB 202.5 million or 74.74% from the end of 2021, mainly due to commission expenses and advance payments.

- Investment Property

Real estate for investment is transferred from the development project cost list for sale since the group invested in condominiums for rent to subtenants, such as convenience stores, restaurants, and laundry shops, to facilitate the residents' lives based on the concept of building a community. There are over 30 stores in the project.

At the end of 2021 and 2022, the group had real estate for investment of THB 289.9 million and THB 271.2 million, representing 0.82% and 0.56% of total assets, respectively.

As of the end of 2022, the group's real estate for investment amounted to THB 271.2 million, representing 0.56% of total assets, a decrease of THB 18.7 million or 6.46% from the end of 2021.

The real estate for investment of the group of companies consists of commercial space under the condominium project for rent to sub-tenants to serve and facilitate customers who buy rooms within the project. The land and building of Portobello Mall Sriracha are real estate investments in the form of an English-style community mall located in the Sriracha area with public utilities such as convenience stores, restaurants, and laundry shops to facilitate the residents' lives based on the concept of building a community. There are over 30 stores in the project. In addition, there is also the One Ramintra project, a mix-used project located in the Ramintra area with a total of 18 projects as shown in the following table.

No.	Project Name
1	Cabana A Project
2	Kaset Campus Project
3	Knightsbridge I Project
4	Knightsbridge Sky River Project
5	Knightsbridge The Ocean Sriracha Project
6	Knightsbridge Tiwanon Project
7	Notting Hill Praksa Project
8	Notting Hill Sriracha Project

No.	Project Name
9	Sense of London Project
10	Troicana Project
11	The Origin Phahol-Saphanmai Project
12	Knightsbridge Collage Sukhumvit 107 Project
13	Knightsbridge Space Rama IX Project
14	KnightsBridge Space Ratchayothin Project
15	KnightsBridge Prime Onnut Project
16	KnightsBridge Prime Ratchayothin Project
17	KnightsBridge Collage Ramkhamhaeng Project
18	Park 24 Project

- Property, Plant, and Equipment

The land, building, and net equipment of the group of companies consist of land for developing hotel and/or serviced apartment projects under the name of subsidiaries, namely, One Origin Co., Ltd. (Subsidiary) and One Ramintra Co., Ltd., (Subsidiary) as well as office buildings and constructions for sales offices and headquarters.

At the end of the year 2021 and 2022, the group of companies had land, buildings, and equipment totaling 1,941.7 million baht and 2,427.2 million baht, representing 5.49% and 5.05% of the total assets, respectively.

As of the end of 2022, the group of companies had land, buildings, and equipment worth 2,427.2 million baht, representing 5.05% of the total assets, an increase of 485.6 million baht or 25.01% from the end of 2021. The main reason for the increase was additional investment by the group in land, buildings, and construction to develop hotel projects as planned.

- Right-of-Use Assets

At the end of 2021 and 2022, the group of companies had right-of-use assets of 143.7 million and THB 628.5 million, representing 0.41% and 1.31% of total assets, respectively.

As of the end of 2022, the group of companies had leased assets worth 628.5 million baht, representing 1.31% of the total assets, an increase of 484.8 million baht or 337.55% from the end of 2021. The increase was mainly due to the addition of room leasing contracts under the real estate investment program.

- Intangible Assets

The intangible asset resulting from the Purchase Price Allocation (PPA) after the group purchased Park Luxury Co., Ltd on October 2, 2017, which was evaluated based on the fair value of the acquired trade name, "Park," used in the high-end condominium project.

At the end of 2022, the group of companies had intangible assets of THB 154.9 million or 0.32% of total assets, a decrease from THB 30.3 million or a decrease of 16.35% from 2021. The decrease was primarily due to the transfer of the cost of the Park Origin Phayathai project to the cost of sales in 2021 after transferring ownership for the first time in 2020.

- Goodwill

The goodwill arises from the acquisition of Park Luxury Co., Ltd. on October 2, 2017 ("acquisition date"), representing the difference between the total consideration paid and the fair value of the identifiable net assets acquired. It is included as part of the "Goodwill" line item in the consolidated financial statements.

- Deferred Tax Assets

The deferred tax assets are awaiting recognition and will arise from the temporary differences used to deduct the total taxes payable as well as the tax losses carried forward that have not yet been used. The group of companies will have sufficient taxable income in the future to benefit from the temporary differences used to reduce taxes payable and the tax losses carried forward.

At the end of 2021 and 2022, the group of companies had deferred tax assets of THB 107.4 million and THB 323.9 million, respectively, representing 0.30% and 0.67% of total assets, respectively.

At the end of 2022, the group of companies had deferred tax assets amounting to THB 323.9 million, or 0.67% of total revenue, pending recognition in the accounts. This increased from THB 216.5 million in 2021, representing an increase of 201.63% which varied depending on the performance results as mentioned above.

- Other Non-Current Assets

At the end of 2022 and 2023, the group of companies had other non-current assets of THB 40.8 million and THB 141.5 million, respectively, representing 0.12% and 0.29% of total assets, respectively.

At the end of 2022, the group had non-current assets of THB 141.5 million, accounting for 0.29% of the total assets, an increase from THB 100.7 million or an increase of 246.74% from the previous year. The majority of the increase was from advances paid to contractors for hotel and mixed-use development projects.

Source of Capital Analysis

The primary objective of capital management for the group of companies is to establish an appropriate capital structure that supports the business operations of the group and enhances shareholder value. The group manages its capital structure by considering the Interest Bearing Debt-to-Equity Ratio in compliance with the conditions of short-term and long-term loan agreements from banks and the issuance of debentures. As of the end of 2022, the group had a debt-to-equity ratio of 1.11:1. Details of the group's liabilities and shareholder equity are as follows:

Liabilities

As of the end of 2021 and 2022, the group's total liabilities amounted to THB 19,458.4 million and THB 28,157.8 million, accounting for 54.97% and 58.55% of the total liabilities and shareholder equity, respectively.

As of the end of 2022, the group's total liabilities increased by THB 8,699.4 million, representing an increase of 44.71% from the previous year. The majority of the increase was from long-term debentures, long-term bank loans, trade payables and other payables, and financial lease liabilities.

- Overdraft and Short-Term Loans From Banks

Overdraft and short-term loans from banks of the Group are to be used as working capital and project development of the Company.

As of the end of 2021 and 2022, the group's short-term bank loans and overdrafts amounted to THB 793.4 million and THB 817.5 million, accounting for 2.24% and 1.70% of the total liabilities and shareholder equity, respectively.

As of the end of 2022, the group's short-term bank loans and overdrafts increased by THB 24.0 million, representing an increase of 3.03% from the previous year, mainly due to the repayment of short-term bank loans and the acquisition of long-term funding sources for working capital and real estate development projects, in line with the group's plan.

- Bill of Exchange

The exchangeable bonds of the group of companies are exchangeable bonds issued to institutional investors and/or large-scale investors for use as working capital and development of the group's condominium projects.

At the end of 2021 and 2022, the Company had exchangeable bonds of 1,231.1 million baht and 1,490.1 million baht, representing 3.48% and 3.10%, respectively, of total liabilities and shareholders' equity, in order.

At the end of 2022, the Company had exchangeable bonds of 1,490.1 million baht, representing 3.10% of total liabilities and shareholders' equity, which increased from 2021 by 259.1 million baht, or 21.04%, due to the group's efforts to obtain funding for working capital and investment in real estate development projects, as planned.

- Trade Payable and Other Payable

The trade payables and other payables of the company group consist of trade payables related to construction work, furniture and building decoration equipment, and marketing (advertising and public relations) primarily from payables related to construction work of the company contracting for the development of condominium projects, allocated housing, hotels, and mixed-use projects.

At the end of 2021 and 2022, the company group had trade payables and other payables of 2,218.5 million baht and 3,018.0 million baht, or 6.27% and 6.28% of total liabilities and equity, respectively.

As of the end of 2022, the company group had trade payables and other payables of 3,018.0 million baht, or 6.28% of total liabilities and equity, an increase from 2021 of 799.4 million baht, or an increase of 36.04%, mainly due to the increase in project expenses during the period.

- Deposit and Advance Received From Customers

The customer deposit and advance received by the group of companies refer to the money received from buyers before the transfer of ownership, such as reservation fees, contract fees, and down payments. These are recorded as customer deposits and advances and transferred as revenue when ownership is transferred to the buyer. Reservation fees, contract fees, and down payments average about 10 to 20 percent of the sales value of condominiums and homes, depending on the policy of each project.

At the end of 2021 and 2022, the group of companies had customer deposits and advances of 346.2 million baht and 529.4 million baht, respectively, which amounted to 0.98 percent and 1.10 percent of the total liabilities and equity of shareholders, respectively.

At the end of 2022, the group of companies had customer deposits and advances of 529.4 million baht, which amounted to 1.10 percent of the total liabilities and equity of shareholders, increasing from 183.2 million baht or 52.90 percent from 2021 due to the increase in sales of new projects according to the plan.

- Current Income Tax Payable

At the end of 2020 and 2021, the group of companies had a deferred income tax of 545.7 million baht and 660.8 million baht, respectively, which amounted to 1.54 percent and 1.37 percent of the total liabilities and equity of shareholders, respectively.

At the end of 2022, the group of companies had a deferred income tax of 660.8 million baht, which amounted to 1.37 percent, increasing from 115.1 million baht or 21.09 percent from 2021, due to the increase in income tax payable.

- Long-Term Loans From Banks

Long-Term Loans From Banks of the Company Group for the Company's Project Development

At the end of 2021 and 2022, the group of companies had long-term loans from banks amounting to 4,783.5 million baht and 6,096.3 million baht, representing 13.51% and 12.68%, respectively, of total liabilities and shareholders' equity in order.

At the end of 2022, the group of companies had long-term loans from banks amounting to 6,096.3 million baht, representing 12.68% of total liabilities and shareholders' equity, an increase of 1,312.8 million baht or 27.44% from the end of 2021, due to borrowing for project development according to the plan.

- Long-Term Debentures

The long-term debentures of the group of companies are debentures issued to institutional investors and/or large-scale investors for use as working capital and for developing the company's projects.

At the end of 2021 and 2022, the group of companies had long-term debentures of 8,315.9 million baht and 13,259.2 million baht, representing 23.49% and 27.57%, respectively, of total liabilities and shareholders' equity in order.

At the end of 2022, the group of companies had long-term loans totaling 13,259.2 million baht, which were equivalent to 27.57% of total liabilities and shareholder equity, an increase of 4,943.3 million baht or 59.44% from the end of 2021, due to the issuance of long-term loans for revolving capital and development projects according to plan.

- Lease Liabilities

The group of companies' lease liabilities are debt arising from office lease agreements, land lease agreements, and condominium lease agreements, according to financial reporting standards, No. 16.

At the end of 2021 and 2022, the group of companies had lease liabilities of 145.3 million baht and 666.3 million baht, which were equivalent to 0.41% and 1.39%, respectively, of total liabilities and shareholder equity.

At the end of 2022, the group of companies' lease liabilities amounted to 666.3 million baht, which were equivalent to 1.39% of total liabilities and shareholder equity, an increase of 521.0 million baht or 358.45% from the end of 2021, due to the lease of condominiums under the real estate investment program as the main investment.

Shareholder's Equity

At the end of 2021 and 2022, the group had lease liabilities of 145.3 million baht and 666.3 million baht, respectively, representing 0.41 percent and 1.39 percent of the total liabilities and shareholders' equity, respectively.

At the end of 2021 and 2022, the group of companies had a total shareholders' equity of 15,940.0 million baht and 19,933.3 million baht, representing 45.03 percent and 41.45 percent of the total liabilities and shareholders' equity, respectively. This was an increase from the end of 2021 of 3,993.3 million baht or an increase of 25.05 percent, due to an increase in shareholders' equity. This was because the group of companies had accumulated profits from projects that had continuously transferred rights, as mentioned above, and also had profits from projects under joint venture operations that transferred rights in 2022, and an increase in excess capital from changes in equity from issuing additional capital (IPO) of the subsidiary company, Primo Services Solution Public Company Limited, as planned.

Liquidity Analyzation

The group of companies monitored the risk of liquidity shortage by using funding sources from cash flows from operations, bank loans, and long-term bonds, which are the main long-term funding. The group of companies evaluated the risk associated with borrowing funds to finance its projects and concluded that the risk was low, based on the cash flow from operations on the cash flow statement as follows:

Cash Flow Statement

- Cash Outflows from Operating Activities

In 2022, the group of companies had a net cash flow used in operating activities of 3,600.8 million baht, which mainly came from profits from operating activities minus costs of developing real estate projects for sale and advances received from customers.

- Cash Flow from Investing Activities

In 2022, the group of companies had a net cash flow used in investing activities of 3,523.0 million baht, mainly from investing in joint venture companies and acquiring businesses.

- Cash Flow from Financing Activities

In 2022, the group of companies had a net cash flow from financing activities of 8,340.8 million baht, mainly from cash received from long-term bond issuances and long-term loans from banks, used to finance project development.

4.3 Highlight Financial Information

4.3.1 Financial Statement

4.3.1.1 List of the Auditor for the Company's Financial Statements and the Company's Consolidated Financial Statements

List of the auditor for the company's financial statements and the company's consolidated financial statements can be summarized as follows:

Financial Statement	Fiscal Year	Certified Public Accountant	Certified Public Accountant No.	Auditor's Company
The Company and Consolidated Financial Statements	The fiscal year ended on December 31, 2020	Mr. Termpong Opanaphan	4501	EY Office Company Limited
The Company and Consolidated Financial Statements	The fiscal year ended on December 31, 2021	Mr. Termpong Opanaphan	4501	EY Office Company Limited
The Company and Consolidated Financial Statements	The fiscal year ended on December 31, 2022	Mr. Termpong Opanaphan	4501	EY Office Company Limited

4.3.2 Summary of Audit Reports for the Past 3 Years (2020 - 2022)

The auditor gives opinions on the financial statements for the fiscal year ended on December 31, 2020, as follows:

The financial statements show the financial position of December 31, 2020, operating results and cash flows for the year ended on the same day of the Company and its subsidiaries, and specific of the Company with accurate materiality as it should be in accordance with financial reporting standards.

The auditor gives opinions on the financial statements for the fiscal year ended on December 31, 2021, as follows:

The financial statements show the financial position of December 31, 2021, operating results and cash flows for the year ended on the same day of the Company and its subsidiaries, and specific of the Company with accurate materiality as it should be in accordance with financial reporting standards.

The auditor gives opinions on the financial statements for the fiscal year ended on December 31, 2022, as follows:

The financial statements show the financial position of December 31, 2022, operating results and cash flows for the year ended on the same day of the Company and its subsidiaries, and specific of the Company with accurate materiality as it should be in accordance with financial reporting standards.

4.3.3 Table of Financial Statements Summary of the Company and Its Subsidiaries

■ Statements of Financial Position

Consolidated Statements of Total Financial Position	Dec. 31, 2020		Dec. 31, 2021		Dec. 31, 2022	
	thousand baht	Percenta ge	thousand baht	Percent age	thousand baht	Percent age
<u>Assets</u>						
<u>Current Assets</u>						
Cash and Cash Equivalents	808,076.9	2.40	1,965,841.1	5.55	3,182,798.1	6.62
Trade Accounts Receivable and Other Receivable	313,567.2	0.93	1,305,708.0	3.69	3,360,132.4	6.99
Short-Term Loans to Related Parties	75,809.6	0.22	229,768.1	0.65	1,156,790.4	2.41
Cost of Real Estate Development Project for Sales	23,429,709.7	69.54	22,846,128.9	64.54	26,339,099.3	54.77
Deposit for Land Purchase	973,391.4	2.89	507,748.5	1.43	815,963.5	1.70
Advance Payment - Construction Cost	416,589.5	1.24	830,162.0	2.35	888,620.9	1.85
Other Current Financial Assets	-	-	100,000.0	0.28	100,248.6	0.21
Other Current Assets	486,097.6	1.44	270,991.1	0.77	473,519.1	0.98
Total Current Assets	26,503,241.9	78.66	28,056,347.7	79.26	36,317,172.4	75.53
<u>Non-Current Assets</u>						
Restricted Bank Deposits and Drawdowns With Guarantee Burden	46,587.5	0.14	86,721.9	0.24	390,126.1	0.81
Other non-current financial assets	7,999.9	0.02	7,999.9	0.02	7,999.9	0.02
Investments in Joint Ventures	3,729,074.2	11.07	4,267,824.0	12.06	6,988,888.1	14.53
Investment in Associates	-	-	47,319.4	0.13	40,343.0	0.08
Land Awaiting Development	28,235.4	0.08	28,235.4	0.08	21,466.3	0.04
Investment Property	412,712.5	1.22	289,904.2	0.82	271,189.8	0.56
Property, Plant, and Equipment	1,808,142.6	5.37	1,941,667.9	5.49	2,427,243.5	5.05
Deposit for Land Purchase	-	-	5,000.0	0.01	187,517.6	0.39
Right-of-use Assets	506,131.8	1.50	143,629.4	0.41	628,457.7	1.31
Intangible Assets	219,430.0	0.65	185,181.5	0.52	154,913.4	0.32
Goodwill	190,416.2	0.57	190,416.2	0.54	190,416.2	0.40
Deferred Tax Assets	190,396.3	0.57	107,373.3	0.30	323,867.0	0.67
Other Non-Current Assets	51,198.7	0.15	40,822.0	0.12	141,544.4	0.29
Total Non-current Assets	7,190,325.1	21.34	7,342,095.2	20.74	11,773,972.95	24.47
Total Assets	33,693,567.0	100.00	35,398,442.9	100.00	48,091,145.34	100.00

Consolidated Statements of Total Financial Position	Dec. 31, 2020		Dec. 31, 2021		Dec. 31, 2022	
	thousand baht	Percentage	thousand baht	Percentage	thousand baht	Percentage
<u>Liabilities and Equity</u>						
<u>Current Liabilities</u>						
Overdraft and Short-Term Loans From Banks	592,979.3	4.33	793,421.3	2.24	817,468.0	1.70
Bill of Exchange	950,595.0	1.09	1,231,076.4	3.48	1,490,130.8	3.10
Trade Payable and Other Payable	2,873,541.0	8.03	2,218,515.3	6.27	3,017,961.7	6.28
Short-Term Loans From Related Business and Individual	2,906.0	0.01	302,906.0	0.86	515,228.7	1.07
Current Portion of Long-Term Loans From Banks Maturing Within One Year	5,301,293.4	8.44	2,632,940.3	7.44	1,936,987.8	4.03
Current Portion of Long-Term Loans Maturing Within One Year	2,323,020.1	6.23	3,521,883.8	9.95	3,687,539.6	7.67
Current Portion of Lease Liabilities Maturing Within One Year	19,336.2	-	26,732.6	0.08	193,342.3	0.40
Deposit and Advance Received From Customers	1,059,769.4	3.36	346,209.6	0.98	529,364.5	1.10
Advance Income	38,257.1	0.01	52,867.6	0.15	44,635.7	0.09
Current Income Tax Payable	326,856.4	1.98	545,684.2	1.54	660,778.2	1.37
Other Current Liabilities	79,059.5	0.27	138,904.7	0.39	465,794.2	0.97
Total Current Liabilities	592,979.3	33.74	11,811,141.8	33.37	13,359,231.4	27.78
<u>Non-Current Liabilities</u>						
Long-Term Loans From Banks – Net of Current Portion Maturing Within One Year	2,775,589.0	8.24	2,150,572.7	6.08	4,159,297.5	8.65
Long-Term Bonds - Net of Current Portion Maturing Within One Year	4,214,884.9	12.51	4,793,973.2	13.54	9,571,626.7	19.90
Lease Liabilities - Net of Current Portion Maturing Within One Year	437,078.0	1.29	118,604.7	0.34	472,961.1	0.98
Reserve for Long-Term Employee Benefits	26,464.9	0.08	21,680.2	0.06	28,283.6	0.06
Deferred Tax Liability	661,945.3	1.96	559,932.7	1.58	548,431.9	1.14

Consolidated Statements of Total Financial Position	Dec. 31, 2020		Dec. 31, 2021		Dec. 31, 2022	
	thousand baht	Percentage	thousand baht	Percentage	thousand baht	Percentage
Other Non-Current Liabilities	1,991.4	0.01	2,538.1	0.01	17,988.6	0.04
Total Non-Current Liabilities	8,117,953.5	24.09	7,647,301.5	21.60	14,798,589.3	30.77
Total Liabilities	21,685,566.9	64.36	19,458,443.3	54.97	28,157,820.7	58.55
<u>Shareholder's Equity</u>						
<u>Capital Stock</u>						
Registered Capital	1,545,776.2	4.59	1,545,776.2	4.37	1,227,061.2	2.55
Issued and Fully Paid Capital	1,226,431.2	3.64	1,226,431.2	3.46	1,227,061.2	2.55
Premium on Ordinary Shares	2,336,554.8	6.93	2,336,554.8	6.60	2,350,458.7	4.89
Discount on Preferred Stocks of Subsidiaries	(16,800.5)	(0.05)	(2,910.4)	(0.01)	(2,910.4)	(0.01)
Capital Reserve from Vesting	79,672.7	0.24	81,631.9	0.23	79,833.8	0.17
Surplus From Changes in Ownership Interests in Subsidiaries	-	-	1,608,118.0	4.54	2,414,962.4	5.02
Appropriated Retained Earnings - Legal Reserve	154,577.6	0.46	154,577.6	0.44	154,577.6	0.32
Retained Earnings - Unappropriated	7,630,888.4	22.65	9,570,533.3	27.04	11,946,036.6	24.84
Other Components of Shareholders' Equity	(37,947.9)	(0.11)	(37,842.6)	(0.11)	(37,842.6)	(0.08)
Shareholders' Equity of the Company	11,373,376.3	33.76	14,937,093.9	42.20	18,132,177.3	37.70
Non-Controlling Interested of Subsidiaries	634,623.8	1.88	1,002,905.7	2.83	1,801,147.3	3.75
Total Equities	12,008,000.1	35.64	15,939,999.6	45.03	19,933,324.6	41.45
Total Liabilities and Equity	33,693,567.0	100.00	35,398,442.9	100.00	48,091,145.3	100.00

■ Comprehensive Income

Statement of Comprehensive Income	Dec. 31, 2020		Dec. 31, 2021		Dec. 31, 2022	
	thousand baht	Percentage	thousand baht	Percentage	thousand baht	Percentage
Profit and Loss:						
Revenue						
Real Estate Sales Revenue	9,870,483.0	88.81	13,623,385.6	85.45	11,676,439.5	74.18
Service Revenue	-	-	288,408.6	1.81	661,303.5	4.20
Revenue From the Hotel Business and Rent Revenue	-	-	86,835.7	0.54	394,302.7	2.50
Project Management Revenue	615,214.7	5.54	924,741.9	5.80	1,664,812.5	10.58
Dividend Income	-	-	-	-	-	-
Profit from Disposal of Investments in Subsidiary Companies	180,759.4	1.63	676,031.7	4.24	903,476.3	5.74
Bargain Purchase	-	-	-	-	258,400.0	1.64
Interest Income	15,962.4	0.14	7,400.7	0.05	43,406.9	0.28
Other Revenue	431,713.5*	3.88	336,160.6	2.11	138,783.1	0.88
Total Revenue	11,114,133.0	100.00	15,942,964.8	100.0	15,740,924.4	100.00
Expenses						
Cost of Real Estate Sales	6,307,785.1**	56.76	9,019,101.1	58.57	7,603,945.2	48.31
Cost of Services	-	-	157,689.4	0.99	340,985.0	2.17
Hotel Business Cost and Rent Cost	-	-	100,620.3	0.63	231,848.3	1.47
Selling Expenses	1,319,710.8**	11.87	1,531,206.7	9.60	1,668,123.9	10.60
Administrative Expenses	502,512.7**	4.52	553,866.5	3.47	763,197.9	4.85
Total Expenses	8,130,008.6	73.15	11,362,484.0	71.27	10,608,100.4	67.40
Operating Profit	2,984,124.4	26.85	4,580,480.8	28.47	5,132,824.0	32.61
Share of Profit (Loss) From Investments in Joint Ventures and Associates	604,111.1	5.43	(41,661.7)	(0.26)	416,226.3	2.64
Financial Cost	(263,455.5)	(2.37)	(296,707.5)	(1.86)	(389,777.6)	(2.48)
Profit Before Income Tax Expenses	3,324,780.0	29.91	4,242,111.6	26.61	5,159,272.7	32.78
Income Tax Expenses	(560,400.7)	(5.04)	(865,019.5)	(5.43)	(947,095.0)	(6.02)
Profit for the Year	2,764,379.3	24.87	3,377,092.1	21.18	4,212,177.7	26.76

Profit for the Year Attributable to Shareholders' Equity of the Company	2,661,893.7	23.95	3,193,934.9	20.10	3,774,536.5	23.98
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Remarks : * It partially consists of service revenue, revenue from the hotel business, and rent revenue.

** It partially consists of service cost, hotel business cost, and rent cost.

- Cash Flow Statement

Total Cash Flow Statement	Dec. 31, 2020	Dec. 31, 2021	Dec. 31, 2022
Net Cash From (Used in) Operating Activity (Thousand Baht)	462,727.9	709,613.3	(3,600,783.4)
Net Cash From (Used in) Investing Activity (Thousand Baht)	14,353.4	488,314.5	(3,523,029.6)
Net Cash From (Used in) Financing Activity (Thousand Baht)	(998,737.8)	(40,163.7)	8,340,769.9
Net Increase (Decrease) in Cash and Cash Equivalents (Thousand Baht)	(521,656.5)	1,157,764.2	1,216,957.0
Cash and Cash Equivalents at the Beginning of the Year (Thousand Baht)	1,329,733.4	808,076.9	1,965,841.1
Cash and Cash Equivalents at the End of the Year (Thousand Baht)	808,076.9	1,965,841.1	3,182,798.1

4.3.1 Key Financial Ratios

Financial Ratio	Unit	Consolidated Financial Statements		
		Year Ended		
		December 31, 2020	December 31, 2021	December 31, 2022
<u>Year Ended</u>				
Liquidity Ratio	(equal)	1.95	2.36	2.63
Quick Liquidity Ratio	(equal)	0.08	0.28	0.49
Cash Flow Liquidity Ratio	(equal)	0.04	0.06	-0.32
Accounts Receivable Turnover Ratio 1	(equal)	23.39	16.83	5.01
Average Collection Period	(day)	16	22	73
Inventory Turnover Ratio	(equal)	0.27	0.39	0.31
Average Inventory Period	(day)	1,331	936	1180
Accounts Payable Turnover Ratio	(equal)	2.32	3.54	2.90
Average payment period	(day)	158	103	126
Cash Cycle	(day)	1,189	855	1128

Financial Ratio	Unit	Consolidated Financial Statements		
		Year Ended		
		December 31, 2020	December 31, 2021	December 31, 2022
<u>Profitability Ratio</u>				
Gross Profit Margin	(Percentage)	36.09	33.8	34.88
Operating Profit Margin	(Percentage)	17.63	16.6	9.15
Other Profit Margin 2	(Percentage)	11.19	14.55	25.82
Cash-to-Profit Ratio	(Percentage)	26.59	31.39	-374.08
Net Profit Margin 3	(Percentage)	23.95	20.03	23.98
Return on equity	(Percentage)	25.32	24.28	22.83
<u>Operating Efficiency Ratio</u>				
Return on Assets	(Percentage)	8.09	9.25	9.04
Return on Fixed Assets	(Percentage)	106.63	122.63	134.71
Asset Turnover	(equal)	0.34	0.46	0.38
<u>Monetary Policy Analysis Ratio</u>				
Debt to Equity Ratio	(equal)	1.81	1.22	1.41
Interest-Bearing Debt to Equity Ratio 4	(equal)	1.28	0.84	0.95
Interest-Bearing Debt to Equity Ratio 5	(equal)	1.28	0.83	0.93
Interest Coverage Ratio (Cash Basis)	(equal)	2.92	3.26	-2.83
Dividend Payout Ratio	(Percentage)	25.73	44.17	33.21
<u>Financial Ratio According to the Notification of the Capital Market Supervisory Board</u>				
Interest Coverage Ratio 7	(equal)	5.35	7.26	7.76
Interest-Bearing Debt to Earnings Before Interest, Taxes, Depreciation, and Amortization Ratio	(equal)	4.31	3.27	3.79
Debt Service Coverage 8	(equal)	0.39	0.55	0.68
Interest-Bearing Debt to Equity Ratio	(equal)	1.35	0.97	1.11
Interest-Bearing Debt Maturing Within 1 Year to Interest-Bearing Debt Ratio	(Percentage)	0.53	0.55	0.38
Loans From Financial Institutions to Interest-Bearing Debt Ratio	(Percentage)	0.54	0.36	0.31

Remark

- ¹ The turnover ratio of trade accounts receivable and the period of product sales do not truly reflect the sales turnover of the company, since the calculation includes general accounts receivable such as interest on receivables from related parties, which are not directly related to the company's sales revenue.
- ² The other income ratio includes (project management fees, profits from transfer of land purchase and sale agreements, profits from the sale of investments in subsidiaries, and other income) divided by total revenue (since 2017, the company has had project management fees, profits from transfer of land purchase and sale agreements, profits from the sale of investments in subsidiaries, and other income).
- ³ Net profit used in the calculation is the net profit attributable to the shareholders of the company.
- ⁴ The debt-to-equity ratio with interest burden is calculated according to the criteria specified in the terms and conditions of the company's debentures, not exceeding 2.5:1 on the last day of each quarter for each generation of debentures issued before May 11, BE. 2020 only.
- ⁵ The debt-to-equity ratio with interest burden is calculated according to the criteria specified in the terms and conditions of the company's debentures, not exceeding 2.5:1 on the last day of each quarter for each generation of debentures issued after May 11, BE. 2020 only.
- ⁶ Interest coverage ratio (cash basis) = Cash flow from operating activity + Interest expenses from operations + Taxes / Interest expenses from operations and investments
- ⁷ Interest coverage ratio = Earnings before interest, taxes, depreciation, and amortization / Interest expenses
- ⁸ Debt service coverage ratio = Earnings before interest, taxes, depreciation, and amortization / (Short-term interest-bearing debt and long-term interest-bearing debt maturing within 1 year)

5. General Information and Other Important Information

5.1 General Information (Other References Information)

Registrar: Thailand Securities Depository Company Limited
The Stock Exchange of Thailand Tower B,
14th Floor 93 Ratchadaphisek Road,
DinDaeng, Bangkok 10400
Telephone: 02-009-9000 Contact Center 02-009-9999

Debenture Holders'

Representative: Bank of Ayudhya Public Company Limited
Headquarters 1222 Rama 3 Road, Bang Phongphang
Yannawa, Bangkok, 10120
Telephone: 1572

Auditor: EY Company Limited
33rd Floor Lake Ratchada Building 193/136-137
Ratchadaphisek Road, Klong Toei, Bangkok 10110
Telephone: 0-2264-9090

5.2 Other Important Information

- None -

Investors can learn more information about the Issuer of Securities from the Company's 56-1 One Report on www.sec.or.th or visit our Company's website www.origin.co.th.

5.3 Legal Disputes

As of December 31, 2022, the Company and its subsidiaries have no legal disputes or pending allegations or any legal disputes with government agencies or in the process of litigation which may materially impact the Company (more than 5% of the shareholders' equity).

5.4 Secondary Market

- none -

5.5 Frequently Contacted Financial Institutions

Kasikorn Bank Public Company Limited: No. 1 Soi Rat Burana 27/1, Rat Burana Road

Rat Burana, Rat Burana, Bangkok, 10140

Telephone: 0-2222-0000 press 1

CIMB Thai Bank Public Company Limited: 44 Lang Suan Road, Lumpini, Pathumwan

Bangkok, 10330

Telephone: 0-2626-7777

Kiatnakin Phatra Bank Public Company Limited: 209 KKP Tower, Sukhumvit 21 Road

(Asoke) Klongtoey Nuea, Wattana, Bangkok

Telephone: 0-2615-5555

Siam Commercial Bank Public Company Limited: 9 Ratchadaphisek Road,

Chatuchak, Chatuchak, Bangkok

Telephone: 0-2777-7777

Part 2

Corporate Governance

6 Corporate Governance Policy

Origin Property Public Company Limited operates its business adhering to the Stock Exchange of Thailand and the Securities and Exchange Commission practice guidelines which include the ASEAN Corporate Governance Scorecard Regulations (ASEAN CG Scorecard) regarding the compliance with good corporate governance principles in order to create efficiency, transparency, and effectiveness in administration. It also creates fair treatment of shareholders, investors, creditors, employees, government, customers, the general public, and all parties involved and it also effectively manages the business operations.

Since 2017, the Securities and Exchange Commission (SEC) has realized that in order for listed companies to grow in the long run, the Corporate Governance Code (CG Code) should be established for listed companies to apply corporate governance in order to yield an excellent long-term business performance that is valuable and sustainable.

Origin Property Public Company Limited has adopted such principles as additional guidelines for the Board of Directors since 2017. Generally, the Company's management has clear distinctions in their roles and responsibilities. The Board of Directors is responsible for setting policies and supervising executives so that they are in accordance with the Company's objectives and policies. The executive's responsibility is to operate the business in order to yield profits. The Board of Directors and executives treat and are responsible to all parties equally. This includes employees, creditors, government officials, customers, and society. In order to comply with the Corporate Governance Code (CG Code), the Board set additional rules, other than continuous improvement in business performance, that the Company must be able to grow in the long run in order to create sustainable value for the business.

The Company prepared a good corporate governance policy and a written Code of Business Conduct Manual which covers various aspects of the corporate operations in order to be in accordance with the law, which are international rules. The policy was disseminated to all directors and employees of the Company for their acknowledgement and implementation. It was posted on the Company's website at www.origin.co.th for further

reference. The Company organized an annual review of the good corporate governance policy and the Code of Business Conduct Manual in order to keep it up to date and be in line with the Company's operations.

The details of the 2017 Corporate Governance Code Principles are as follows:

Principle 1: Establish Clear Leadership Roles and Responsibilities for the Board

Principle 2: Define Objectives that Promote Sustainable Value Creation

Principle 3: Strengthen the Board's Effectiveness

Principle 4: Ensure an Effective CEO and People Management

Principle 5: Nurture Innovation and Responsible Business Promotion

Principle 6: Strengthen Effective Risk Management and Internal Control

Principle 7: Ensure Disclosure and Financial Integrity

Principle 8: Ensure Engagement and Communication with Shareholders

6.1 Overview of Policies and Corporate Governance Guidelines

Principle 1: Establish Clear Leadership Roles and Responsibilities for the Board

The Board of Directors is responsible for performing its duties and being truly independent from the Management Team for the maximum benefit of the Company and overall shareholders. The duties and responsibilities of the Board of Directors and the Management Team are clearly divided. The Board of Directors is responsible for setting policies and supervising the Company's operations so that they are in accordance with legal policies and ethics.

The Board of Directors is responsible for reviewing the corporate governance policy, ethics, and the Code of Business Conduct. They must consider approval before making the announcement on an application. The Company has disclosed the names, biographies, and roles of the Board of Directors and the 4 subcommittees in the 2021 Annual Report and on the website at www.origin.co.th. This includes the Executive Committee, the Audit

Committee, the Risk Management Committee, and the Nomination and Remuneration Committee. In addition, the Board of Directors encouraged the Chairman of the subcommittees to disclose the number of meetings held and the number of directors that attended the meetings over the past year, as well as the opinion on their performance in the Annual Report.

In addition, the Company disclosed the determining process and the appropriateness of remuneration in the 2021 Annual Report under the topic of Directors and Executives Remuneration. This information disclosed the number of meetings that were attended by each director at the Board and subcommittee meetings. The details are shown in the table of attendance of the Board and subcommittee meetings. The remuneration of the Board of Directors and the subcommittees' directors appear in the comparison table for the remuneration of the Board and the subcommittees between 2019, 2020 and 2021.

The Company's Board of Directors is responsible for the accuracy and completeness of the Company's financial statements in order for it to be transparent, accurate, and disclose adequate information in the notes to the financial statement. This includes the financial information that appears in the Annual Report. The financial statements are prepared in accordance with the generally accepted accounting principles and audited by an auditor certified by the Securities and Exchange Commission. The Board of Directors appointed three Audit Committee members who are independent directors and non-executive directors to review the accuracy and completeness of the quarterly Financial Statement and the annual Financial Statement so that it is in compliance with the generally accepted accounting principles before being proposed to the Board of Directors for further consideration.

The Company's accounting department is responsible for presenting information regarding connected transactions and transactions with conflicts of interests in compliance with the Securities and Exchange Act (No. 4) B.E. 2551 (2008), Section 89/12, the Notification of the Capital Market Supervisory Board No. TorJor 21/2551 regarding connected transaction requirements, the Notification of the Board of Governors of the Stock Exchange of Thailand on the disclosure of Information of Listed Companies in connected transactions B.E.2546 (2003), and the revised version to the Audit Committee for further consideration.

The Board of Directors placed an emphasis on transparent, accurate, complete and timely disclosure of information whether it was financial information or significant general information that may impact share prices. The Company will disseminate information to investors and all parties involved equally via various channels and information dissemination media such as the electronic media system of the Stock Exchange of Thailand and the website www.origin.co.th, etc. In addition, the Board of Directors provided the responsibilities of the Board of Directors for the Financial Reporting Report, the Audit Committee Report for information disclosure, along with the Auditor's Report, which is published in each Annual Report.

The dissemination of the Company's information to investors who are shareholders and those who are interested in holding shares in the future is under the authority of the chairman of the Board of Directors, the managing director, and the deputy managing director. Investors can contact the Company's Investor Relations Department by telephone at (662) 030 0000 or at www.origin.co.th.

1.1 Term of Office

The term of office for the Company's Directors is determined to be in accordance with the Public Limited Company Act, B.E. 2535. Independent directors have a term of office of 3 consecutive years but no more than 3 terms unless it is unanimously approved by the Nomination and Remuneration Committee that the nominated independent directors have benefited the Company greatly and holding the position does not cause a loss of independence. They must also be approved by the Board of Directors and the shareholders.

1.2 Remuneration for Directors

The Nomination and Remuneration Committee is responsible for proposing guidelines and procedures to determine meeting allowances, entertainment expenses, gratuities, and rewards, as well as other benefits in the form of monetary remuneration to the Company's directors by requesting opinions from the Board of Directors' Meeting in order to propose them for approval at the Shareholders' Meeting on a yearly basis, except for rights based on the Company's regulations.

1.3 Subcommittees

The Board of Directors appoints each subcommittee from qualified persons. Each committee must perform the duties as assigned by the Board of Directors. The subcommittee has the authority to inform the Management Team to attend meetings and clarify or prepare reports. The Board of Directors approved the charter of each subcommittee.

Currently, the Board of Directors has appointed 5 subcommittees.

1) Executive Committee: The Executive Committee consists of no less than 9 executives. One must hold the position of Company director or be an executive. The following positions are considered to be the Company's Executive Directors.

(1) Chief Executive Officer

(2) President

(3) Chief Operating Officer

(4) Chief Financial Officer

(5) Chief Business Development Officer

(6) Assistant Managing Director, Product Design and Development

2) Audit Committee: The Audit Committee consists of at least 3 independent directors, one of which should have adequate knowledge and experience to review the reliability of the financial statements. The Audit Committee will hold the position for a term of three (3) years and may be re-elected upon retirement by rotation.

3) Nomination and Remuneration Committee: The Nomination and Remuneration Committee consists mainly of independent directors. There will be at least 3 directors. The Nomination and Remuneration Committee will hold the position for a term of three (3) years and may be re-elected upon retirement by rotation.

4) Risk Management Committee: The Risk Management Committee consists of at least 3 directors. The Risk Management Committee will hold a position for a term of three (3) years and may be re-elected upon retirement by rotation.

5) Corporate Governance Committee: The Corporate Governance Committee consists of at least three directors. The Corporate Governance Committee will hold a position for a term of three (3) years and may be re-elected upon retirement by rotation.

1.4 Board Meetings

The Board of Directors organize meetings to perform their duties and acknowledge the Company's performance on a regular basis, at least once every three months. In the meeting, the directors are able to freely express their opinions and discretion. The quorum of the resolution of the Board of Directors' Meeting must be no less than half of the total number of directors in attendance at the meeting. All directors need to attend the meeting unless there is a force majeure. In this case, the director must inform the Secretary of the Board in advance. The Company will report the number of meetings attended by each director in the Annual Report. The Board of Directors' Secretary set up the meeting schedule for the entire year in advance for the acknowledgement of the Board of Directors. The Secretary of the Board sends an invitation letter to all of the directors to confirm the date and inform them of the time, place, and meeting agenda. The delivery is made at least 7 days in advance. The Secretary of the Board collects the supporting documents from the Management Team and presents them to the Board in advance. Such documents contain sufficient information for the Board to freely make decisions and discretion. The Secretary of the Board records issues in the meeting in order to prepare a meeting report that contains the complete content within 14 days of the meeting date for the chairman of the Board to sign. There must be a good filing system, and it must be able to be searched conveniently and confidentially.

The Company schedules more than 6 meetings per year. In 2016, there were 12 meetings held. In 2017, there were 14 meetings. In 2018, there were 13 meetings. In 2019, there were 11 meetings. In 2020, there were 8 meetings held. In 2021, there were 13 meetings. In 2022, there were 9 meetings held and more than 90% of the total directors attended the meetings over the past year which is more than the 80% in the previous year (see the details in Meeting Attendance of the Board of Directors and Subcommittees).

1.5 Evaluation of the Performance of the Board of Directors and Subcommittees (Board and Individuals)

The Company prescribes the performance evaluation of the Board of Directors (both the Board as a whole and individuals) and sub-committees at least once a year in order to evaluate the individuals and the Board as a whole in order to jointly consider and improve their performance.

At the end of each year, the Company Secretary and the subcommittee secretaries which include the Audit Committee secretary, the Nomination and Remuneration Committee secretary, the Risk Management Committee secretary, and the Executive Committee secretary will send the performance evaluation form to the Board of Directors and subcommittees. This includes the self-assessment form for annual evaluation. The evaluation form will be sent back to the secretary of each committee board to summarize the evaluation results and report it to each committee board for further acknowledgment.

Performance Evaluation Topics for the Board of Directors and Subcommittees

1. Structure and Qualifications of the Board
2. Roles, Duties and Responsibilities of the Board
3. Board Meetings
4. Duties of Directors (at Board Meetings)
5. Relationship with the Management Team
6. Self-Development of the Board and Development of Executives

Performance Evaluation Regulations of the Board of Directors (Board and Individuals) and the Subcommittees of the Company

Rating Scores	Evaluation Result
Less than 50%	Need Improvement
50-65%	Fair
66-75%	Good

76-85%	Very Good
86-100%	Excellent

The Overall Evaluation Results of the Board of Directors and the Subcommittee Boards for 2022

Board Committee	Average Score Received	Evaluation Results
Board of Directors	96.73	Excellent
Audit Committee	98.40	Excellent
Risk Management Committee	87.14	Excellent
Nomination and Remuneration Committee	94.00	Excellent
Corporate Governance Committee	94.00	Excellent

Performance Evaluation of the Chief Executive Officer

In 2022, the Company required the Board of Directors to evaluate the performance of the Chief Executive Officer at least once a year for the Company's Chief Executives to acknowledge and improve. This also provided information for the Nomination and Remuneration Committee to consider when considering remuneration. This evaluation is confidential.

The overall evaluation results of Chief Executive Officer resulted with an average score of 92.00%. The evaluation results are at a level of excellence.

Performance Evaluation Topics for Chief Executive Officer

1. Leadership
2. Strategic Planning
3. Follow Through of Strategic Planning
4. Planning and Financial Performance
5. Relationships with Directors
6. Relationships with Outsiders

7. Management and Relationships with Personnel
8. Succession
9. Knowledge of Products and Services.
10. Personal Characteristics

1.6 Non-Executive Directors Meetings

The Board of Directors is able to hold meetings without any executive directors in attendance if necessary. This enables the non-executive directors to freely discuss management issues without the Management Team in attendance. Meetings are held at least once a year according to good corporate governance principles. In 2016, the meeting was held on February 3, 2016 and in 2017, meetings were held on August 11 and August 26, 2017. In 2018, the meeting was held on November 10, 2018. In 2019, the meeting was held on August 11, 2019. In 2020, the meeting was held on November 12, 2020. In 2021, the meeting was held on November 12, 2021. And in 2022, the meeting was held on December 22, 2022.

1.7 Independent Directors' Meeting

The Board of Directors determined that the independent directors shall hold their own meeting in order to freely discuss different matters. The meeting shall be held at least once a year in order to comply with good corporate governance principles. In 2016, the meeting was held on February 3, 2016. In 2017, meetings were held on August 11 and August 26, 2017. In 2018, the meeting was held on November 10, 2018. In 2019, the meeting was held on August 11, 2019. In 2020, the meeting was held on November 12, 2020. In 2021, the meeting was held on November 12, 2021. And in 2022, the meeting was held on December 22, 2022.

1.8 Data Reporting

1) The Board is responsible for providing accurate financial reports and general information to shareholders and other investors that is complete and has reasonable explanations and numbers in terms of performance policies and future prospects, as well as the success and barriers of business.

2) The Board of Directors understands and supports the compliance with the professional practice standards of the auditor.

3) The Board of Directors prepared the Board of Directors responsibilities for the Financial Reporting Report and disclosed the Company's financial report in the Annual Report along with the financial statements and the auditor's report which covers the following aspects:

3.1) Legal Requirements: The Company's Board of Directors is required to prepare financial statements in order to indicate that the financial position and the business performance over the past year is valid and reasonable.

3.2) Responsibilities of the Board of Directors: The Board is responsible for preparing accurate, complete, and adequate accounting information to maintain the Company's assets and be aware of any weaknesses, as well as preventing corruption or unusual operations.

3.3) Confirm that the Company complies with the generally accepted accounting standards, and consistently uses and complies with appropriate accounting policies. Cautiously consider the reasonableness of the preparation of the Company's financial statements.

1.9 Succession Plan

The Board of Directors set up a succession plan for management positions by preparing personnel in the organization in order to ensure that the Company has knowledgeable and capable executives who are able to enroll in these important positions in the future. Therefore, regulations for consideration have been systematically defined.

1.10 New Director Orientation

The Board of Directors requires an orientation for all new directors before they serve as director. This ensures that new directors acknowledge the Company's expectations regarding roles, duties, responsibilities, policies and corporate governance guidelines. This also creates an understanding of the Company's business and operations in order to prepare directors to be ready to perform their duties. In 2016, the Company held an orientation program for 3 new directors on July 28, 2016. They were Mr. Athipong Amattayakul, Mr. Chinnapat Visuthipat and Miss Sujaree Jansawang. On November 1, 2017 the Company held an orientation for Mr. Pasu Liptapullop, a new director. In 2018, the Company held an orientation for new directors, Mrs. Kamonwan Wipulakorn, on May 17, 2018. In 2019, the Company did not have any new directors. In 2020, Ms. Kanokpailin Wilaikaew was appointed as a new

director and participated in the orientation of new directors on May 14, 2020. In 2021, the Company held an orientation for new directors, Mr. Chatchai Payuhanaveechai, on May 17, 2021. And in 2022, the Company did not have any new directors.

1.11 Directors and Executives Development

The Company encouraged the Board of Directors and senior executives to attend seminars that were beneficial to their duties regularly as well as meet and exchange opinions with various Board of Directors and senior executives from different organizations. At least, seminars that the directors should attend are the course organized by the Institute of Directors of Thailand (IOD) which include Directors Certification Program (DCP), the Directors Accreditation Program (DAP), the Audit Committee Program (ACP) and the Executive Development Program (EDP) in order to implement this knowledge and experience to benefit the Company's development. In 2021, directors and executives attended the following seminars:

Name	Training Course/Seminars
1. Mr. Peerapong Jaroon-ek	<ol style="list-style-type: none"> 1. Seminar "Top Executive Program on Knowledge and Business Cooperation in China" 2. Talk on "Future Ready Leadership" to develop leadership skills for change Create a world-class vision for the organization 3. Discussions on inspiring courage to seize opportunities for self-development
2. Mrs. Arada Jaroon-ek	<ol style="list-style-type: none"> 1. "Future Ready Leadership" Discussion to develop leadership skills for change Create a world-class vision for the organization 2. Discussions on inspiring courage to seize opportunities for self-development
3. Mr. Somsakul Sangsuwan	<ol style="list-style-type: none"> 1. "Future Ready Leadership" Discussion to develop leadership skills for change Create a world-class vision for the organization 2. Discussions on inspiring courage to seize opportunities for self-development
4. Mr. Pitipong Trinurak	<ol style="list-style-type: none"> 1. Training on "Director Accreditation Program (DAP) Class 191" 2. "Future Ready Leadership" Discussion to develop leadership skills for change Create a world-class vision for the organization

	3. Discussions on inspiring courage to seize opportunities for self-development
5. Mr. Siripong Srisawangeong	<ol style="list-style-type: none"> 1. Seminar "PROPERTY FOCUS 2022: MEGA TREND, real estate receives NEW NORM" organized by Bangkok Business Media. 2. Seminar "Real Estate Asset Tokenization: Opportunity for Investment 2022" organized by the Department of Housing Faculty of Architecture Chulalongkorn University. 3. Seminar "New Investment: Opportunity to invest in assets for the future" by Hampton Residence X Economic base 4. "Future Ready Leadership" Discussion to develop leadership skills for change Create a world-class vision for the organization 5. Discussions on inspiring courage to seize opportunities for self-development
6. Ms. Kanokpailin Wilaikaew	<ol style="list-style-type: none"> 1. "Future Ready Leadership" Discussion to develop leadership skills for change Create a world-class vision for the organization 2. Discussions on inspiring courage to seize opportunities for self-development
7. Mr. Kreingkrai Kreebongkan	<ol style="list-style-type: none"> 1. Seminar "Real Estate Situation in second half of 2022 and Real Estate trend in 2023 under Covid-19 Pandemic (3 provinces in EEC)" organized by Real Estate Information Center (REIC) 2. Seminar "Real Estate Situation in Bangkok Metropolitan Region" organized by Real Estate Information Center (REIC) 3. "Future Ready Leadership" Discussion to develop leadership skills for change Create a world-class vision for the organization 4. Discussions on inspiring courage to seize opportunities for self-development

1.12 Communication with the Management Team

The Board of Directors encourages the Company's senior executives to attend Executive Committee Meetings and the Board of Directors Meetings and present information concerning the agenda item that the executive is responsible for, for the acknowledgment of the Board of Directors. Executives also have the opportunity to learn and understand the views of the Board, express opinions, and provide useful recommendations to the Board of Directors.

The Board of Directors encourages meetings and the exchange of views among directors and senior executives apart from the meetings of the Board of Directors in order to have opportunities to know one another better, exchange ideas regarding operations, and inquire or implement recommendations received from specialized directors in management as well.

Principle 2: Define Objectives that Promote Sustainable Value Creation

Apart from the real estate development business in revenue recognition from sales category, the Company is also engaged in the development of real estate for rent and service businesses related to real estate. These businesses continually generate revenue under the operations of the subsidiaries in order to build long-term corporate stability due to its consistent revenue pattern in the future. As can be seen, the Company aims to grow steadily and sustainably in the property development business in order to build the confidence of its shareholders, directors, executives, employees, joint venture partners, and financial institutions. This can be seen from the Company's vision and mission statement.

Every year, the Board of Directors reviews the Company's vision and mission statement between October and December and also considers the annual budget in order to determine that the direction of the Company is in the same direction. From 2016-2020, the Board of Directors have maintained the original vision and mission. It has not changed. Since this is the Company's long-term goals, the Board of Directors, the Management Team, and employees are determined to achieve the mutual goals.

Vision

Origin aims to be an integrated real estate development company with sustainable growth under the corporate governance code, deliver great products with excellent services and have a customer-centric approach. Origin thinks more and offers more so that our customers have more benefits.

Mission

We are attentive to every detail of the needs of customers by creatively designing project developments and delivering products and services that achieve customer satisfaction. We emphasize personnel and organizational development in order to grow sustainably with trade partners, customers, shareholders, business partners, employees and society.

We communicate the Company's vision and mission statement to all of the organization's departments in order to be aware of the Company's core business concepts in the same direction as well as enhancing corporate value to employees.

Values

O	Optimize	Greatly Increase Performance
R	Responsive	Ready to Respond
I	Innovation	Find Value in Doing New Things
G	Growth	Grow Together
I	Integrity	Faithful and Honest
N	Neat	Together Think Meticulously
S	Service Excellence	Serve Wholeheartedly
T	Teamwork	Work Together as One

In 2017, the Company focused on the values of Service Excellence and Teamwork, by having activities and policies that included such values for employees. This included small group management or even service training for the sales department, homecare department and other units in order to develop a better personality and understanding of the service business.

In 2018, the Company focused on the value of innovation, creating new innovations in the Company's products in order to achieve the Company's goals to grow in a more diversified property development business.

Therefore, in addition to personnel having skills in the field and creativity to create products or effective work processes, one must be ready to adjust to organizational changes. Thus, the Company gave priority to work processes, ways of thinking, and creativity in work. However, under every step of the business operation, personnel shall operate with honesty and in accordance with good corporate governance principles.

In 2019, from the initial assumption on how to conduct business in an era of disruption, the Company approached the EMPATHY principle and conveyed this principle to employees and executives to have a better understanding even though the Company had already emphasized this principle on the project developments and products that meet customer needs. However, the empathy principle is much deeper. It is not only an understanding of customer needs but an understanding of the true identity of the customer group and then conveying it through the Company's products and services. Over the past year, it can be seen that the Company focused on understanding the differences among customers, the differences in their lifestyle, and daily activities so that the Company's products understand what customers want most in their lives.

In 2020, The COVID-19 pandemic affected customers' lifestyles and daily routines. The phrase NEW NORMAL was used to describe the changing lifestyle. Therefore, the Company had to adjust and it applied this concept to develop projects, products, and services that still met the EMPATHY principle and best accommodated convenience for the NEW NORMAL lifestyle of customers.

In 2021, the COVID-19 situation continues to affect the lives and daily routines of customers from NEW NORMAL in 2020 become normal this year, whether wearing masks or wearing masks. Carrying alcohol in everyday life Including lifestyle and/or working style that has changed to working from home or working online more. Concepts in all areas have changed and adaptation has become a necessity for all genders and ages. Therefore, the Company has developed the project Products and services to meet basic needs during the COVID-19 situation with the understanding of consumers from the concept of "EMPATHY, the ability to understand and share the feeling of another", which is also the main factor driving pushing the design to be creative to coordinate both the use Maintaining, sanitary and aesthetics while maintaining the company's identity.

In 2022, the situation has resolved to almost normalcy after the whole world has been under the COVID-19 situation for more than 2 years.

The country has begun to open up and people are able to travel and do business both domestically and internationally, resulting in business activities being resumed, which is very beneficial to both the macro and household levels. In addition, the purchasing power of consumers gradually recovered.

The real estate market also has a clear recovery, which can be seen from the return of condominium sales that are close to those of the pre-Covid era, while the housing market continues to have demand.

For Origin, we believe that having a vision and seeing different opportunities as well as having the ability to adapt quickly in any situation leads to the foundation for a steadily growing organization. Standing in the form of "Origin Multiverse" is a growth model. "Multiverse", creating an ecosystem that enhances the quality of life of consumers in a complete way to be the Multiverse of Happiness, is an ecosystem that meets the needs of people of all ages and generations. and every rhythm of life, as a result, the projects of Origin have been well received by more customers.

Principle 3: Strengthen the Board's Effectiveness

The Company is aware that shareholders, investors and regulatory organizations value the roles and duties of the Board of Directors who are considered to be the shareholders representative even more. Therefore, the Company placed importance on the recruitment and appointment of directors and subcommittees that were qualified and able to strengthen the Company's long term strengths.

The Company set regulations and guidelines for the recruitment of directors by considering the qualifications along with good practice guidelines in recruiting directors by the Thai Institute of Directors Association. The Board of Directors assigned the Nomination and Remuneration Committee to determine the qualifications of the subcommittees and focused on a wide range of skills, abilities, experiences, and capabilities that benefited the Company and determined a transparent recruitment process in order to ensure the confidence of shareholders and outsiders.

In 2019, the Nomination and Remuneration Committee defined the specific skills required for the Board of Directors and subcommittees in order to help each board determine policies and strategies to be consistent with the Company's goals in quality and efficiency. The skills and expertise of each committee are summarized in the Board Skill Matrix as follows:

3.1 Company Directors

The Board of Directors consists of at least 5 directors. The directors must have at least three independent directors and be at least one-third of the total number of directors. The Company's independent directors must have qualifications that meet the required standards and not have any prohibited qualities according to the defined rules of the Board of Directors and they should not have less qualifications than notified in the regulations of the Stock Exchange of Thailand and the Securities Exchange Commission. At least two-third of the total number of directors must have a Thai residence. In this regard, each director cannot be a director of more than 5 listed companies. In regards to the recruitment of directors, the Company places an emphasis on personnel that are competent, experienced, have a good record of work experience, charismatic, ethical, and be a moral visionary that has a good attitude toward the organization. They must be able to devote sufficient time to the Company's business operations and follow the Company's structure, Company's factors, and the Company's strategies, with a transparent process in order to create trust among the shareholders. Presently, there are 9 directors, 7 of which are non-executive directors, as a result, they can freely give opinions concerning the Management Team's operations.

For the appointment of directors, the Company will consider the competence, experiences related to the business, or consider candidates from the major shareholders of the Company who are well experienced in businesses that are beneficial to the Company. The appointed person must be qualified in accordance with the Public Limited Companies ACT B.E 2535 (1992) and the laws of the Stock Exchange Market. This includes the regulations of the Securities Exchange Commission. However, the appointment of a member on the Board of Directors must be approved by the resolution of the Board of the Directors Meeting and/or the Shareholders' Meeting (depending on the situation). The election of any directors by the Shareholders' Meeting shall be in accordance with the following rules and procedures:

(1) Each shareholder shall have one vote per share.

(2) Each shareholder shall use all his or her votes accordingly to elect one or several people as directors.

In the case that several directors are elected, the shareholders shall not divide his or her votes among the candidates.

(3) The person who receives the most votes in the respective order of the votes will be appointed as the director, equal to the number of votes in that election. In the event that the last people selected receive an equal number of votes, the chairman of the meeting shall cast the tie-breaking vote.

At each Annual General Meeting, one-third of the directors will need to retire from their position. If the number of directors is not divisible by three, the number of directors closest to one-third will need to retire from their position. Directors that retire from their position in the first and second year after the registration of the Company will be chosen by random draw. After that, directors who have held the position for the longest period of time will retire. Directors that retire may be re-elected by the shareholders.

Other than retiring from the position, directors will be removed from their position due to (1) Death (2) Resignation (3) Unqualified or disqualified for legal reasons (4) Shareholders who attend the meeting and have voting rights approve the removal with a majority vote greater than three quarters. Those shareholders must also combine to hold more than half the shares or (5) a court order.

The Board of Directors shall have at least 6 meetings per year with the required quorum to open the meeting. In order for a resolution on each agenda item to pass, at least two thirds of the total number of directors must be present. In addition, every director should attend at least 75% of the yearly Board Meetings.

The Skill Matrix of the Company's Board of Directors according to the name list of the Company's directors as of December 31, 2022.

Specific Skills	Mr. Lucksananoi Pankrasamee	Mr. Sahas Treetipbut	Air Chief Marshal Bureerat Ratanavanich	Ms. Kanokpailin Wilaikaew	Mr. Mayta Chanchamcharat	Mr. Niwat Lamunpandh	Mr. Chinapat Visuttipat	Mr. Peerapong Jaroon-ek	Mrs. Arada Jaroon-ek	Total (people)
Real Estate Business Skill	-	-	-	-	/	/	-	/	/	4
Accounting and Finance Skill	/	/	-	/	/	-	-	-	/	5
Legal Skill	-	-	-	-	-	/	/	-	-	2
E-Commerce Skill	-	/	-	/	-	-	-	-	-	2
International Business Skill	/	-	-	-	-	-	/	-	-	2
Related Real Estate Business Skill	-	-	-	/	/	/	-	/	/	5
Sales and Marketing Skill	/	-	-	/	/	-	-	-	/	4
Administration and Management Skill	/	/	/	/	/	-	-	/	/	7

3.2 Independent Directors

The Company will select personnel for the position of independent director by considering the qualifications based on the laws of the Stock Exchange of Thailand, the Notification of the Office of the Securities Exchange Commission, the Notification of the Capital Market Supervisory Board including regulatory announcements, and/or relevant regulations. No less than one-third of all of the Company's directors must be independent directors and no less than 3 people.

Qualifications of Independent Directors

The Board of Directors determined the qualifications of independent directors based on the related notifications of the Capital Market Supervisory Board as follows:

1. Must not hold shares of more than 1% of the total voting shares of the Company, its subsidiaries, affiliated companies, major shareholders or controlling persons. This includes shares being held by people related to the director.
2. Must not be a director or used to be a director who was involved with administration or was an employee, staff member, salaried advisor, or controlling person of the Company, its subsidiaries, affiliated companies, same-level subsidiaries, major shareholders, or controlling persons, unless such attributes have had a lapse of at least 2 years before being appointed. Such prohibited characteristics do not include independent directors who were government officials or advisors of government agencies who are major shareholders or controlling persons of the Company.
3. Must not have blood relations or relationships by legal registration under the status of father, mother, spouse, sibling or child. This includes the spouse of children of other directors, executives, major shareholders, controlling persons, or persons who are being nominated for appointment as director, executive, or controlling person in the Company or its subsidiaries.
4. They have never had or used to have a business relationship with the Company, its subsidiaries, affiliated companies, major shareholders or controlling persons that may hinder the exercise of their independent judgment. They are not or used to be a suspicious shareholder or a controlling person of the person who has business relationships with the Company, its subsidiaries, affiliated companies, major shareholders or controlling persons, unless such characteristics have had a lapse of at least two years before being appointed.

The business relationship in the first sentence includes ordinary trading transactions for the purpose of business operations, rentals, renting or leasing real estate property, transactions related to assets or services, granting or receiving financial assistance by receiving or giving loans, guarantees, using assets as debt collateral, as well as other similar acts that result in the Company or parties thereof being liable to pay the other party at an amount of 3% or more of the Company's net tangible assets or 20 million Baht or more, whichever is smaller. Therefore, the calculation of such liabilities shall be in accordance with the method of connected transaction calculations specified in the Capital Market Supervisory Board's

notifications regarding the regulation of connected transaction mutatis mutandis. However, when considering such liabilities, transactions with liabilities which occur during the one-year period prior to the date of business relationship with the same person are included.

5. Must not be or used to be an auditor of the Company, its subsidiaries, affiliated companies, major shareholders, or controlling persons of the Company, and not be a suspicious shareholder, controlling person, or partner of an audit firm which has auditors that work for the Company, its subsidiaries, or affiliated companies, except in the case that such characteristics have had a lapse of at least 2 years before being appointed.
6. Must not be or used to be a provider of any professional service. This includes providing legal advisory services or financial advisory services with the service fee thereof exceeding 2 million Baht per year from the Company, its subsidiaries, affiliated companies, major shareholders, controlling persons of the Company and must not be a suspicious shareholder, controlling person or partner of the provider of such professional services, except in the case that such characteristics have had a lapse of at least 2 years before being appointed.
7. Must not be appointed as a representative of a director, major shareholder, or shareholder with a relationship to a major shareholder of the Company.
8. Must not undertake business of the same nature or in suspicious competition with the Company or its subsidiaries, nor be a suspicious partner of a partnership or director who participates with operations, employees, staff members, salaried advisors, or holds more than 1% of the total voting shares of other companies that undertake business of the same nature and have suspicious competition with the Company and its subsidiaries.
9. Must not have any characteristics that may hinder them from exercising independent judgment regarding the Company's business operations.
10. The term of office must not exceed 9 years.

The Company has 4 out of the 9 directors who are independent directors which is equivalent to the ratio

1:3.

3.3 The Audit Committee

The board of the Audit Committee must be appointed by the Board of Directors all of whom are independent company directors.

The board of the Audit Committee must be composed of at least 3 committee members and have at least 1 member who has knowledge in finance and accounting. The Board of Directors determined the qualifications of the Audit Committee as follows:

1. The Audit Committee members must be appointed by the Board of Directors or at the Shareholders' Meeting.
2. All Audit Committee members must be independent company directors with the complete qualifications based on the Notifications of the Office of Securities and Exchange Commission (SEC).
3. Must not be a director who was assigned by the Board of Directors to make decisions regarding the operations of the Company and its subsidiaries, same-level companies, major shareholders, or controlling persons of the Company.
4. Must not be a director of the Company and its subsidiaries or same level companies, only for companies with business registration.
5. They must have the same responsibilities as set out in the notifications of the Stock Exchange of Thailand regarding qualifications and the scope of duties for the Audit Committee.
6. They must have knowledge and sufficient experience to perform the duties of the Audit Committee. Therefore, there must be at least one member of the Audit Committee who has knowledge and sufficient experience to perform the duty of reviewing the reliability of the Company's Financial Statements.
7. The Board of Directors shall appoint the chairman of the Audit Committee or all of the appointed Audit Committee members shall elect one person to be the chairman of the Audit Committee.
8. Any person who was appointed by the Audit Committee shall perform duties as secretary for the Audit Committee.

Moreover, when considering the Audit Committee's Skill Matrix based on the name list of the Audit Committee as of December 31, 2022. The results are as follows:

Specific Skills	Mr. Sahas Treetipbut	Air Chief Marshal Bureerat Ratanavanich	Mr. Chinapat Visuttiapat	Total (people)
Real Estate Business Skill	-	-	-	0
Accounting and Finance Skill	/	-	-	1
Legal Skill	-	-	/	1
E-Commerce Skill	/	-	-	1
International Business Skill	-	-	/	1
Real Estate Related Business Skill	-	-	-	0
Sales and Marketing Skill	-	-	-	0
Administration and Management Skill	/	/	-	2

3.4 Nomination and Remuneration Committee

The Board of Directors' Meeting No. 2/2015 that was held on February 28, 2015 approved the appointment of the Nomination and Remuneration Committee. The Nomination and Remuneration Committee must consist of a director who has suitable qualifications to set policies in regards to the recruitment of personnel to be directors or senior executives. The Nomination and Remuneration Committee must first consider personnel who have suitable qualifications before presenting the names of the nominees for the approval of Directors or the Shareholders' Meeting to appoint. Moreover, the Nomination and Remuneration Committee has a significant role in determining remuneration regulations for directors and senior executives so that it is appropriate and reflects the directors and executive director's performance in achieving the goals.

Moreover, when considering the Nomination and Remuneration Committee's Skill Matrix based on the name list of the Nomination and Remuneration Committee as of December 31, 2022. The results are as follows:

Specific Skill	Mr. Lucksananoi Pankrasamee	Mr. Sahas Treetipbut	Air Chief Marshal Bureerat Ratanavanich	Mr. Pirapong Jaroon-ek	Mrs. Arada Jaroon-ek	Total (people)
Real Estate Development Skill	-	-	-	/	-	1
Accounting and Finance Skill	/	/	-	-	/	3
Legal Skill	-	-	-	-	-	0
E-Commerce Skill	-	/	-	-	-	1
International Business Skill	/	-	-	-	-	1
Real Estate Related Business Skill	-	-	-	/	/	2
Sales and Marketing Skill	/	-	-	-	/	2
Administration and Management Skill	/	/	/	/	/	5

3.5 Executive Directors

The Executive Committee must be appointed by the Board of Directors. Therefore, executive directors perform the duty of managing the operations of the Company to be in accordance with the policies, regulations, and related laws and to always consider different matters before proposing them to the Board of Directors. The executive directors must monitor the operations and management guidelines of the Company so that they are effective. The Executive Committee must be composed of at least three directors. Therefore, the quorum of the Executive Committee is composed of chief executives from different departments and expert directors from outside the Company.

Moreover, when considering the Executive Committee's Skill Matrix based on the name list of the Executive Committee as of December 31, 2022. The results are as follows:

Specific Skills	Mr. Niwat Lamunpandh	Mr. Pirapong Jaroon-ek	Mrs. Arada Jaroon-ek	Mr. Pitipong Trinurak	Mr. Surin Sahachatpocanun	Mr. Somsakul Sangsuwan	Ms. Kanokpallin Wiiaikaew	Total (people)
Real Estate Development Skill	/	/	-	/	/	-	-	4
Accounting and Finance Skill	/	-	/	-	-	-	/	3
Legal Skill	/	-	-	-	-	-	-	1
Product Design Skill	-	-	-	-	-	/	-	1
International Business Skill	/	-	-	-	-	-	-	1
Real Estate Related Business Skill	-	/	/	/	-	/	-	4
Sales and Marketing Skill	/	-	/	/	-	/	-	4
Administration and Management Skill	/	/	/	/	/	-	/	6

3.6 Risk Management Committee

The resolution of the Board of Directors at Meeting No. 10/2015, held on November 10, 2015, passed a resolution to appoint the Risk Management Committee. The Risk Management Committee must be composed of directors who have suitable qualifications to determine risk management policy. The Risk Management Committee must be composed of at least three company directors and at least one member of the Risk Management Committee must be an independent director. The Risk Management Committee is appointed by the Board of Directors.

Moreover, when considering the Risk Management Committee's Skill Matrix based on the name list of the Risk Management Committee as of December 31, 2022. The results are as follows:

Specific Skills	Mr. Sahas Treeipibut	Mr. Mayta Chanchamcharat	Mrs. Arada Jaroon-ek	Mr. Kriengkrai Kreebongkan	Mr. Surin Sahachatpocanun	Total (people)
Real Estate Business Skill	-	/	-	/	2	-
Accounting and Finance Skill	/	/	/	-	3	/
Legal Skill	-	-	-	-	0	-
E-Commerce Skill	/	-	-	-	1	/
International Business Skill	-	-	-	-	0	-
Real Estate Related Business Skill	-	/	/	-	2	-
Sales and Marketing Skill	-	/	/	-	2	-
Administration and Management Skill	/	/	/	/	4	/

3.7 Corporate Governance Committee

The Board of Directors Meeting No. 1/2564 of the Company, on 7 July 2022, has resolved to approve the appointment of the Corporate Governance Committee, comprising of qualified directors to formulate policies and set criteria for enhancing Provide the company with a concrete pattern and standards for good corporate governance practices covering the entire organization. The Corporate Governance Committee must consist of an appropriate number of directors to perform their duties and the independent director is appointed as the chairman of the board. The Corporate Governance Committee will be appointed by the Board of Directors.

The Skill Matrix of The Corporate Governance Committee according to the name list of the Company's directors as of December 31, 2022.

Specific Skills	Mr. Chinapat Visuttipat	Mr. Lucksananoi Pukrasamee	Mrs. Arada Jaroon-ek	Total (people)
Real Estate Business Skill	-	-	/	1
Accounting and Finance Skill	-	/	/	2
Legal Skill	/	-	-	1
E-Commerce Skill	-	-	-	0
International Business Skill	/	/	-	2
Real Estate Related Business Skill	-	-	/	1
Sales and Marketing Skill	-	/	/	2
Administration and Management Skill	-	/	/	2

Principle 4: Ensure an Effective CEO and People Management

Apart from the emphasis on the recruitment and appointment of Company directors, the Company also recognizes the importance of recruiting and appointing senior executives and personnel development. This is a key mechanism that drives the organization to be in line with the policies and strategies set by the Board.

In recruiting executives and personnel, the Board of Directors determined specific skills, experiences, and qualifications of executives and employees in order to achieve success in recruiting qualified personnel according to the Company's recruitment plan.

The Nomination and Remuneration Committee was assigned by the Board of Directors to have the authority to determine the qualification criteria to recruit and appoint senior executives of the Company. This included the Assistant Managing Director, the Chief of Department, Co-Chief Executive Officer, the President, and the Chief Executive Officer.

The criteria for recruiting senior executives has two parts. The first part is managerial competency which includes leadership skills, strategic management skills, project management skills, risk management skills, and business management skills. The second part is functional competency which refers to the knowledge, skills, and characteristics that management requires in order to achieve its set goals. For example, data analysis skills, design skills, planning and management skills, etc.

In addition, the Nomination and Remuneration Committee also determined the remuneration structure and evaluated the performance of senior executives. The remuneration for executives included monetary remuneration such as salary, short-term bonuses, warrants to purchase the Company's ordinary shares, which were issued to directors, executives and employees (ESOP), and long-term remuneration. Non-monetary remuneration included health care benefits and personnel training, both inside and outside the organization.

At the end of the quarter and at the end of the year, the performance of senior executives, executives, and employees is evaluated against the set criteria in order to achieve the results that match the performance and are consistent with the Company's goals.

Principle 5: Nurture Innovation and Responsible Business Promotion

The business of the Company is involved with many stakeholders, managing benefits is areas where the Company is cautious and tries to be fair to all parties by strictly complying with relevant laws to protect the rights of all stakeholders, shareholders, employees, executives, trade partners, customers, and creditors which includes society.

5.1 Respect of Other Shareholder's Rights

The Company is committed to justice and fairness to other stakeholders without discriminating against any person. The Company does not use its own discretion or personal relationships to judge and provides equal opportunities, without discriminating against race, nationality, religion, or gender. The Company recognizes its responsibility toward society and the community. The Company considers that its main mission is to create projects and activities that are beneficial to society and the community. The Company has set a practice guideline for all stakeholders as follows.

1. **Shareholders:** The Company is committed to developing the Company's business so that it grows in order to compete in the long run and share profits with shareholders appropriately. The Company also presents information to the shareholders that is accurate, complete, transparent, timely and equitable.
2. **Employees:** The Company shall treat all employees equally and fairly, using the KPI to assess performance and a 360-degree evaluation for a true reflection on the operational results. The results of this assessment will be used to plan training, support further education of employees and consider fair remuneration. The Company also established a provident fund and employee welfare and supervises safety and hygiene in the workplace. This is as follows:

1.) Recruit employees by considering the employee's knowledge and competence within the Company in order to fill higher ranks before recruiting anyone from outside the Company. If employees come from other companies, the Company shall recruit and select employees who are knowledgeable, competent, have a good attitude, and are able to work well with the Company based on the necessity and appropriateness of each department in order to maximize human resources.

2.) Promote employee advancement by defining a clear direction for employee development and caring for all employees at every level in order for employees to be systematically and continuously trained in accordance with the defined direction as well as being able to effectively work in the current position and being ready to take on more responsibilities in the future.

3) Manage remuneration, salary, and welfare so that it is fair and equal with other leading companies. Always makes appropriate improvements related to the current situations. Uses a merit system to promote and increase salaries based on the competence, performance and potential of each employee.

4) Promote teamwork and encourage employees to cooperate and help one another as if they were family. This is an important organizational culture of the Company which has enabled the Company's performance to have exponential growth throughout the years. The Company set up the following guidelines:

(1) The Recruitment Process

The Company clearly defines employee qualifications in the job description. Differences in race, skin color, gender, religion, nationality, background, political opinion, age, or disabilities shall not be used in making hiring decisions. The Company shall select properly qualified people according to the defined recruitment process. Besides this, if there is a vacancy or a new position, the Company's policy is to first recruit appropriate people from within the Company before selecting anyone from outside the Company unless no one from inside the Company is suitable for the job. The Company shall select and fill positions by recruiting and selecting people who are knowledgeable, competent, have a good attitude, and able to work well with the Company based on the necessity and appropriateness of each department in order to maximize human resources.

(2) Personnel Training and Development

The Company is aware of the importance of training and developing personnel at every level. The Company has a policy to consistently develop employees and increase their potential and ability by organizing employee training, by having beneficiaries support further education, providing equal opportunities for employees, and continually training employees, whether inside or outside the organization. This includes giving knowledge in regards to increasing the potential of employees, legal knowledge that is relevant to the business operations, and developing the employee's personality or welfare which includes sending employees to be trained with other agencies outside the Company in order to increase work performance by using the acquired knowledge in their work or improving one's work. The Company stimulates and encourages employees to work together as a team and maintains good relationships between employees, supervisors, and operators. The Company recorded the amount of training hours of its employees.

Year	Number of Employees	Amount of Training (Hours)	Amount of Training (Hours per Person)
2016	396	5,203.5	13.1
2017	706	8,930.0	12.6
2018	949	12,480.0	13.2
2019	1,243	6,901.0	5.55
2020	1,345	772.0	1.74*
2021	1,659	99,150.0	59.76**
2022	1,085	1,252.50	19.24

Remark: * COVID-19 pandemic.

** 75% of total training was held via online platform.

The Company decided to develop and promote the employee's knowledge and create happiness in the workplace by organizing activities throughout the year in order to relieve employee stress and promote good relationships among the employees, increase work effectiveness, and reduce communication problems between the Company's departments (additional details are under Corporate Social Responsibility Topic).

(3) Remuneration

The Company established fair remuneration for its employees and employees received proper remuneration based on their potential, position, and responsibilities. The Company has a policy to increase remuneration according to the fair regulations set out by the Company. The Company gives opportunities and fair remuneration in accordance to the short-term and long-term performance of the Company. Other than monthly salary, at the beginning of the year, the Company sets clear goals for employees by using the KPI index indicator to calculate bonuses each year, quarter or month depend on situation and company policies of the company at that time. The Company also provides social welfare to its employees, organizes activities for employees such as a New Year's Party, and randomly selects special prizes for many employees. A mid-year party was also held to give

rewards to employees and create good relationships within the Company (additional details are under Corporate Social Responsibility topic).

(4) Healthcare and Safe Working Conditions

The Company organized working systems that focus on proper safety and hygiene in the workplace which was defined in the policies regarding safety standards at the construction site. Employees shall wear helmets at all times when entering construction sites in order to prevent accidents during operations. The workplace shall be clean and safe from dangers that may occur such as fires and disease. The Company provides health welfare (additional details can be found in Corporate Social Responsibility)

3. **Customers:** The Company pays attention to and is responsible to its customers. The Company serves the customers courteously and enthusiastically, ready to serve and welcome customers sincerely so that customers receive accurate information regarding the Company's products. The Company takes care of customers as close relatives with quick, accurate and reliable service, focusing on customer confidentiality and not using information for its own benefit or the wrongful benefit of others. The Company is also aware of the fundamental rights of consumers such as producing quality houses and after purchase services that meet the consumers' needs in order to bring utmost satisfaction. The Company is committed to research and development in order to create innovative condominiums, unique designs and the best functional unit plan designs. The Company organized a telephone call center, 02-030-0000, as a channel to answer any questions or complaints so that customers can contact the Company directly.

4. **Trade Partners:** The purchase of goods and services from trade partners shall conform to the terms of trade. This includes treating the trade partners as agreed upon and adhering to any laws and good corporate governance principles (CG). The Company prepared standard operational procedures (SOP) in the procurement of designers, contractors, and project consultants in order to give bidding opportunities in accordance with the procedures and appropriately select suitable trade partners in accordance with the Company's Code of Business Conduct.

5. **Competitors:** The Company adheres to complying with the rules of good competition guidelines and does not use dishonest methods to destroy competitors. Competition is done fairly.
6. **Creditors:** The Company complies with contract agreements and related laws to repay debts to creditors that provided loans to the Company.
7. **Society:** The Company focuses on social responsibility toward the environment in the community and in society, as well as supporting community events to support society in the right agenda and opportunity, according to the Corporate Social Responsibility Program (CSR). The Company has always operated this way and will not be involved in any human rights violations or the abuse of intellectual property, however, the Company will care for the environment. The Company has policies that support activities that enhance the quality of health and environment and keeps the environment in the workplace safe for the property and lives of the employees (additional details are under Corporate Social Responsibility topic).

Principle 6: Strengthen Effective Risk Management and Internal Control

The Company assures investors that it will reveal the Company's important information in a correct, timely, and transparent manner. This includes financial information and business performance. The other information is supervised by the rules, regulations, or practices of the Company to keep the confidential information of the Company from being leaked to its competitors according to requirements of the Office of the Securities and Exchange Commission (SEC) and requirements of the Stock Exchange of Thailand (SET). In addition to disclosures via the Form of Annual Information Filing (56-1 Form). Most information is published on the website of the Stock Exchange of Thailand, the website of the Office of the Securities and Exchange Commission, and the Company's website. This allows the shareholders, customers, analysts, investors, and interested parties to access the information easily, equally and reliably.

The Company designated a unit and some personnel to coordinate and provide information to shareholders, those who are interested in investing in the Company, and the Stock Exchange of Thailand, as well as giving an opportunity to meet and ask questions of company management for clarification.

6.1 Financial Reporting

The Board of Directors is responsible for the preparation of the Company's consolidated financial statements and information that is to be presented to the shareholders in the Annual Report by monitoring the quality of financial reporting which includes the Company's Consolidated Financial Statements in order to be prepared according to the generally accepted accounting standards and audited by a certified auditor whose qualities are in accordance with the set requirements of regulatory agencies, is independent, and consistently selects and complies with the appropriate accounting policies. They also prepare the Company's Consolidated Financial Statement accurately, completely and truthfully by disclosing information adequately, completely, validly, and reliably.

The Board of Directors oversees the Company so that it has an internal audit unit which is responsible for the periodical audit of all the Company's units in order to provide information records that are accurate, complete, and meet the operational standards and policies set by the Company in good faith and do not violate any relevant laws. The assessment results of the internal audit must be reported to the Board of Directors and the Audit Committee for acknowledgement and a regular follow up of the assessment results must be done.

The Board of Directors appointed 3 independent directors to serve on the Audit Committee to review the Company to ensure that the financial reports were accurate, clear and timely. The committee reviewed the Company's internal control and internal audit systems which were reasonable and effective and considered to be in compliance with various laws and regulations. The Company considered the disclosure of information to be clear, transparent and timely according to the requirements of a public company. In the case of connected transactions or transactions with potential conflicts of interest, the Company presented them to the Audit Committee to consider the appropriateness and reasonableness before conducting the next step.

6.2 Risk Management

The Board of Directors provided a Risk Management Committee to be responsible for considering and proposing policies, plans and the implementation of plans to the Board of Directors. The risk management policy covered all departments of the Company and covered the risk associated with the vision, goals, business strategy,

finance, manufacturing, and other aspects of performance, as well as considered the likelihood and severity of risk, defined measures to remedy and clear the person in charge, and defined measures to report and monitor results.

Over the past years, the Risk Management Committee played an important role as assigned by the Audit Committee and the Board of Directors in considering possible risk factors that may occur due to the rapid operational expansion of the Company as well as recommending complete preventive measures for the Company to be aware of risk management and to have thoroughly prepared preventive guidelines.

6.3 Internal Control

The Company's Board of Directors provided the Company with an internal control system that covers all aspects of finances, operations, and compliance with laws and regulations, and provided a mechanism of checks and balances that is powerful enough to protect and take care of the investments of shareholders and the assets of the Company. It provided a defined level of authority and the responsibilities of the executives and employees with written check and balance procedures. The Company's internal audit unit evaluated the internal control system, reviewed the operations of the business unit and supporting unit so that it was in compliance with the relevant rules and regulations. The internal audit unit is directly under the Audit Committee.

The Company employed KPMG Phoomchai Audit Company Limited as an independent internal control unit of the Company in order to support internal control operations to be more effective and efficient. (additional details are under Internal Control topic).

6.4 Transactions of Directors

- 1) The Company established a policy for directors to disclose the trading of shares and the holding of securities of the Company at all times.
- 2) The Company established a policy for directors to report stakeholding to the Audit Committee.
- 3) The Company established a policy that significant connected transactions must be approved by the Audit Committee.

Over the past years, the Board of Directors of the Company considered policies related to financial reporting of the directors in accordance with the good governance principles in order to review or revise the regulations such as notifying securities trading in advance and acknowledging securities trading suspensions.

Principle 7: Ensure Disclosure and Financial Integrity

7.1 Company Secretary

The Board requires that the Company have a Company Secretary. Ms. Warisa Warakansai was appointed to serve as a secretary of the Board and the Company Secretary so that the Company's management would be conducted with the highest efficiency according to the principles of good corporate governance. The main duties and responsibilities of the Company Secretary are as follows:

- 1) Provide advice and support the tasks of the Board of Directors related to laws and regulations.
- 2) Ensure the implementation of the principles of good corporate governance and monitor the policies and recommendations of the Board of Directors to be practiced effectively.
- 3) Be responsible for the preparation and storage of important documents.
- 4) Regulate the Company, the Board of Directors and the Management Team to comply with related laws and regulations.
- 5) Communicate with shareholders and take care of shareholders appropriately.
- 6) Communicate with the relevant regulatory authorities.

7.2 Investor Relations

The Company provides investor relations to be responsible for providing and disseminating information on the movement of the Company for the benefit of all those involved. This includes employees, shareholders,

customers, trade partners, creditors, and analysts equally, fairly and thoroughly via diverse communication activities.

Contact Information for Investor Relations

Ms. Kewalin Methapirunchoke

Investor Relations

Origins Property (Public) Company Limited

Address : 20th floor Bhiraj Tower at BITEC
4345 Sukhumvit Rd, Bangna sub-district,
Bangna district, Bangkok 10260

Email : ir@origin.co.th

Website : www.origin.co.th

Phone : (662) 029 1936

Fax : (662) 398 9994

Principle 8: Ensure Engagement and Communication with Shareholders.

According to this section, the Company has been complying with the good corporate governance principles for listed companies under the section of the rights of shareholders which are in accordance with the following principles:

8.1 The Fundamental Right of Shareholders

The Company realized the importance of its shareholders and as a result respected the shareholders' rights and the equality of all shareholders as stated in the Company's regulations and other relevant laws. The fundamental rights that shareholders equally received consisted of the right to attend the Shareholders' Meeting, the right to assign a proxy to come to the meeting and cast a vote on behalf of the shareholder, the right to add meeting agenda items, the right to nominate directors, the right to vote for directors or remove an individual director. Each individual shareholder also has the right to cast a vote in order to appoint auditors, nominate the auditor's

remuneration, and the right to vote on the activities of the Company. Shareholders also have the right to receive profits and dividends equally, the right to share opinions, the right to make inquiries in the Shareholders' Meeting, the right to receive enough mass publications in a timely and equitable manner. The Company facilitates convenience towards shareholders so they are able to attend meetings and fully exercise their votes. In the case that any circumstances arise that will significantly impact the Company or other shareholders, the Company will disclose information at once. The Company closely looked after and carried out the policies, including other rules and regulations required by law, in order to protect the shareholder's right by the Board of Directors.

8.2 Meeting of Shareholders

1.) In regards to organizing the Ordinary and the Extraordinary Shareholders' Meeting, the Company will appoint an appropriate date, time and place for the meeting that is convenient for all shareholders. The Shareholders' Meeting will not be held on any public holidays. The meeting will begin at a proper and convenient time for those who attend the meeting. All shareholders can submit registration evidence or a proxy form to the Company in advance in order to review the accuracy prior to the meeting. The Company will choose a convenient place for shareholders to attend the meeting.

In 2022, the Company had 1 Shareholders' Meeting, which 1.) the company has organized an online meeting (E-AGM) where shareholders can register to attend the meeting and can submit questions or make suggestions. 2.) The Company shall deliver a notice of meeting with sufficient information regarding the meeting agenda. This includes stating objectives and reasons, as well as the opinions of the Board of Directors on each agenda item to allow shareholders to study the information in its entirety prior to the Shareholders' Meeting. The Company shall send a notice of the meeting with information on the meeting's agenda items prior to the Shareholders' Meeting within the period designated by the related laws, notifications, or regulations. If the shareholders cannot attend the meeting in person, the Company allows shareholders to give a proxy to an independent director or any person to attend on their behalf by using the proxy form that the Company sent together with the invitation letter. The proxy form and invitation letter shall be sent to shareholders no less than 21 days before the date of the Shareholders' Meeting. The Company disseminated invitation letters and information on the meeting's agenda in Thai and English on the Company's website at least 30 days prior to the date of the meeting.

However, before the meeting date and on the meeting day, the company has arranged officers and legal consultant representatives to review the accuracy of the proxy letter and any attached documents such as identification cards, passports, and government official identification cards for individuals. In regards to shareholders that are jurisdiction persons, they must provide a certificate of registration from that company and a copy of the ID card of the person who has been authorized to sign.

3.) The Company prepared revenue stamps to stamp proxy letters for proxies or independent directors without any charge at the registration table for the convenience of its shareholders.

4.) The Company promoted that the Board of Directors and the chairman of the committee boards attend the meeting. The chairman of the Board of Directors performed the duty of meeting chairman. Other high ranked executive directors, outsourced auditors or representatives, legal consultants or representatives, joined the meeting in order to listen to comments and answer inquiries from shareholders.

5.) In the Shareholders' Meeting, prior to any consideration or any vote is cast, shareholders will be informed about the number and the percentage of shareholders that have attended the meeting, both shareholders and proxies, for the acknowledgement of the quorum as required by the law. An MC shall explain the meeting procedure and vote casting which includes counting votes for each agenda item. The meeting will consider and cast votes according to the order of the meeting's agenda without abruptly changing significant information or adding agenda items to the meeting. All shareholders have equal rights to review the Company's performance and to inquire, give comments, and make recommendations. Any relevant directors and executives shall attend the meeting to answer questions as well. In 2021, the Company did not add any other agenda items other than the agenda items listed on the meeting invitation letter which was sent for the consideration of all shareholders prior to the meeting.

In regards to counting votes, the Company uses the Barcode method for casting and counting votes. And the company counting votes with E-Voting method. Prior to the meeting, an MC requested that a shareholder representative have the responsibility to count votes and review vote counts for the Annual Ordinary and Extraordinary Shareholders' Meeting which will be disclosed in the Annual Report. The method for counting and casting votes was made known prior to the meeting and the chairman of the meeting gave the shareholders equal opportunity to make any inquiries prior to casting votes and the results of counting votes were disclosed. This

included the number in agreement, disagreement, and abstention on each agenda item and recorded it in the meeting report.

6.) The Company added channels to receive information from shareholders via the Company's website. News and details were publicized on the Company's website, especially the invitation letter to the Shareholders' Meeting which was published before the meeting so that the shareholders could easily download the complete agenda.

7.) The recording of the meeting's minutes shall be complete, accurate, fast and transparent. Important inquiries, issues and opinions shall be recorded in the minutes so that the shareholders can review them. The Company shall publish the minutes of the Shareholders Meeting on the Company's website in order for shareholders to consider. The minutes will be delivered to the SET within 14 days of the date of the meeting or delivered to all relevant authorities, such as the Ministry of Commerce, within the period required by all relevant laws, notices, or regulations.

8.) After the meeting adjourns, the Company will report the resolutions of the Shareholders' Meeting along with the voting results for each agenda item for the shareholders to acknowledge. This will be done via the stock Exchange of Thailand's newsfeed and the Company's website www.origin.co.th, so that shareholders who attend the meeting and shareholders who were unable to attend the meeting can acknowledge the meeting resolutions immediately and equally.

9.) In order to allow shareholders to receive dividends more easily, they will transfer them into bank accounts (in the case that dividends are available). This allows shareholders to receive dividends on time and prevents issues of damage, loss, or delay in the deliveries to shareholders.

The Company focuses on promoting and encouraging shareholders to exercise their rights in various fields and will not take any action that violates or deprives the fundamental rights of shareholders.

8.3 Responsibility to the Shareholders

The Board of Directors is responsible for overseeing executives and employees in order to ensure that they work with integrity and awareness in performing their duties with responsibility. That way the shareholders can trust and accept that every decision is made fairly and takes into account the interests of shareholders, both major and minor.

Moreover, shareholders are able to exercise their right to maintain their benefits whether by giving comments or suggestions, and voting on key decisions. This includes the election of directors, the remuneration of directors, appropriation of profit and dividends which includes the appointment and remuneration of the auditor at the Shareholders' Meeting, provided that the Company discloses correct information according to the facts that can be verified, and set the remuneration of directors. The Board of Directors shall propose to the shareholders to approve on a yearly basis and to present a policy on the remuneration of directors for consideration of the shareholders.

The Company shall inform the resolutions of the Shareholders' Meeting along with the voting results of each agenda item for the acknowledgement of shareholders through the announcement of the Stock Exchange of Thailand and the Company's website www.origin.co.th. A complete meeting report of the meeting details shall be prepared accurately and completely so that shareholders are able to verify and correct it within 30 days from the day that the Company disseminated the meeting reports for shareholders to acknowledge.

6.1.1 Policies and Guidelines for the Board of Directors

Since the Company operates a real estate business which includes other related management, the Board of Directors must have knowledge and expertise in various fields to drive and plan business operations with the Management Team. This can be seen from the Board Skill Matrix in section 6.1 Overview of Corporate Governance Policy.

1. Qualifications and Appointment of Directors

The Company defines the qualifications of directors in accordance with the corporate governance code. The Nomination and Remuneration Committee considers the qualifications of directors from their profile, knowledge, and expertise, and then proposes them to the Shareholders' Meeting for approval.

2. Remuneration for Directors and Executives

Remuneration of the Board of Directors and executives is in accordance with the policy and the shareholder approval framework which is based on the proposal of the Nomination and Remuneration Committee (details of the remuneration for directors and executives are in section 7.4.2 Remuneration Policy for Managing Directors and Executives and 8.1.2 Remuneration for Directors).

3. Independence of the Board

Since the Board of Directors is the representative of the shareholders, the Board of Directors is responsible to perform their duties and be completely independent from the Management Team for the best interests of the Company and the shareholders as a whole. There is a clear separation of duties and responsibilities between the Board of Directors and the Management Team. The Board of Directors is responsible for setting policies and supervising the Company's operating systems in accordance with the policies, laws and ethics.

4. Director Development

The Company has an orientation for new directors every time there is a new appointment to help directors understand the expectations of the Company regarding the roles, duties and responsibilities of directors, and the policies and corporate governance code of the Company, as well as creating knowledge and understanding of the Company's business and operations in order to be prepared to perform the duties of directors.

The Company encourages the Board of Directors and senior management to attend seminars that are beneficial to their duties as well as regularly meeting and exchanging opinions with the Board of Directors and senior executives of different organizations. The courses that Company directors should at least attend are the courses of the Thai Institute of Directors Association (IOD). These include the Directors Certification Program (DCP), the Directors Accreditation Program (DAP), the Audit Committee Program (ACP), the Executive Development Program (EDP), and internal training or seminars by directors who are specialized in law and finance, etc.

5. Evaluation Performance of Directors

The Company requires an evaluation of the performance of the Board of Directors (both the Board as a whole and individuals) and subcommittees at least once a year, both individual and the committee board as a whole, so that the boards can jointly consider and further improve their own performance (details regarding the performance evaluation of directors are in section 6.1, Overview of Corporate Governance Guidelines).

6. Supervision of Subsidiaries and Affiliated Companies

The Company established a policy to supervise subsidiaries and affiliated companies to operate their business in the same direction and be aligned with the strategy and goals of the Company (The details regarding the supervision of subsidiaries and affiliates are in Section 8.1.3, Supervision of the Operations of Subsidiaries and Affiliated Companies).

6.1.2 Policies and Guidelines for Shareholders and Stakeholders

In addition to the good corporate governance policy, the Company also has other practice guidelines for shareholders and stakeholders. The Company supports the engagement of shareholders and stakeholders as follows:

1. Prior to the scheduled Annual General Meeting of Shareholders, the Company set criteria for minority shareholders to propose additional agenda items in advance of the Shareholders' Meeting. The Board of Directors will consider matters proposed by the shareholders as meeting agenda items. In the case where the Board of Directors rejects the proposed matters to be on the agenda, the Board of Directors must report the reasons to the Shareholders' Meeting.
2. Prior to the scheduled Annual General Meeting of Shareholders, the Company stipulated rules for minor shareholders to nominate persons for the office of director. The Board of Directors must ensure that the criteria is disclosed to shareholders in advance.
3. Prior to the scheduled Annual General Meeting of Shareholders, the Company allowed shareholders to submit questions in advance of the meeting date. The criteria for submitting questions was set in advance and was disseminated on the Company's website as well.

6.2 Code of Business Conduct (if any)

The Company established a Code of Business Conduct which is enforced for directors, executives and employees of the Company and all affiliated companies at all levels, whether such persons have signed acknowledgement or not. This Code of Conduct is an additional part of the Company's Articles of Association, regulations and notifications of the Company. If any messages in the Code of Conduct contradict the Articles of Association, or the regulations and notifications of the Company, the Code of Conduct shall be adhered to instead. The Company will notify the Code of Conduct to all employees during the new employee orientation for new

directors, executives and employees. The Code of Conduct is also disseminated in the intranet system and the website of the Company to be easily accessible.

The Board of Directors must consider and review the Code of Conduct annually to determine whether there is anything that requires improvement or correction in accordance with the good corporate governance policy. The essence of the Company's Code of Conduct is as follows:

- Must support the Company's policy and strictly comply with the Article of Associations, orders, agreements, notifications or circular notices of the Company which was announced to all employees.
- Must perform duties with honesty and fairness, as well as quickly reporting events that may cause damage to the Company's reputation and assets.
- Must perform duties with commitment and determination, uphold the rules, regulations and corporate governance of the Company. Must be a good role model for employees so that the Company is progressive and is in accordance with common decency.
- Must provide business documents, accounts, finances, and various reports and submit them to government agencies and other persons. They must be done carefully, in good faith, and must be recorded in accordance with the accounting method of the Company in compliance with the specified standards.
- Do not interrupt or take any actions that obstruct the proper operations of the Company's authorized personnel or issue any orders that cause employees to act in a wrong way or unethically.
- Do not break any civil or criminal laws that cause damage to oneself or others, whether intentionally or not.

For more information regarding the good corporate governance policy and the Code of Business Conduct, please visit the website: <http://investor.origin.co.th/storage/download/company-policies/company-document/20200630-ori-policies-cg-policy-2020.-en.pdf>

6.3 Major Changes and Developments of the Corporate Governance Code and Corporate Governance System in the Past Year

2022 was the year that the Company approved, reviewed and revised the policy, guidelines, and corporate governance systems. This included:

- Revised the whistle blowing complaints policy in January 2022 which is part of the land governance policy to make the policy more perfect.

- Conducted a structure review of the company, in August 2022. And the Board of Directors appointed Mr. Pitipong Trinurak as a Chief Business Development Officer Co-Chief Executive Officer

6.3.2 Other Practices in Accordance with Good Corporate Governance Principles

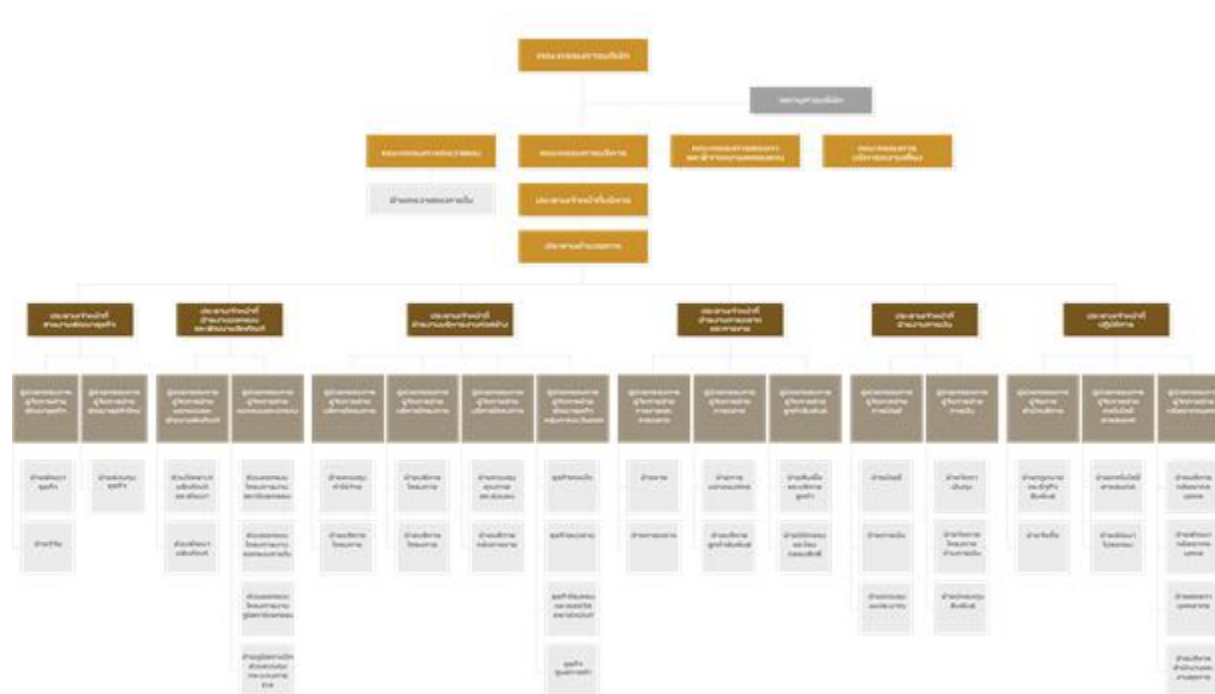
In 2022, the Company was rated excellent for the Corporate Governance Report of Thai Listed Companies from Institute of Directors Association (IOD) for the third year. This resulted from the commitment of the Board of Directors, all executives, and employees. The Company's best good practice guidelines other than the requirements are as follows:

- The Company must hold more than 6 meetings per year. In the past year, the Board of Directors held 9 meetings. A quorum must be more than 75% of the Board of Directors. The average attendance rate of the Board of Directors is more than 90%.
- The Board of Directors' Meetings No. 1/2023 considered good corporate governance in accordance with the CG CODE. In 2022, the Company complied with the corporate governance principles but there were certain principles that the Company had not yet implemented. And It is as follows:
 - Elect directors through cumulative voting: The Company still uses a majority vote to elect directors. Each shareholder has voting rights equal to the number of shares they hold. However, the Company provided complete information and profiles of all directors with opportunities for shareholders to nominate persons to be directors in advance at the Annual General Meeting of Shareholders.

7. Corporate Governance Structure and Information of the Board of Directors, Subcommittees, Executives, and Other Employees

7.1 Corporate Governance Structure

The Company's management structure was approved by the Board of Directors' Meeting No. 9/2018 which was held on August 10, 2018. It is as follows:



As of December 31, 2022, the structure of the Company's directors consists of the Board of Directors and 5 subcommittees, namely, the Audit Committee, the Nomination and Remuneration Committee, the Executive Committee, the Risk Management Committee and the Corporate Governance Committee.

7.2 Information about the Boards

7.2.1 The Board of Directors

Name	Position
1. Mr. Lucksananoi Punkrasamee	Chairman of the Board of Directors Member of the Nomination and Remuneration Committee Member of the Corporate Governance Committee
2. Mr. Niwat Lamunpandh	Director Chairman of the Executive Committee
3. Mr. Mayta Chanchamcharat	Director Member of the Risk Management Committee
4. Mr. Peerapong Jaroon-ek	Director Chief Executive Officer
5. Mrs. Arada Jaroon-ek	Director President Member of the Corporate Governance Committee
6. Mr. Chatchai Payuhanaveechai*	Director Chairman of the Executive Committee
7. Mr. Sahas Treetipbut	Independent Director Chairman of the Audit Committee Chairman of the Risk Management Committee Member of the Nomination and Remuneration Committee
8. Air Chief Marshal Bureerat Ratanavanich	Independent Director Member of the Audit Committee Chairman of the Nomination and Remuneration Committee

9. Mr. Chinapat Visuttiapat	Independent Director Member of the Audit Committee
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* Appointed on May 13, 2021 in replacement of Ms. Kanokpailin Wilaikaew who resigned on May 13, 2021.

Miss Warisa Warakaensai is the Board Secretary.

The authorized signatories of the Company are Mr. Peerapong Jaroon-ek or Mrs. Arada Jaroon-ek, signing signatures together with Mr. Mayta Chanchamcharat or Mr. Niwat Lamunpandh, and affixed with the Company seal.

(1) Period of Holding the Position

At each Annual General Meeting, one-third of the directors are required to retire from their position. If the number of directors is not divisible by three, the number of directors closest to one-third are required to retire from their position. Directors who retire from their position in the first and second year after the registration of the Company will be chosen by random draw. After that, directors who have held the position for the longest period of time will retire. Directors that retire may be re-elected by the shareholders.

Besides retirement by rotation, directors will be removed from their position due to:

1. Death
2. Resignation
3. Unqualified or disqualified for legal reasons
4. Shareholders who attend the meeting and have voting rights approve the removal with a majority vote greater than three quarters. Those shareholders must also combine to hold more than half the shares of the shareholders that attended the meeting with a right to vote.
5. A court order

(2) Scope of authority and Duties of the Board of Directors

In accordance with the good corporate governance principles other than operating in accordance with the law, the Company's objectives and the Company's regulations, the resolution of the General Meeting of Shareholders' No. 8/2014 held on November 10, 2014 approved the following scope of duties for the Board of Directors as follows;

1. Perform their duties in accordance with the law, the Company's objectives, the Company's regulations, the Articles of Association, and the resolutions of the Shareholders' Meeting with responsibility, caution and faithfulness.
2. Consider, review and monitor operational plans. Set up details and give recommendations regarding vision, business strategies, direction, policies, goals, targets, business plans, and budgets of the Company and its subsidiaries according to the duties of the Board of Directors and the Management Team
3. Oversee business operations and management of the Executive Committee, the chairman of the Executive Committee, the Management Team or anyone that has been given responsibility in accordance with the Company's policies, operating plans and budgets.
4. Continually follow up on the Company's operations to ensure that they are in accordance with the Company's operating plans and budgets.
5. Manage the use of appropriate and effective accounting systems within the Company and its subsidiaries in conjunction with the internal control system and the internal audit system.
6. Prepare the Company's financial statements that were audited by an auditor at the end of the accounting period and submit them to the Shareholders' Meeting for approval.
7. Consider the nomination and appointment of auditors and consider appropriate remuneration for the auditors according to the proposal of the Audit Committee. This should be done before submission to the Annual General Meeting of the Shareholders for approval.
8. Consider having written policies in accordance with good corporate governance principles and effectively operating in accordance with good governance to ensure that the Company is responsible to everyone related to the Company equally.

9. Determine a risk management policy that governs the entire organization. Oversee the operation on risk management policies by having preventive measures that control or limit the effects of risk on the Company appropriately.

10. Consider the approval of qualified people that do not possess characteristics that are prohibited under the Public Company Act B.E 2535 (1992), the Securities and Exchange ACT BE 2535 (1992), announcement, rules or any other relevant regulations in the case that there is a vacant director position due to any reason other than the previous director stepping down. Consider the approval of new directors and the remuneration in order to propose the candidate to the Shareholders' Meeting for approval.

11. Consider management structure. The Board of Directors has the authority to appoint the Executive Committee, the Chief Executive Officer and subcommittees as deemed appropriate and prescribe the scope of their roles, authority, duties and responsibilities in order to assist in the operations of the Board of Directors' responsibilities.

Therefore, the Chief Executive Officer and sub-committees must not be authorized to propose or approve any relevant agenda items or have any conflicts of interest with the Company and its subsidiaries (if there are any) except in the case that the approval of agenda items are in accordance with the Company's policies and regulations which were set by the Board of Directors.

The authority to approve important transactions of the Board of Directors is summarized as follows:

- Spending from the investment budget and operating expenses shall not exceed 10% of the annual budget or not exceed 10,000,000 Baht (whichever one is less).
- Purchasing land for property development projects in accordance with the Board of Directors approved budget. It shall not exceed 400,000,000 Baht.

- Hiring contractors to develop real estate projects in accordance with the Board of Directors approved budget. It shall not exceed 400,000,000 Baht.
- Purchasing construction materials and other materials for property development according to the Board of Directors approved budget. It shall not exceed 60,000,000 Baht.
- Hiring a construction consultant to oversee a project in accordance with the Board of Directors approved budget. It shall not exceed 20,000,000 Baht

12. Anti-competitive agreement performance governance between the Company and Britania Company Limited (“BRI”) (“Anti-competitive Agreement”)

A. When an opinion is submitted from Audit Committee, Board of Directors shall be responsible for the governance of Anti-competitive Agreement performance between the Company and BRI by considering the Audit Committee’s opinion for the consideration.

B. In the case that Board of Directors, by Directors with no conflict of interest, consider that the agreement amendments will not lead to competition between the Company and/or the companies in the Company Group (as defined in Anti-competitive Agreement) with BRI and/or BRI Company Group (as defined in Anti-competitive Agreement), the Board of Directors may still consider amending the agreement. However, if the Board of Directors considers that the amendment will lead to business competition, the Board of Directors will consider not amending the Agreement.

C. In the event of termination of the Agreement under the conditions set forth in Anti-competition Agreement, when the Board of Directors by the Directors with no conflict of interest has considered that the event is in accordance with the provision in the Anti-competitive Agreement, the Board of Directors shall issue a notice to the other party upon acknowledgement of the Agreement termination and notify SET of the termination thereafter.

13. The Board of Directors may authorize one director, multiple directors or anyone to act on behalf of the Board of Directors under the control of the Board of Directors or the Board of

Directors may authorize a person to have authority for a certain period of time as the Board deems appropriate. The Board may remove the authorized person or change the appointed authority as they see fit.

Therefore, the appointed authority shall not be made for the authorized person to propose or approve any agenda items relevant to, or have any conflicts of interest with the Company and its subsidiaries, except in the case that the approval of agenda is in accordance with the Company's policies and regulations which were set by the Board of Directors.

7.3 Subcommittees

7.3.1 Audit Committee

As of December 31, 2022, the board of the Audit Committee was composed of 3 independent committee members. They are as follows:

Name	Position
1. Mr. Sahas Treetipbut	Independent director and Chairman of the Audit Committee
2. Air Chief Marshal Bureerat Ratanavanich	Independent director and Audit Committee
3. Mr. Chinapat Visuttiapatt ¹	Independent director and Audit Committee

Remarks: ¹appointed as an independent director and an Audit Committee member for the Company on August 10, 2018 in a replacement of Ms. Sujaree Junsawang.

However, Mr. Sahas Treetipbut and Mr. Chinapat Visuttiapatt is an Audit Committee member who is competent and has adequate experience to review the credibility of the Company's Financial Statements.

(1) Period of Holding the Position

The Audit Committee members hold the position for the same length of time as members of the Board of Directors. Audit Committee members who retire by rotation may be re-elected. In the case that a position on the

Audit Committee is vacant due to any reason other than retire by rotation, a well-qualified person shall be appointed as a replacement in order to have a sufficient number of members on the Audit Committee as defined by the Board of Directors. The authorized person will perform the duties of the Audit Committee member that was replaced for the remainder of the previous Audit Committee member's term.

(2) Scope of authority, Duties and Responsibilities of the Audit Committee

The resolution of the Board of Directors' Meeting under the Public Company No.1/2014, held on November 10, 2014, No.11/2016, held on November 12, 2016, and The resolution of Board of Directors' Meeting under the Public Company No.6/2021, held on July 8, 2021 approved the following scopes of authority, duties, and responsibilities of the Audit Committee:

1. Financial Report and Audit

- Examine the financial reports to ensure the credibility and sufficient disclosure of the Company's Financial Statements and the financial position in accordance with the Generally accepted accounting principles stipulated by the law and related measures.
- Consider the nomination, selection and remove the outsourced auditors and propose remuneration for the Company's auditors to give comments to the Shareholders' meeting
- Support the independence of auditors and to give recommendations regarding the qualifications of auditors.
- Organize a meeting with the Company's auditors without the presence of The Management Team at least once a year.

2. Internal Control

- Examine the sufficiency and effectiveness of the Company's internal control system.
- Examine the risk management system and the effectiveness of preventive risk measures.
- Examine the internal processes in regards to a report on the notification of any clues, complaints, or reports made.

3. Internal Audit

- Examine the sufficiency and effectiveness of the Company's internal audit system and ensure that the internal audit unit proceeds in accordance with the standards of the internal audit.
- Consider the independence of the internal audit unit
- Appoint or remove the internal auditors and consider the reward of the head of internal audit unit
- Consider the approval of the internal audit charter.
- Approve and evaluate the annual internal audit plans so that they are in accordance with the Company's risk factors and risk level.
- Consider and review the internal audit report with internal auditors.
- Encourage a mutual understanding between the Audit Committee, the Management team, internal audit unit and auditors so that they are in the same direction. Consider the scope of inspection of the Company's audit to be supportive.

4. Complying with Laws and Regulations

- Examine whether the Company's operations are in line with Securities and Exchange Act and regulations of the SET or any other laws and regulations relevant to the operations of the Company.
- Review connected transactions or any other transactions that may have conflicts of interest in complying with the laws and requirements related to the Office of Securities and Exchange Commission in order to ensure that transactions are reasonable and have the Company's best interest in mind.

5. Preparing the Audit Committee Report for disclosure in the Company's Annual Report. The report must be signed by the chairman of the Audit Committee and include at least the following information:

- (a) An opinion regarding the accuracy, completeness, and credibility of the Company's financial report.
 - (b) An opinion regarding risk management and the sufficiency of the Company's internal control system.
 - (c) Consider and review the internal audit and approve the annual audit plan.
 - (d) An opinion regarding the compliance of laws related to Securities and Exchange Act, the requirements of the Stock Exchange of Thailand or laws related to the Company's business.
 - (e) An opinion regarding the suitability of the outsourced auditors.
 - (f) An opinion regarding transactions that may have conflicts of interest.
 - (g) The number of Audit Committee meetings and the attendance of each Audit Committee member.
 - (h) Review and update the Audit Committee Charter at least once a year and provide comments or observations which the Audit Committee received by performing their duties under the Charter.
 - (i) Any other matters within the scope of duties and responsibilities specified by the Company's Board of Directors which the shareholders and general investors should know.
 - (j) A self-assessment of the entire Audit Committee.
6. Reporting to the Board of Directors in the event that the Audit Committee finds or suspects that there are transactions or actions that may have a significant impact on the financial position and the operating results of the Company, so that the Company will take corrective actions within the time that the Audit Committee deems appropriate. This includes transactions that may cause conflicts of interest, fraud, irregularities, or significant deficiencies in the internal control system and violations of the Securities and Exchange Act, regulations, or laws related to the Company's business, etc.
7. Anti-competitive agreement performance governance between the Company and Britania Company Limited ("BRI") ("Anti-competitive Agreement")
 - (a) When an opinion is requested from Executive Board, Audit Committee shall be responsible for the governance of Anti-competitive Agreement performance between the

Company and BRI by considering the Executive Board's opinion for the consideration of the details proposed.

(b) To perform the duties specified in (a), the Audit Committee shall be required to propose to the Board of Directors for consideration with the opinion to the Board of Directors whether performing as per the Executive Board's request will lead to business competition between the Company and/or the companies in the Company Group (as defined in Anti-competitive Agreement) with BRI and/or BRI Company Group (as defined in Anti-competitive Agreement) or not. The Audit Committee may consider hiring independent experts to learn more for the consideration as deemed necessary by the Audit Committee. The expense incurred shall be the Company's responsibility.

8. Other Duties

- The Audit Committee may seek advice from independent external consultants in cases of necessity, the Company will cover any expenses.
- Review and revise the Audit Committee Charter and propose it to the Board of Directors for approval.
- Perform any other tasks assigned by the Board of Directors with the approval of the Audit Committee.

7.3.2 Nomination and Remuneration Committee

The resolution of the Board of Directors meeting No.2/2015, held on February 28, 2015, approved the appointing of the Nomination and Remuneration Committee and the scope of that committee's duties, authority and responsibilities. They are as follows:

As of December 31, 2022, the Nomination and Remuneration Committee was composed of 4 committee members. They are as follows:

Name	Position
1. Air Chief Marshal Bureerat Rattananavich	Chairman of the Nomination and Remuneration Committee
2. Mr. Sahas Treetipbut	Nomination and Remuneration Committee
3. Mr. Lucksananoi Punkrasamee	Nomination and Remuneration Committee
4. Mr. Peerapong Jaroon-ek	Nomination and Remuneration Committee

The Secretary of the Nomination and Remuneration Committee is Ms. Warisa Warakansai.

(1) Period of Holding the Position

The rotation of retirement regulations of the Board of Directors is applied to the board of the Nomination and Remuneration Committee. The Nomination and Remuneration Committee members who retire by rotation may be re-elected. In the case that a position on the Nomination and Remuneration Committee is vacant due to reasons other than retirement by rotation, a well-qualified person shall be appointed to fill the vacancy in order to have a sufficient number of Nomination and Remuneration Committee members as defined by the Board of Directors. An authorized person will resume the duties of the Nomination and Remuneration Committee member they replaced for the remainder of the previous Nomination and Remuneration Committee member's term.

(2) The Scope of authority, Duties and Responsibilities of the Nomination and Remuneration Committee

The resolution of the Board of Directors for the Public Company Meeting No.2/2015, held on February 28, 2015, approved the following scopes of authority, duties and responsibilities for the Nomination and Remuneration Committee.

1. Consider policies and regulations for recruiting nominees who have the appropriate qualifications to be directors and the Chief Executive Officer. Propose the qualified individuals for the approval of the Board of Directors and/or the Shareholders' Meeting to be the Company's directors and senior executives.

2. Review policies and regulations concerning remuneration and the benefits of directors and executive directors.
3. Give recommendations concerning appropriate remuneration for directors and executive directors to the Board of Directors' Meeting and/or the Shareholders' Meeting for approval. The Board of Directors is responsible for remuneration and the benefits of the senior executives. Remuneration and benefits of the Board of Directors will be proposed to the Shareholders' Meeting for approval.
4. Report the operations of the Nomination and Remuneration Committee to the Board of Directors. Prepare a report of the Nomination and Remuneration Committee for disclosure in the Company's Annual Report of which the chairman of the Nomination and Remuneration Committee will sign.
5. Prepare an assessment of the Nomination and Remuneration Committee's operations and report the annual assessment to the Board of Directors.
6. Perform the duties assigned by the Board of Directors.

7.3.3 Executive Director

As of December 31, 2022, the Company's Executive Committee was composed of 7 members. They are as follows:

Name	Position
1. Mr. Chatchai Payuhanaveechai ¹	Chairman of the Executive Committee
2. Mr. Peerapong Jaroon-ek	Executive Director
3. Mrs. Arada Jaroon-ek	Executive Director
4. Mr. Pitipong Trinurak	Executive Director
5. Mr. Kreingkrai Kreebongkan	Executive Director
6. Ms. Kanokpailin Wilaikaew ²	Executive Director

7. Mr. Somsakul Sangsuwan ³	Executive Director
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Remarks: ¹ He was appointed as executive director on May 13, 2021, in replacement of Mr. Niwat Lamunpandh.

² He was appointed as executive director on October 22, 2016 in replacement of Mr. Siripong Srisawangeong.

³ He was appointed as executive director on October 22, 2016 in replacement of Ms. Sirintra Jariyakul.

The Secretary of the Executive Committee is Ms. Warisa Warakansai.

(1) Period of Holding the Position

Executive committee members are not restricted by retirement. In the case that a position on the Executive Committee is vacant, the Board of Directors shall appoint a well-qualified person to be a member of the Executive Committee in order to have a sufficient number of members on the Executive Committee as defined by the Board of Directors.

(2) The Scope of authority and Responsibilities for the Executive Committee

The resolution of the Board of Directors for the Public Company Meeting No.1/2014, held on November 10, 2014, and the resolution of the Board of Directors for the Public Company Meeting No.6/2021, held on July 8, 2021, approved the following scope of duties, authority, and responsibilities of the Executive Committee.

1. The Executive Committee has the duty to manage the Company's operations in accordance with the Company's purpose. The operations must be in accordance with the policies and regulations that are relevant to the Company's operations or any order that the Board of Directors have defined. The Executive Committee is responsible for considering all agenda items that are proposed to the Board of Directors for consideration or approval.
2. The Executive Committee is responsible for making the vision statement, business strategies, the direction of business, business policies, targets, guidelines, operation plans, and budget for the Company and its subsidiaries in order to be proposed to the Board of Directors for approval.

3. The Executive Committee monitors and follows up on the business operations and management guidelines of the Company to be effectively aligned with the Board of Directors' instructions.

4. The Executive Committee has the authority to approve the Company's capital expenditures for investments or business operations in order to secure loans and have credibility with financial institutions in order to borrow money. This includes being a guarantor for the Company's ordinary business transactions. The budget framework must be in accordance with the approval of the Board of Directors.

Thus, the authority of the Executive Committee for the approval of transactions is described as follows:

- Spending from the investment budget or operating expenses shall not exceed 10% of the annual budget or not exceed 10,000,000 Baht (whichever one is less).
- Purchasing land for property development projects in accordance with the Board of Directors approved budget. It shall not exceed 400,000,000 Baht.
- Hiring contractors to develop real estate projects in accordance with the Board of Directors approved budget. It shall not exceed 400,000,000 Baht.
- Purchasing construction material and other materials for property development according to the Board of Directors approved budget. It shall not exceed 60,000,000 Baht.
- Hiring a construction consultant to oversee a project in accordance with the Board of Directors approved budget. It shall not exceed 20,000,000 Baht

5. The Executive Committee must report the results of the following operations to the Board of Directors.

- Prepare quarterly reports regarding the Company's performance within the timeframe specified by the Stock Exchange of Thailand.
- Prepare a report of the auditors concerning the financial statements which includes the annual budget and the quarterly financial status within the timeframe specified by the Stock Exchange of Thailand.
- Any other reports that the Executive Committee deems necessary.

6. The Executive Committee meeting considers any actions in accordance with the duties and responsibilities specified in the scope of duties and responsibilities of the Executive Committee. The

meeting must consist of no less than two thirds of all the executive directors. This will be considered a quorum in order to be able to perform any such actions.

7. In regards to casting votes, each Executive Committee member has 1 vote. In the case that there is an even number of votes cast, the Chairman of the Executive Committee shall cast another vote to reach a decision.

8. The resolution of any agenda items in the Executive Committee meeting must be approved and agreed upon (as the case may be) by more than half of all the votes from the Executive Committee members that attend the meeting.

9. Set up an appropriate Executive Committee meeting schedule when necessary. Any Executive Committee member can call for a special meeting outside the schedule. However, other Executive Committee members must be informed far enough in advance in order to be able to attend the required meeting.

10. The Executive Committee will appoint a person or a group of people to consider all the matters that must be proposed to the Board of Directors or carry out any duties that benefit the performance of the Board of Directors or act on behalf of the Board of Directors within the authority of that board member.

11. The Executive Committee has the authority to pass authority on and/or assign others to act on behalf of Executive Committee members within the limits of authority and laws and regulations defined by the Board of Directors. The authorized person must not approve any transactions related to themselves, the Executive Committee members, or anyone who has a conflict of interest according to the laws and regulations of the Stock Exchange of Thailand, stakeholders, or anyone who may be benefit or have a conflict of interest with the Company or its subsidiaries.

12. Executive Director is responsible for Anti-competitive agreement performance governance between the Company and Britania Company Limited ("BRI") ("Anti-competitive Agreement") in the following events:

- (A) The Company wishes to amend the Agreement or undertake a business that conflicts with the Agreement and the amendment is necessary, or

(B) BRI propose to amend the Agreement.

In the case that Executive Board consider that the agreement amendments pursuant to the aforementioned (A) or (B) will not lead to business competition between the Company and/or the companies in the Company Group (as defined in Anti-competitive Agreement) with BRI and/or BRI Company Group (as defined in Anti-competitive Agreement), the Executive Board may request an opinion from the Audit Committee, along with preparing the relevant details to propose to the Board of Directors for consideration.

However, if the Executive Board has considered that the agreement amendments pursuant to the aforementioned (A) or (B) may lead to business competition with BRI and/or BRI Company Group (as defined in Anti-competitive Agreement), the Executive Board shall not propose to request an opinion from the Audit Committee, and in the case as per (B), the Executive Board has the power to refuse the amendment proposal to BRI.

13. Perform the duties assigned by the Board of Directors.

7.3.4 Risk Management Committee

The resolution of the Board of Directors Meeting No.10/2015, held on November 10, 2015, approved the Risk Management Committee and the following scope of authority, duties and responsibilities.

As of December 31, 2022, the Risk Management Committee was composed of 5 directors. They are as follows:

Name	Position
1.Mr. Sahas Treetipbut	Chairman of the Risk Management Committee
2. Mr. Mayta Chanchamcharat	Risk Management Committee
3. Mrs. Arada Jaroon-ek	Risk Management Committee
4. Mr. Kriengkrai Kreebongkan	Risk Management Committee

5. Mr. Surin Sahachartphokanun	Risk Management Committee
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The secretary of the Risk Management Committee is Miss Peerapa Piamudomsuk.

(1) Period of Holding the Position

The Risk Management Committee members are able to hold a position on the committee for 3 years in accordance with the guidelines of the Board of Directors. Any Risk Management Committee member that retires from rotation can be re-elected.

(2) Scope of authority, Duties and Responsibilities of the Risk Management Committee

The resolution of the Board of Directors' Meeting for the public company No. 5/2016, held on May 14, 2016, approved the following scope of authority, duties, and responsibilities for the Risk Management Committee.

1. The Risk Management Committee has the duty and responsibility of preparing reports on the operations of the Risk Management Committee and performing any duties appointed by the board of the Risk Management Committee.
2. Establish policies, regulations, and processes that assess and manage any risk that may affect the Company.
3. Evaluate and analyze risk, prioritize risk, and set up guidelines and risk management strategies in order to balance risk at an appropriate level with an appropriate budget.
4. Follow up and assess the results of risk management. Prepare a report on risk assessment to the Executive Committee and the board of the Audit Committee which includes strategic risk, operational risk, financial risk, reputation risk, compliance risk, IT risk, and other risk such as risk pertaining to the law, anti-corruption and regulatory risk, etc.
5. Consider and review the effectiveness of the guidelines and risk management tools, the appropriateness of the types of risk factors, and the amount of risk in each area of the Company's business transactions.
6. The Risk Management Committee has authority to invite executives or related persons to attend meetings in order to clarify and provide additional information.

7.3.5 Good Corporate Governance Committee for Sustainability

The resolution of the Board of Directors meeting No.1/2014, held on January 28, 2021, approved the appointing of the Good Corporate Governance Committee and the scope of that committee's duties, authority and responsibilities. They are as follows:

As of December 31, 2022, the Good Corporate Governance Committee for Sustainability was composed of 3 committee members. They are as follows:

Name	Position
1. Mr. Chinapat Visuttiapat	Chairman of the Good Corporate Governance Committee
2. Mr. Lucksananoi Punkrasamee	the Good Corporate Governance Committee
3. Mrs. Arada Jaroon-ek	the Good Corporate Governance Committee

Miss Warisa Warakansai is the Corporate Governance Committee Secretary.

(1) Period of Holding the Position

The Good Corporate Governance Committee members are able to hold a position on the committee for 3 years in accordance with the guidelines of the Board of Directors. Any Good Corporate Governance Committee member that retires from rotation can be re-elected.

(2) The Scope of authority, Duties and Responsibilities of The Good Corporate Governance Committee

The resolution of the Board of Directors for the Public Company Meeting No.1/2021, held on January 28, 2021, approved the following scopes of authority, duties and responsibilities for The Good Corporate Governance Committee.

- 1) Prepare corporate governance policies, business ethics and Policies related to the performance of duties of the Company's directors Executives and employees in accordance with the law Regulations of government agencies and agencies Regulated such as the Stock Exchange of

Thailand ("SET"), the SEC Office including principles Good Corporate Governance and good governance to be presented to the Board of Directors' meeting for approval.

- 2) Suggest the policy or corporate governance practices and business code of conducts to Board of Directors and Management to adopt regulations for the organization as corporate guidelines that align with appropriate standards and guidelines.
- 3) Monitor the Board of Directors and Management's operations to be in accordance with the corporate governance policy and business code of conduct, as well as providing advice and reviewing those policies and practices annually to be suitable for business operations and in line with international practices in order to develop corporate governance of the Company.
- 4) Encourage the policy or practice communication for corporate governance, business code of conduct, and policy in the Company continually for Directors, executives, employees, and related parties to understand, see the importance, and strictly comply with such policies or practices.
- 5) Prepare guidelines for director development in various aspects, including the Board of Directors and sub-committees, such as Knowledge development that is useful for their duties, annual planning, and development in other aspects to Directors.
- 6) Monitor performance appraisal of the Board of Directors and sub-committees to be in place annually by considering using external consultants to help determine the guidelines and suggest the issues in the performance appraisal of the Directors as needed and appropriate.
- 7) Review and revise the Corporate Governance Committee Charter annually, and if there are any Corporate Governance Committee Charter revision, it shall be proposed to Board of Directors for approval.
- 8) Perform any other tasks assigned by the Board of Directors.

7.4 Executives

7.4.1 Executive Committee

As of December 31, 2022, the Executive Committee¹ was composed of 9 people. They are as follows:

Name	Position
1. Mr. Peerapong Jaroon-ek	Chief Executive Officer (CEO)
2. Mrs. Arada Jaroon-ek	President
3. Mr. Kreingkrai Kreebongkan ²	Chief Operating Officer and Chief Construction Management Officer
4. Mr. Pitipong Trinuruk	Chief Business Development Officer Co-Chief Executive Officer (CO-CEO)
5. Ms. Kanokpailin Wilaikaew	Chief Financial Officer
6. Mr. Somsakul Sangsuwan	Chief Product Officer
7. Mr. Kriengkrai Kreebongkan	Chief of Construction Management
8. Mr. Siripong Srisawangwong	Chief Marketing and Sales Officer
9. Ms. Jarunee Kunasit	Senior President Accounting

Remarks: ¹ According to the definition of 'Executive' as specified in the Notification of Securities and Exchange Commission KorJor. 17//2551 regarding the definition of the issuance and offerings of securities

² He was appointed on January 28, 2021 in replacement of Mr. Surin Sahachotephokanon

: Corporate Structure is in accordance with the resolution of the Board of Directors Meeting No. 9/2018 on August 10, 2018.

The resolution of the Board of Directors Meeting No. 5/2014, held on August 14, 2014, and meeting No. 7/2015, held on August 10, 2015, approved the following scopes of authority, duties, and responsibilities for the Chief Executive Officer. They are as follows:

1. Monitor and oversee the Company's business operations or the Company's daily tasks to ensure that they are in accordance with the Company's objectives, policies, or any orders required by the Board of Directors and the board of the Executive Committee.
2. Oversee and manage the Company and the daily operations for the benefit of the Company in accordance with the Company's objectives, regulations, operation policy plans, and the Company's budget that was approved by the Board of Directors and/or the board of the Executive Committee and/or shareholders.
3. Propose the vision, business strategies, the direction of the Company, business policies for the Company and its subsidiaries, and budget plans. This includes the Company's business structure to the board of the Executive Committee to consider and propose them to the Board of Directors and also attend the meeting concerning the consideration of matters with the board of the Executive Committee and/or the Board of Directors.
4. Oversee and perform duties in the organization according to the operation policy plans and approve the budget from the board of the Executive Committee and/or the Board of Directors. Monitor and assess operations regularly. Report the managing director's performance and the progress of the Company's operations to the board of the Executive Committee, the Board of Directors, and the board of the Audit Committee.
5. Propose important agenda items to the board of the Executive Committee and the Board of Directors or the Shareholders' Meeting in order to consider, approve, or agree upon appropriate matters.
6. Issue regulations or records for the Company's operations to be in accordance with the policies and benefits of the Company and preserve discipline within the Corporation.
7. Cooperate with the head of internal audit unit and the internal Audit Committee to operate the business and manage the Company's risk so that it is in accordance with the Company's objectives and regulations and also in accordance with good corporate governance principles.
8. Consider and approve the payment of operating expenses in the normal course of the Company's business. Each limit is in accordance with the approval authority table that was approved by the Board of Directors.

Thus, the authority of the Chief Executive Officer for the approval of important matters is described as follows:

- Spending from the investment budget, operation expenses shall not exceed 7% of the annual budget or not exceed 7,000,000 Baht (whichever one is less).
- Purchasing land for property development projects is to be in accordance with the Board of Directors' approved budget. It shall not exceed 200,000,000 Baht.
- Hiring contractors to develop real estate projects in accordance with the Board of Directors' approved budget. It shall not exceed 200,000,000 Baht.
- Purchasing construction material and other materials for property development according to the Board of Directors' approved budget. It shall not exceed 30,000,000 Baht.
- Hiring a construction consultant to oversee a project in accordance with the Board of Directors' approved budget. It shall not exceed 10,000,000 Baht.

9. Approve important investments specified in the annual expense budget approved by the Board of Directors.

10. Appoint operation teams that have good governance, are beneficial, effective, and transparent and have the authority to appoint a person or a group of people while acting under the control of the Chief Executive Officer and have the authority that the Chief Executive Officer deems appropriate for an appropriate period of time. The Chief Executive Officer may cancel, remove, or change the appointed person as required.

11. Perform the duties assigned by the Board of Directors, the board of the Executive Committee, and/or the Shareholders' Meeting.

Therefore, the authorized person must not propose any agenda items relevant to, or have any conflicts of interest with the Chief Executive Officer, themselves or with anyone according to the regulations of the Securities Exchange Commission or the Stock Exchange of Thailand or any other related sector identified. This includes any stakeholders who may have conflicts of interest with the Company and its subsidiaries, and/or related companies. The Chief Executive Officer is not authorized to approve such matters. However, such matters must be submitted as an agenda item for the Board of Directors and/or the Shareholders' Meeting to approve (depending on each case). Unless it was a transaction for general ordinary business operation purposes and in general business

conditions according to the regulations of the Office of Securities and Exchange Commission and the Stock Exchange of Thailand, or any other related sectors described.

7.4.2 Remuneration Policy for Executives and Directors

1) Monetary Remuneration

Remuneration for the Executive Committee and executives between 2019 and December 31, 2021 is described as follows:

(Unit: Baht)	2020		2021		2022	
	Number of People	Remuneration (Millions of Baht)	Number of People	Remuneration (Millions of Baht)	Number of People	Remuneration (Millions of Baht)
Remuneration (Salary and Bonus)	12	41.57	8	47.73	8	41.07

* Ms. Kanokpailin Wilaikaew and was appointed on July 23, 2016.

** This did not include Mr. Mayta Chanchamcharat and Mr. Niwat Lamunpundht because directors who also hold the position of executive director do not receive any kind of remuneration.

1.) Other Remuneration

In addition to paying monetary remuneration to directors and executives as mentioned above, the Company pays non-monetary remuneration with the following details:

1. The Company issued and offered warrants to purchase the Company's ordinary shares as follows:

- The resolution of the Annual General Meeting of Shareholders' Meeting for 2018, held on April 26, 2018, approved the issuance and offered warrants to purchase the Company's

ordinary shares (ORI-WC) in an amount of 8,000,000 units for the directors, executive directors, and employees of the Company and/or subsidiaries. Therefore, the warrants were exercised for the first time in September 2018 in an amount of 23, 000 units.

- The resolution of the Annual General Meeting of Shareholders' Meeting for 2019, held on April 25, 2019, approved the issuance and offered warrants to purchase the Company's ordinary shares (ORI-WD) in the amount of 8,000,000 units for the directors, executives, and employees of the Company and/or subsidiaries. Therefore, the warrants were exercised for the first time in September 2019.

2. Provident Fund

The Company established a provident fund in which employees voluntarily allocate money into the fund. The employees contribute 2 - 15% of their monthly salary and the Company pays a contribution at the rate of 2-7% of the salary in accordance with the age range of the executive and employee. The Company established a provident fund in accordance with the Provident Fund Act B.E. 2530 (including amendments) on July 1, 2013. A provident fund was established for the Company and all subsidiaries under the management of Kasikorn Asset Management: K Master Pooled Fund and TISCO Master Pooled Fund.

The contributions to the provident fund for the Company's management for 2020 - 2022 are as follows:

Remuneration	2020		2021		2022	
	Number of People	Remuneration (Millions of Baht)	Number of People	Remuneration (Millions of Baht)	Number of People	Remuneration (Millions of Baht)
Contributions to Provident Fund	8	1.55	8	1.90	8	2.06

3. Vehicles for Directors and Executives

The Company provided vehicles for the Company's directors and senior executives in order to facilitate convenience and safe traveling and reduce pollution in the environment. The Company chose to use hybrid vehicles.

4. Other Benefits for Employees

The Company provides various benefits to employees by focusing on their well-being, developing employees' quality of life, and encouraging employees to work happily, have peace of mind, and have stability in life such as health care. The Company provided health insurance benefits, life insurance, and dental benefits which included annual health check-ups in accordance with the age range of the employee. The Company also provides birthday gifts for employees, grants and gifts to employees who gave birth, grants and gifts for auspicious ceremonies, weddings, funerals for members of our employees' family, and recreational benefits to strengthen the relationships of employees within the organization. This includes annual travelling activities and quarterly parties.

7.5 Personnel Information

7.5.1 Personnel

As of December 31, 2019, December 31, 2020, and December 31, 2021, the Company and its subsidiaries had 1,345,165 and 2,069 employees respectively. This does not include directors, the Executive Committee, or executives. The Company still maintains a proportion of each department to suit the business operations which can be divided in accordance with the following departments:

Department (Unit: People)	December 31, 2020	December 31, 2021	December 31, 2022
Sales and Marketing	224	330	507
Project Development and Construction Management	218	330	436

Public Relations	148	203	404
Corporate Management	508	489	451
Accounting and Finance	85	135	138
Administration	162	172	133
Total	1,345	1,659	2,069

In the previous year, a total of 682 staff were employed according to the approved workforce. All of them were in the level of operations and mid-level management.

7.5.2 Remuneration for Employees (Not Including Executives)

The details regarding the remuneration of employees (not including executives) for 2020, 2021 and December 31, 2022 are that the total employee remuneration was 464.84million Baht. Employee remuneration consisted of salary, wages, bonuses, contributions to social security, and provident funds, etc. The details are as follows:

Remuneration	20120	2021	2022
Salary and Bonuses	585.74	634.27	451.86
Contributions to Provident Funds	20.93	14.90	7.76
Contributions to Social Security	6.75	7.46	5.20
Total	613.42	656.63	464.84

Remarks: * Employee remuneration (not including executives) includes the Company, subsidiaries and affiliates as disclosed in Section 1.3 - Shareholding Structure of the Corporation and not including executives and employees BRI and subsidiaries.

The Company sets employee remuneration in accordance with the current and future performance and goals of the Company in order to motivate all employees to be committed and join together to perform their duties in order to achieve the vision, mission strategy, and expectations of the shareholders. The Company sets fair employment conditions for its employees and allows employees to receive appropriate remuneration in accordance with their performance, position, and responsibilities.

In addition, the Company has a policy to consider increasing remuneration according to the criteria set by the Company with fairness, providing fair opportunities and remuneration for employees in accordance with the performance of the Company, whether short-term or long-term. In addition to the monthly salary, the Company sets clear goals with employees by using the Key Performance Indicator (KPI) to calculate the annual special remuneration (bonus). and/or monthly special compensation or quarterly,. The Company also provides other benefits and organized activities for employees such as a New Year celebration and has random draws to give special prizes to a large number of employees. The Company also has mid-year and end-of-the-year parties as a reward for employees and to create good relationships within the organization.

7.5.3 Provident Fund

The Company has set up a provident fund according to Provident Fund Act B.E 2530 (including additions) since July 1, 2013. The Company also set up a provident fund for the Company and all subsidiaries under the management of Kasikorn Asset Management with K Master Pooled Fund investment policy and TISCO Master Pooled Fund. The Company organized the disclosure of information and prepared a report regarding the compliance with the Investment Governance Code (I Code). The details are as follows:

Name of Company/ Subsidiary	Have PVD	Total Number of Employees	Number of Employees	Employee Participation with PVD (%)	Company's Contribution (Baht)
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			Participated with PVD		
Origin Property Public Company Limited	yes	46	32	69.56	2,379,307.00
Origin Condominium Company Limited & Corporation	yes	357	184	51.54	3,389,918.00
Park Luxury Company Limited & Corporation	yes	285	132	46.31	4,980,058.00
One Origin Company Limited & Corporation	yes	40	25	62.5	505,899.00
Britannia Company Limited & Corporation	yes	376	110	29.26	2,223,208.00
Primo Service Solution Company Limited & Corporation	yes	555	152	23.78	1,423,068.01
Total		1,561	661	230	11,243,404

The fund performed its duties and responsibilities and the Company realized that investments must also take into account the benefits to society, the environment and good governance [Environmental Social and Governance ("ESG")] and also adhere to the principles of good investment governance. The establishment of the investment governance policy comes together with policies regarding the environment, society, and governance in order to adapt the investment process beginning with analysis, securities selection, and building an investment portfolio.

7.5.4 Personnel Development Policies

The Company realized the value of its employees and believes that they are the key to successfully achieving the Company's goals. The Company emphasized skill development and employee attitudes to continually improve their abilities in order to create creative concepts and worthwhile innovation for the Company. This is one of the Company's key strategies.

Besides that, the Company continually promoted and organized seminars and training courses and organized activities to bring people closer together, enhance good relationships between management and employees in every position in order to improve the quality of work so that it reflects the Company's professional work. The Company also emphasized new opportunities for the new generation to step up in responsibilities, take part in the management process, and drive the Company to success by stressing the importance of working in small groups in order to decrease communication problems, help employees respond quickly to customers inside and outside the Corporation, and enable the Company to achieve its goals.

Summary of Personnel Development Information

Unit: Hours per person per year

Year	Number of Employees / person)	Total Training Hours (hour)	Number of Hours/Person
2016	396	5,203.5	13.1
2017	706	8,930.0	12.6
2018	949	12,480.0	13.2
2019	1,243	6,901.0	5.55
2020	1,345	772.0	1.74*
2021	1,659	99,150.0	59.76
2022	2,069	21,316.0	10.3

* Covid-19 Pandemic

7.5.5 Labor Disputes

All Over the past (2011-2022) the Company has completely complied with government labor laws and has not had any significant labor disputes. The Company has no knowledge of any labor disputes that may be happening or will happen in the future.

7.6 Important Personnel Information

7.6.1 The Company Secretary

The resolution of the Board of Directors at Meeting No. 2/2014, held on June 14, 2014, approved Ms. Warisa Warakansai to be the Company Secretary (the details of the Company Secretary are in attachment 1).

Scope of Authority, Duties and Responsibilities of the Company Secretary:

1. Organize the meeting of the Board of Directors in accordance with the Company's regulations.
2. Inform relevant executive directors about the resolutions and policies of the Board of Directors so that they acknowledge them and perform them accordingly.
3. Give initial advice and recommendations to the Board of Directors on issues regarding the law, regulations of the Company's Articles of Association and always practice good governance. Follow up on implementation and ensure that people are following through correctly and with continuity. This includes a report on significant changes to the Board of Directors.
4. Record the Board of Directors meeting and follow up on the implementation in accordance with the resolutions of the meeting of the Board of Directors.
5. Prepare and keep the following important documents:
 - 5.1 Registration of the Company's Directors
 - 5.2 Invitation letter to the Board of Directors meeting and minutes of the Board of Directors' meeting
 - 5.3 Invitation letter to shareholder meeting and minutes of shareholders' meeting
 - 5.4 Company's Annual Report
 - 5.5 Stakeholder's Report relating to the directors and executive directors

Supervise the activities of the Board of Directors and carry out other matters as provided by the law or assigned by the Board of Directors.

7.6.2 Head of Internal Audit Unit

Name - Surname: Ms. Peerapa Piemudomsuk *

Position: Internal Audit Manager

Education: Bachelor's Degree - Thaksin University, Faculty of Business Administration in Accounting
Bachelor's Degree - Thammasat University, Faculty of Law
*additional details are provided in Attachment 3

7.6.3 Investor Relations

Name - Surname: Ms. Kanokpailin Wilaikaew

Agency: Investor Relations

Address: 20th Floor, Bhiraj Tower at Bitec, 4345 Sukhumvit Road
Bangna, Bangna, Bangkok, 10260

Email: ir@origin.co.th

Website: www.orgin.co.th

Telephone: (662) 029 1936

Fax: (662) 398 9994

7.6.4 Auditor

The auditors of the Company and its subsidiaries are EY Office Company Limited. The total audit fee of the Corporation for the fiscal year that ended on December 31, 2016 and December 31, 2017 was 1.83 million Baht and 2.00 million Baht, respectively. This excluded other service fees (non-audit fees).

In 2018, the 2018 Annual General Meeting of Shareholders, held on April 26, 2018, approved the appointment of EY Office Company Limited as the company auditor and approved the audit fee for 2018 in the total amount of 2,300,000 Baht. This excluded other service fees (non-audit fees).

In 2019, the 2019 Annual General Meeting of Shareholders, held on April 25, 2019, approved the appointment of EY Office Company Limited as the company auditor and approved the audit fee for 2019 in the total amount of 2,050,000 Baht. This excluded other service fees (non-audit fees).

In 2020, the 2020 Annual General Meeting of Shareholders, held on August 27, 2020, approved the appointment of EY Office Company Limited as the company auditor and approved the audit fee for 2020 in the total amount of 2,050,000 Baht. This excluded other service fees (non-audit fees).

In 2021, the 2021 Annual General Meeting of Shareholders, held on April 29, 2021, approved the appointment of EY Office Company Limited as the company auditor and approved the audit fee for 2021 in the total amount of 2,050,000 Baht. This excluded other service fees (non-audit fees).

In 2022, the 2022 Annual General Meeting of Shareholders, held on April 29, 2022, approved the appointment of EY Office Company Limited as the company auditor and approved the audit fee for 2022 in the total amount of 2,050,000 Baht. This excluded other service fees (non-audit fees).

8. Significant Performance of Corporate Governance Report

8.1 Summary of the Board' Directors Performance in the Past Year

8.1.1 Nomination, Development and Evaluation of the Board of Directors' Performance

In 2021, each director -evaluated the performance of the Board of directors and subcommittees in accordance with the criteria in order to consider their performance over the past year. Additional information is in Part 2, Corporate Governance, Clause 6.1 Overview of the policies and Corporate Governance Principles.

1. Independent Directors

Qualifications of Independent Directors

The Board of Directors determined the qualifications of independent directors based on the related Notification of the Capital Market Supervisory Board as follows:

1. Must not hold more than 0.5% of the total voting shares of the Company, parent company, its subsidiaries, affiliated companies, major shareholders or controlling persons. This includes shares being held by people related to the director.
2. Must not be a director or used to be a director who was involved with administration, employees, staff, salaried advisors, or controlling persons of the Company, parent company, its subsidiaries, affiliated companies, same-level subsidiaries, major shareholders, or controlling persons, unless they are no longer entitled to the mentioned characteristics for at least 2 years prior to the appointment as director.
3. Must not have blood relations or relationships by legal registration under the status of father, mother, spouse, sibling or child. This includes the spouse of children of other directors, executives, major shareholders, controlling persons, or persons who are being nominated for appointment for director, executive, or controlling person in the Company or its subsidiaries.
4. Have never had or used to have a business relationship with the Company, parent company, its subsidiaries, affiliated companies, major shareholders or controlling persons that may hinder the exercise of their independent judgment. They are not or used to be a suspicious shareholder or a controlling person of the person who has business relationships with the Company, parent company, its

subsidiaries, affiliated companies, major shareholders or controlling persons, unless such characteristics have had a lapse of at least two years before being appointed as director.

The business relationship in the first sentence includes ordinary trading transactions for the purpose of business operations, rentals, renting or leasing real estate property, transactions related to assets or services, granting or receiving financial assistance by receiving or giving loans, guarantees, using assets as debt collateral as well as other similar acts that result in the Company or parties thereof being liable to pay the other party at an amount of 3% or more of the Company's net tangible assets or 20 million Baht or more, whichever is smaller. Therefore, the calculation of such liabilities shall be in accordance with the method of connected transaction calculations specified in the Capital Market Supervisory Board's notification regarding the regulation of connected transaction mutatis mutandis. However, when considering such liabilities, transactions with liabilities which occur during the one-year period prior to the date of business relationship with the same person are included.

5. Must not be or used to be auditor of the Company, parent company, its subsidiaries, affiliated companies, major shareholders, or controlling persons of the Company, and not be a suspicious shareholder, controlling person or partner of an audit firm which has auditors that work for the Company, parent company, its subsidiaries, affiliated companies except in the case that such characteristics have had a lapse of at least 2 years before being appointed as director.
6. Must not be or used to be a provider of any professional service including legal advisory services or financial advisory services with the service fee thereof exceeding 20 million Baht per year from the Company, parent company, its subsidiaries, affiliated companies, major shareholders, controlling persons of the Company and must not be a suspicious shareholder, controlling person or partner of the provider of such professional services except such characteristics have had a lapse of at least 2 years before being appointed as director.
7. Must not be appointed as a representative of a director, major shareholder or shareholder with a relationship to a major shareholder of the Company.
8. Must not undertake business of the same nature or in suspicious competition with the Company or its subsidiaries, nor be a suspicious partner of a partnership or director who participates with operations,

employees, staff members, salaried advisors, or hold more than 1% of the total voting shares of the other companies that undertake business of the same nature and have suspicious competition with the Company and its subsidiaries.

9. Must not have any characteristics that may hinder them from exercising independent judgment regarding the Company's business operations.
10. The term of office must not exceed 9 years.

In the past year, none of the independent directors had any business relationships or provided professional services beyond the criteria set by the Company.

Independence of the Chairman of the Board

The Company requires the Chairman of the Board to be an independent director. The Board of Directors' Meeting appointed Mr. Lucksananoi Punkrasamee, an Independent Director, as the Chairman of the Board. This was in line with the guidelines of the 2017 good corporate governance principles. The Chairman of the Board is independent and agrees to build the confidence for the shareholders that the Company will manage its operations with fairness and transparency.

2. Nomination of Directors and Chief Executives

The Nomination of Directors

In 2022, the Company nominated and appointed Mr. Chatchai Payuhanaveechai as a new director in replacement of Ms. Kanokpailin Wilaikaew.

At the Annual General Meeting of Shareholders for 2022, three directors who completed their terms were re-elected. They included Mr. Mr. Lucksananoi Punkrasamee as a Chairman of the Board and director of the Nomination and Remuneration Committee and director of Corporate Governance Committee, Mr. Sahas Treetipbut as a Chairman of the Audit Committee, director of Risk Management Committee and director of Nomination and Remuneration Committee and Air Chief Marshal Bureerat Ratanavanich as a Chairman of the Nomination and

Remuneration Committee. The nomination of directors is described in Part 2, Corporate Governance, Clause 6.1 Overview of Corporate Governance Policy and Clause 7.3.2 Nomination and Remuneration Committee.

The Nomination of Chief Executives

In 2022, the Company nominated and appointed Mr. Kriengkrai Kreebongkan as a new chief executive in replacement of Mr. Surin Sahachat Pochanan, who appointed in President of Britania Public Company Limited.

The nomination of the Company's chief executives must be reviewed by the Nomination and Remuneration Committee. The details of the nomination of chief executives is described in Part 2 of Corporate Governance, Section 6.1 Overview of Corporate Governance Policy Clause 7.3.2 Nomination and Remuneration Committee.

8.1.2 Meeting Attendance and Remuneration for Individual Directors

1. Meeting Attendance

The Board of Directors' Meetings

The attendance of the Board of Directors' meetings for 2019, 2020 and 2021 is summarized as follows:

List of Directors	2020	2021	2022	Remarks
	Number of Meetings Attended/ Total Number of Meetings (times)	Number of Meetings Attended/ Total Number of Meetings (times)	Number of Meetings Attended/ Total Number of Meetings (times)	
1. Mr. Lucksananoi Punkrasamee	8(8)	13(13)	9(9)	Appointed on February 6, 2014

2.	Mr. Niwat Lamunpandh	8(8)	13(13)	9(9)	Appointed on October 10, 2014
3.	Mr. Mayta Chanchamcharat	8(8)	13(13)	9(9)	Appointed on May 9, 2015
4.	Mr. Peerapong Jaroon-ek	8/(8)	13/(13)	9(9)	Appointed on December 16, 2009
5.	Mrs. Arada Jaroon-ek	8/(8)	13/(13)	9(9)	Appointed on December 16, 2009
6.	Mr. Chinapat Visuttipat	8/(8)	13/(13)	9(9)	Appointed on July 28, 2016 in replacement of Ms. Sirinthra Jariyakhun
7.	Mr. Sahas Treetiphbut	8/(8)	13/(13)	9(9)	Appointed on February 6, 2014
8.	Air Chief Marshal Bureerat Ratanavanich	8/(8)	13/(13)	9(9)	Took office on February 6, 2014
9.	Ms. Kanokpailin Wilaikaew	4/(4)	5/(5)	9(9)	Appointed on May 14, 2020 in replacement of Mrs. Kamonwan Wipulakorn

10.	Mr. Chatchai Payuhanaveecha i	-	9/(9)	9/(9)	Appointed on May 13, 2021 in replacement of Ms. Kanokpailin Wilaikaew
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Meetings of the Board of Directors and Subcommittees of the Company

Names	Board of Directors Meetings in 2022					
	Board of Directors (9) times	Audit Committee (5) times	Nomination and Remuneration Committee (2) times	Risk Management Committee (5) times	Executive Committee (0) times	Corporate Governance Committee (0) times
1. Mr. Lucksananoi Punkrasamee	9/(9)		2/(2)			
2. Mr. Sahas Treetipbuth	9/(9)	5/(5)	2/(2)	5/(5)		
3. Air Chief Marshal Bureerat Ratanavanich	9/(9)	5/(5)	2/(2)			
4. Mr. Niwat Lamunpand	9/(9)					
5. Mr. Mayta Chanchamcharat	9/(9)			5/(5)		
6. Mr. Chinapat Visuttiapat	9/(9)	4/(5)				
7. Mrs. Kamonwan Wipulakorn						
8. Mr. Peerapong Jaroon-ek	9/(9)		2/(2)			
9. Mrs. Arada Jaroon-ek	9/(9)			5/(5)		
10. Mr. Pitipong Trinurak						
11. Mr. Surin Sahachat Pochanan						
12. Mr. Somsakul Sangsuwan						

13. Ms. Kanokpailin Wilaikaew						
14. Mr. Kriengkrai Kreebongkan				5/(5)		
15. Mr. Chatchai Payuhanaveechai	9/(9)					

2. Remuneration of Individual Directors

The Company determined the remuneration through the consideration made by the Nomination and Remuneration Committee who adhered to the remuneration practice guidelines based on the size of the business and the responsibilities of the directors. Then, comparing them with other listed companies on the Stock Exchange of Thailand that have a similar size of market capitalization in order to be used as supporting information. Remuneration was determined in monetary form. This included meeting allowances, monthly remuneration, bonuses, etc. Other remuneration included ESOP. The director's remuneration was approved by the Shareholders' Meeting.

1) Monetary Remuneration

The Annual General Meeting of Shareholders for 2022, held on April 29, 2022, approved the remuneration of the Board of Directors and subcommittees. This became effective in April 2022. The remuneration of the directors and subcommittees for 2021 and 2022 are summarized as follows:

- Monthly Remuneration of the Board of Directors

Position	2021	2022
Chairman of the Board	30,000	30,000
Director	15,000	15,000

- Meeting allowances for different subcommittees

Committee	Chairman of the Board		Director	
	2021	2022	2021	2022
Board of Directors	40,000	40,000	25,000	25,000
Audit Committee	30,000	30,000	20,000	20,000
Nomination and Remuneration Committee	15,000	15,000	10,000	10,000
Risk Management Committee	15,000	15,000	10,000	10,000
Corporate Governance Committee	15,000	15,000	10,000	10,000
Executive Director	-	-	-	-

- Bonuses for Directors

The 2019 Annual General Meeting of Shareholders, held on April 25, 2019, approved a framework for the payment of annual bonuses to the Company's directors at a rate between 0.2% - 0.6% of the amount of the dividend payment announced by the Company each year. The above framework of payment was used to pay bonuses to the Company's directors each year beginning from 2019 onwards.

The Board of Directors, along with the approval of the Nomination and Remuneration Committee, approved bonuses for all directors for 2019, the total did not exceed 5,458,500 Baht or 0.45% of the Company's dividend payment in 2019. The total approved bonuses for all directors in 2020 did not exceed 5,409,000 Baht, which was 0.40% of the dividend payment in 2020. And approved bonuses for all directors for 2021, the total did not exceed 6,635,000 Baht or 0.50% of the Company's dividend payment in 2021. In 2022, the Board of Directors approved

the bonuses for all directors for the year 2022 in the total did not exceeding 8,835,000 baht or 0.50% of Company's dividend payment in 2022.

Position	2020	2021	2022
Chairman of the Board	1,135,890	1,194,300	1,590,300
Director	854,622	906,783.33	1,207,450

The summary of the directors' monetary remunerations for the years between 2021 and 2022 are as follows:

Remuneration of Directors	2020	2021	2022
	Monetary Remuneration (Baht)	Monetary Remuneration (Baht)	Monetary Remuneration (Baht)
1. Mr. Lucksananoi Punkrasamee	1,825,890	2,035,890	1,934,300.00
2. Mr. Niwat Lamunpandh	1,264,622	1,334,622	1,311,783.33
3. Mr. Mayta Chanchamcharat	1,274,622	1,394,622	1,386,783.33
4. Mr. Athipong Amatyakul ¹	-	-	-
5. Mr. Peerapong Jaroon-ek ²	-	-	-
6. Mrs. Arada Jaroon-ek ²	-	-	-
7. Mr. Chinapat Visuttiaphat ³	1,354,622	1,509,622	1,391,783.33
8. Mr. Sahas Treetipbut	1,484,622	1,664,622	1,531,783.33
9. Air Chief Marshal Bureerat Ratanavanich	1,369,622	1,569,622	1,441,783.33
10. Mr. Pasu Liptapanlop ⁴	-	-	-
11. Mrs. Kamonwan Wipulakorn ⁵	60,000	-	-
12. Ms. Kanokpailin Wilaikaew ⁶	-	-	-

13. Mr. Chatchai Payuhanaveechai ⁷	-	400,000	1,311,783.33
Total	8,634,000	9,909,000	10,309,999.98

Remarks:

- ¹ Appointed on July 28, 2016 in replacement of Mrs. Veena Aranyakasem.
- ² Executive directors do not receive meeting allowances for attending meetings.
- ³ Appointed on July 28, 2016 in replacement of Ms. Waroonrat Jujinda and resigned from the position on May 19, 2016
- ⁴ Appointed October 14, 2017 in replacement of Mr. Pitipong Trinurak.
- ⁵ Appointed on May 19, 2018 in replacement of Ms. Suchari Chansawang and resigned on May 14, 2020.
- ⁶ Appointed on May 14, 2020 in a replacement of Mrs. Kamonwan Wipulakorn as an executive director.
Executive directors do not receive meeting allowances for attending meetings resigned from the position on May 13, 2021.
- ⁷ Appointed October 13, 2021 in replacement of Ms. Kanokpailin Wilaikaew.

- 2) Other Remuneration

- The resolution of the Extraordinary General Meeting of Shareholders for 2017, held on April 4, 2017, approved the issuance and offered warrants to purchase the Company's ordinary shares in an amount of 13,500,000 units for the directors, executives, and employees of the Company and/or its subsidiaries. Directors shall receive warrants to purchase the Company's ordinary shares on April 4, 2017. The total numbers of issued warrants were 2,150,000 units.
- The resolution of the Extraordinary General Meeting of Shareholders for 2018, held on April 26, 2018 approved the issuance and offered warrants to purchase the Company's ordinary shares in the amount of 8,000,000 units for the directors, executives, and employees of the Company and/or its subsidiaries. Therefore, no directors will receive an allocation of warrants to purchase the Company's ordinary shares.

8.1.3 Supervision of Subsidiaries and Affiliates Operations

By resolution of the Board of Directors meeting No. 4/2557, held on July 29, 2014, the Company set a policy on supervision and management of its subsidiaries and affiliates, with an objective to establish measures and mechanisms, directly and indirectly, that allow the Company to supervise and manage its subsidiaries and affiliates. This includes the monitoring of its subsidiaries and affiliates to comply with the measures and mechanisms as units of the Company and in accordance with the Company's policies, as well as public company law, securities law, as well as related announcements, regulations and guidelines of the Capital Market Supervisory Board, Office of SEC and SET in order to safeguard interests of the Company's investments in its subsidiaries and affiliates.

In the case that a policy requires any transaction or action which is significant or affects the financial position and operating results of its subsidiaries and affiliates, the policy requires approval by the Board of Directors of the Company or resolution at the Shareholders' Meeting of the Company (depending on the case). Then the Board of Directors has the task of organizing a meeting of the Board of Directors of the Company and/or the Company's Shareholders' Meeting to consider such matters before its subsidiaries and/or affiliates will hold a meeting of their board of directors and/or shareholders for approval and/or before the transaction or action of the matter. In this regard, the Company shall disclose and comply with rules, conditions and procedures in regard to the matters being approved as required by the law on public companies, securities law, as well as the announcements, regulations and guidelines of the Capital Market Supervisory Board, the Office of SEC and SET *mutatis mutandis* (as far as it does not contradict or be inconsistent with) completely and accurately.

1. Any transactions or actions of its subsidiaries and/or affiliates in the following cases must be approved by the Board of Directors of the Company or the Company's Shareholders' Meeting (as applicable):

- (1) Subjects that must to be approved by the Board of Directors of the Company:

- (a) To appoint or nominate a director or executive in the subsidiaries and/or affiliates, at least in proportion to the shares held by the Company in its subsidiaries and/or affiliates. The directors and executives nominated or appointed by the Company shall have discretion to vote in the meeting of the board of directors of the subsidiaries and/or affiliates in

matters relating to general administration and normal business operations of the subsidiaries and/or affiliates, as viewed appropriate by the directors and executives of the subsidiaries and/or affiliates for the best benefit of the subsidiaries and/or affiliates, except in matters that the directors and management have a special interest in.

The nominated director or executive in the paragraph above must be a person in the list of directors and executives of the issuer of securities (White List) and have the qualifications, roles and responsibilities, and also have good character and not lack credibility as announced by the Securities and Exchange Commission with respect to Definition of Lack of Credibility of Directors and Executives of the Company.

- (b) To approve annual dividends and interim dividends (if any) of the subsidiaries.
- (c) To amend regulations of the subsidiaries, except for amendments in a significant matter as clause (2) (f).
- (d) To consider and approve the annual budget of the subsidiaries.

The items from (e) to (m) are the items considered significant and if there is any transaction, it will make a significant impact on the financial position and operating results of the subsidiaries. So, it must first be approved by the Company's Board of Directors. This shall be the case that the calculated size of the transactions the subsidiaries will enter into, compared to the size of the Company [by adopting the basis for calculation as stipulated in the Notification of the Capital Market Supervisory Board and the Stock Exchange of Thailand regarding the acquisition or disposition of assets and/or the connected transactions (as the case may be) to apply by analogy], then is in the criteria to be considered for approval by the Board of Directors. The cases are as follows:

- (e) In the case that the subsidiary agrees to enter into a transaction with a related party to the subsidiary or the transaction is related to the acquisition or the disposition of assets of the subsidiary.

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- (f) Transfer or relinquish benefits, as well as waiving a claim to those who cause damage to the subsidiary.
 - (g) Sale or transfer of all or major parts of the business of the subsidiary to another person.
 - (h) Purchase or acquisition of the business of other companies to the subsidiary.
 - (i) Enter into, amend or terminate contracts related to the lease of all or a significant part of the business of the subsidiary, a delegation to another person to manage the business of the subsidiary or merger of the subsidiary to someone else.
 - (j) Lease or lend out all or significant parts of the business or assets of the subsidiary.
 - (k) Borrow, lend, give credit, guarantee, make legal commitments to the subsidiary to get an increased financial burden, or provide financial support to other people in any other way than the usual business of the subsidiary.
 - (l) Liquidation of the subsidiary.
 - (m) Any other transaction than ordinary business transactions of the subsidiary that significantly affect the subsidiary.
- (2) Subjects to be approved by the General Meeting of Shareholders of the Company:
- (a) In the case that the subsidiary agrees to enter into a transaction with a related party of the subsidiary or transaction related to the acquisition or disposition of assets of the subsidiary. This shall be the case that the calculated size of the transaction the subsidiary will enter into, compared to size of the Company (by adopting the basis for calculation as stipulated in the related notification of the Capital Market Supervisory Board and the Stock Exchange of Thailand to apply by analogy), is in the criteria to be considered for approval by the Shareholders' Meeting of the Company.
 - (b) Capital increase by issuing new shares of the subsidiary, and allocation of shares, and share capital reduction, which is not in proportion to the original shares of the shareholders, that will result in proportion of voting right of the Company, directly and/or indirectly, at the Shareholders' Meeting of the subsidiary, reduced more than ten percent

- (10) of the total number of votes at the Shareholders' Meeting of such a subsidiary, or result in the proportion of voting right of the Company, directly and/or indirectly, at the Shareholders' Meeting of the subsidiary, reduced less than fifty percent (50) of total votes at the Shareholders' Meeting of such subsidiary.
- (c) Any other action resulting in proportion of voting rights of the Company, directly and/or indirectly, in the Shareholders' Meeting of the subsidiaries in any classes, reduced more than ten percent (10) of the total votes at the Shareholders' Meeting of the subsidiary, or resulting in the proportion of voting rights of the Company, directly and/or indirectly, in the Shareholders' Meeting of the subsidiary, in any classes, reduced less than fifty percent (50) of total votes at meetings of shareholders of the subsidiary in any transaction other than usual business of the subsidiary.
- (d) Liquidation of the subsidiary: This must be the case that the calculated size of business of the subsidiary to be liquidated, compared to the size of the Company (by adopting the basis for calculation as stipulated in the Notification of the Capital Market Supervisory Board and the Stock Exchange of Thailand regarding the Acquisition or Disposition of Assets to apply by analogy), then is in the criteria to be considered for approval by the Shareholders' Meeting of the Company.
- (e) Any transactions other than ordinary business of the subsidiary and transactions that affect the subsidiary significantly. This shall be the case that the calculated size of the transaction, compared to size of the Company (by adopting the basis for calculation as stipulated in the Notification of the Capital Market Supervisory Board and the Stock Exchange of Thailand regarding the Acquisition or Disposition of Assets to apply by analogy), then is in the criteria to be considered for approval by the Shareholders' Meeting of the Company.
- (f) Amend the regulations of the subsidiary on topics that could significantly affect the financial position and the results of operations of the subsidiary. This includes, but is not limited to the amendment of regulations of the subsidiary that affects Company's voting

rights at the meeting of the board of directors of the subsidiary and/or the Shareholders' Meeting of the subsidiary, or the payment of dividends of the subsidiary and so on.

2. The Board of Directors shall ensure that the subsidiaries have an internal control system, a risk management system and an anti-corruption system. This includes measures to monitor the performance of subsidiaries and affiliates that are appropriate, effective and strong enough to ensure that operations of its subsidiaries and affiliates comply with other policies of the Company and this policy, including legislation and notification on good governance of listed companies, including relevant regulations and guidelines of the Capital Market Supervisory Board, Office of SEC and SET truly, and follow up the subsidiaries and/or affiliates to disclose the connected transactions and/or the acquisition or disposition of assets, and/or any other transactions that are significant to the Company, and various operations to conform to the rules of governance and management of the subsidiaries and as defined in the policies and regulations of the Company completely and accurately.

8.1.4 Monitoring the Compliance of the Corporate Governance Policy and Guidelines

1. The Prevention of Conflicts of Interest

The Company set a policy to prevent conflicts of interest based on the good corporate governance principles regarding any decision to enter into transactions. Company transactions must be entered for the best interest of the Company and its shareholders. Any action that may cause a conflict of interest should be avoided.

And in 2021, Britannia Public Company Limited ("BRI") and Primo Service Solutions Public Company Limited ("PRI"), a subsidiary of the Company issuance on offering of newly-issued ordinary shares in the initial public offering (IPO) and the listing of BRI on the Stock Exchange of Thailand The initial public offering (IPO).

Furthermore, in order to comply with relevant regulations of the Securities and Exchange Commission Office (the "SEC Office"), the Company and subsidiary signed non-compete agreement, to set out clear business boundaries between the Company and subsidiary, and to prevent business operations that may result in a conflict of interest in the future. The Company has clearly defined the process of consideration in the Company's approval authority table, including the revision the Charter of the Executive Board, Audit Committee and the Board of Directors to comply with Non-Compete Agreement.

Additional information is in Part 2, Corporate Governance Section 7, Corporate Governance Structure and Information of the Board of Directors, Subcommittees, Executives, and Other Employees.

2. Insider Trading for Personal Gain

The Company has a policy and methods to monitor and supervise directors and executives regarding the use of the Company's internal information that has not been publicly disclosed for personal gain as follows:

- 1) The Company will educate directors and executives of the Company and subsidiaries regarding their duty to report the Company's securities holding of themselves, their spouses, and underaged children to the SEC in accordance with Section 59 and the penalties under Section 275 of the Securities and Exchange Act B.E. 2535 (including additional amendments). This includes the report of the acquisition or disposal of the Company's securities by themselves, their spouses and underaged children to the SEC Office in accordance with Section 246 and the penalties under Section 298 of the Securities and Exchange Act B.E. 2535 (including additional amendments).
- 2) The Company's directors and executives, including spouses and underaged children are required to prepare and disclose a report on securities holding and the change in securities holding of the Company to the SEC in accordance with Section 59 and the penalties under Section 275 of the Securities and Exchange Act B.E. 2535 (including additional amendments). The report must be delivered to the Company Secretary before submitting them to the SEC every time. Therefore, a security holding report must be prepared and submitted within 30 days from the date of being appointed as a director or executive. The report of changes in securities holding must be prepared and submitted within 3 business days from the date of purchase, sale, transfer, or acceptance of transfer of such securities via the SEC system (<https://market.sec.or.th/public/isc/th/r59>)
- 3) Directors, executives, and employees of the Company and subsidiaries who have received significant inside information which affects the price of the Company's securities must be cautious in trading the Company's securities during the 1 month period before the financial statements or inside information are disclosed to the public and during the 24 hours after the Company's inside information has been disclosed to the public. Any personnel related to inside information must not disclose such information to others until such information has

been notified to the Stock Exchange of Thailand. In regards to the penalty measure of the violation of information disclosure, the Company and its subsidiaries consider it a disciplinary offense according to the regulations of the Company and subsidiaries. Appropriate punishment will be considered depending on the case. This includes verbal admonitions, a written warning, and probation, as well as termination of employment on the grounds of dismissal or discharge, as the case may be.

4) Directors, executives, and employees of the Company and subsidiaries are prohibited from using inside information of the Company and subsidiaries that have not been disclosed to the public that may have an impact on changes in the price of the Company's securities, whether acknowledging them because of the position. Directors, executives, and employees must not buy or sell or offer to buy or offer to sell, or persuade others to buy or sell or offer to buy or offer shares or other securities (if any) of the Company, either directly or indirectly, in a manner that is likely to cause damage to the Company, either directly or indirectly, and whether such actions will be done for personal gain or benefit others, or to reveal such facts to allow others to do so whether any benefits are received or not.

5) Directors, executives and employees of the Company and subsidiaries, or former directors, executives and employees who have resigned are prohibited from disclosing inside or confidential information of the Company and subsidiaries, as well as any confidential information of the trade partners of the Company and the subsidiaries that was acknowledged by their duties to third parties for acknowledgment. Even when the disclosure of such information will not cause any damage to the Company, subsidiaries or the trade partners of the Company and subsidiaries.

6) Directors, executives and employees of the Company and subsidiaries or former directors, executives and employees are responsible for keeping the confidential and/or inside information of the Company and subsidiaries. This includes the responsibility to use the inside information of the Company and subsidiaries for the benefit of the business operations of the Company and subsidiaries only. Therefore, directors, executives and employees of the Company and subsidiaries must not use confidential and/or inside information of the Company and subsidiaries for the benefit of other companies in which they are shareholders, directors, executives, employees, or staff.

(Details are disclosed in Part 2, Corporate Governance, Clause 6.1 Overview of Corporate Governance Policy: <https://investor.origin.co.th/th/corporate/corporate-governance/companys-policies>)

3. Anti-Corruption

The Company and its subsidiaries have a policy to conduct business by giving importance to anti-corruption, adhering to morality and ethics, operating the business with transparency and being responsible to all stakeholders. The Company established Business Ethics and a Code of Conduct practice guidelines for the Board of Directors, the Management team and employees as part of “Corporate Governance” of the Company.

Therefore, in order to show the commitment to fight against corruption in all forms, the Company expressed its intention to become a member of Thailand's Private Sector Collective Action Coalition Against Corruption. The Board of Directors deemed it appropriate to determine the anti-corruption policy in writing to be a stringent practice guideline for directors, executives, and employees of the Company. The Company has approved the mentioned project in 2020 and in 2022, the Company submitted new 71 items of assessment to renew the certification of mentioned project.

The Company's anti-corruption policy has important practice guidelines which includes not acting or supporting corruption in any case, strictly complying with anti-corruption measures, providing internal audits to ensure that the internal control system helps the Company achieve the set targets, monitoring the operations of all departments to be compliance with the rules and regulations, and helping find weaknesses, as well as providing suggestions to develop the operating system to be efficient and effective in accordance with the good corporate governance guidelines and cooperating with the government in complying with the rules, regulations and related legal requirements.

In addition, the Company communicated the anti-corruption policy/measures to employees and related persons for acknowledgement in order to be used as practice guidelines. The Company also improved different relevant processes to raise the standard of practices by organizing the CAC “Friends Get Friends” project to share knowledge and understanding on the anti-corruption measures for the Company's trade partners.

4. Whistleblowing

The Company established a whistleblower protection policy to protect and provide fairness to employees who blow the whistle or report fraud or non-compliance with the law, rules, regulations, Article of Association, and

Code of Business Conduct of the Company and its subsidiaries (Whistleblower Policy) by defining whistleblowing methods and general communication channels.

Whistleblowing or Reporting Complaints

The Company has measures that enable all stakeholders to report complaints to the Company through various channels in order to enhance the efficiency of care for all stakeholders.

Customers, trade partners and the general public can report complaints or comments to the Company in accordance with the regulations through the process of filing complaints B.E. 2552 through various channels:

Mail to: The Audit Committee or the Chief Operating Officer

Origin Property Public Company Limited

20th Floor Bhiraaj Tower BITEC

4345 Sukhumvit Rd. Bangna sub-district

Bangna district, Bangkok 10260

E-mail to: Chief Operating Officer

Whistleblower@origin.co.th

Website: <http://www.origin.co.th> > whistleblower

The employees can report a direct complaint or give suggestions to the Board of Directors and executives through email on the Company's system or with the Company's communication box in order to report directly to senior executives

Direct Contact to the Board of Directors

The stakeholders who wish to contact the Company's Board of Directors directly (not through the Management of the Company), can report a complaint through email at: whistleblower@origin.co.th. In this, the Company defined policies or guidelines to protect whistleblowers as well as the whistleblowing data protection confidentiality policy.

The Company will review the complaint and go through a fact finding procedure in order to find further solutions.

Communication Channels

The Board of Directors assigned the Management Team to monitor the communication and information disclosure to be accurate, complete and timely for investors, the media and other stakeholders, using various types of media such as publications, newspapers, radio, television, conferences and press releases. This includes using the website and emails which are able to receive and send information accurately and quickly, including investor relations who are responsible for such matters as well.

In the past year, there was no whistleblowing or complaint related to corruption or violation of the Company's corporate governance policy.

(Details are disclosed in <https://investor.origin.co.th/storage/download/company-policies/company-document/ori-policies-whistle-blowing-th-02.pdf>)

8.2 Summary of the Audit Committee's Performance in the Past Year

8.2.1 Performance of the Audit Committee Report

8.2.2 Assessment Results of the Audit Committee

(Details are disclosed in Attachment 6: Audit Committee Report)

8.3 Summary of the Performance of Other Subcommittees

8.3.1 Number of Meetings and Attendance

(Details are disclosed in Part 2, Clause 8.1.2: Meeting Attendance and Remuneration for Individual Directors)

8.3.2 Performance of the Subcommittees

(Details are disclosed in Attachment 6: Audit Committee Report)

9. Internal Control and Connected Transactions

9.1 Internal Control

The Board of Directors recognizes the importance of an effective internal control system. Therefore, an appropriate and adequate internal control and risk management system were established to ensure that operations are conducted in accordance with the goals, objectives, laws, and other relevant regulations which are able to protect assets from fraud and damage. The Company's accounting and financial reports are reliable and accurate with complete information disclosed in a timely manner.

9.1.1 The Board of Directors' Opinion on the Company's Internal Control System

In 2022, the company arranged for an assessment of the adequacy of its internal control system. The board of directors evaluated the adequacy of the company's internal control system and approved the assessment of the adequacy of the internal control system at the 1/2023 meeting of the board of directors, held on February 28, 2023. The board of directors consisted of three audit committee members who questioned information from management, relevant departments, and the company's internal auditors, as well as reviewed the results of the assessment of the internal control system conducted by KPMG Phoomchai Business Advisory Co., Ltd. ("KPMG"), an independent internal audit service provider.

The Company's evaluation report on the 5 components of the internal control system, in accordance with the concept of The Committee of Sponsoring Organizations of the Treadway Commission ("COSO"), includes the following aspects:

1. Control Environment
2. Risk Assessment
3. Control Activities
4. Information and Communication
5. Monitoring Activities

The Audit Committee and the Board of Directors are of the opinion that the Company has a sufficient and effective internal control system. The Company provided sufficient personnel to operate the system efficiently as well as having an internal control system to monitor and control the operations to protect the Company's assets from improper use or any unauthorized acts by the directors or executives. This includes sufficient transactions with potentially conflicted parties and related parties (details are disclosed in the Internal Control System Sufficiency Evaluation Form, **Attachment 7 - The Internal Control Sufficiency Evaluation Form**). This can be summarized as follows:

1) Control Environment

The control environment is a fundamental element of the Company's internal control system. Therefore, the Company organized a good control environment as follows:

- The Company appointed subcommittees to be responsible for supervising aspects of good corporate governance, namely, the Audit Committee, the Risk Management Committee, the Nomination and Remuneration Committee, and the Corporate Governance for Sustainable Development Committee. Every committee consists of qualified directors in accordance with the regulations of the Stock Exchange of Thailand and the Securities and Exchange Commission. They also have a variety of expertise and experiences, and understand the Company's business, such as real estate business development, finance and accounting, laws and regulations, etc. They do not have any conflicts of interest with the Company.
- The Company established a charter of the Board of Directors and subcommittees that covers the objectives, components, qualifications, authority, and responsibilities in writing. The charter must be reviewed at least once a year to ensure that the mission of the subcommittees is appropriate and consistent with the Company's structure and business operations or the changing regulations of the public sector/regulatory agency.
- The Company adopted the best practices and the good corporate governance guidelines of the Stock Exchange of Thailand, the Securities and Exchange Commission, and the Thai Institute of Directors Association (IOD) etc. to develop and improve the structure of the committee to be in accordance with good corporate governance guidelines. The organizational structure, duties, and responsibilities were established. This included establishing policies, operating procedures, and an authorization framework manual that was clearly written so that the Management team could perform duties efficiently without having any conflicts of interest under the supervision of the Board of Directors.
- The Company adheres to ethical business practices, taking into account the fairness of trade partners and related parties, by developing a corporate governance handbook, a code of business conduct handbook, policies, and a framework for good corporate governance. These were written to cover the organization's performance and are shared with the Company's directors and employees for implementation. They were publicly disclosed on the Company's website, at

www.origin.co.th. This included corporate governance policy, anti-corruption policy, enterprise risk management policy, whistleblowing policy, information and communication policy, etc. The policies and the Code of Conduct are to be reviewed annually to ensure that they are consistent with the Company's operations and current situation. Additionally, executives and employees at all levels are monitored to ensure compliance with the Company's policies and Code of Conduct. Directors and senior executives set a good example as role models.

- The Company requires the Board of Directors, subcommittees, and senior executives to conduct an annual self-assessment as specified in the charter. The evaluations are classified into two categories: individual assessments and assessment of the entire committee.
- The audit committee is responsible for overseeing the development and implementation of the company's internal control system to be efficient and appropriate. The audit committee members have knowledge, skills, and experience from a variety of useful professions for the company's business operations. They are independent of the management and can perform their duties efficiently without violating the regulations of the Public Limited Companies Act of B.E. 2535, the regulations of the Stock Exchange of Thailand, the Securities and Exchange Commission, or other relevant laws. To ensure good governance, the board of directors has established several subcommittees, including the nominating and remuneration committee, the audit committee, the risk management committee, and other subcommittees, to oversee important activities, and each subcommittee has performed its duties in accordance with the regulations of the board of directors and has reported its progress to the board of directors.
- The Company set up an organizational structure for the Internal Audit Unit to report directly to the Audit Committee. The Internal Unit is responsible for monitoring and evaluating the performance of various departments to see whether they comply with the regulations and practices set by the Company or not. This included monitoring the progress of lawsuits, complaints, and whistleblowing reports. The audit results must be reported directly to the Audit Committee on a quarterly basis.
- The Company focused on motivating, retaining knowledgeable and capable personnel, and supporting and developing the potential of personnel in order to equip them for higher positions. In addition, there was a recruitment process to prepare key successors to replace any vacant positions in a timely manner.

2) Risk Assessment

- The Board of Directors established a Risk Management Committee to systematically supervise and develop enterprise risk management. The Risk Management Committee has a duty to support and encourage all departments to participate in risk assessments by considering both external and internal factors in order to assess the likelihood and impact of risk. This includes managing risk to be at an acceptable level.
- The Company established a policy and framework for a risk management handbook which specifies the roles and responsibilities of the Board of Directors and executives regarding risk management, guidelines and criteria for risk assessment, risk classification, risk prioritization, and risk management measures.
- The Company gave importance to the integration of risk management processes and operational processes. Therefore, roles and responsibilities in risk management and risk owners were assigned. Acceptable risk levels and risk indicators are also identified for use in monitoring risk management results. These are then reported to the Management, and proposed to the risk management committee and the Board of Directors in accordance with the risk management framework set by the Company at least once every quarter when a critical situation may affect the Company or its operations. This is to ensure that the Company is ready and be able to appropriately and promptly respond to various events that may occur.
- The Company set an annual work plan with clear goals that are measurable under the defined vision along with risk management. The Company identified/reviewed and analyzed risk by considering internal and external factors that cause business operation risk. This covered strategic risk, operational risk, financial risk, regulatory risk, information technology risk, and corruption risk. The risk management results must be assessed, monitored, and reported to the Risk Management Committee/Audit Committee/Board of Directors at least once every quarter.
- The Company established monitoring process and performance assessment in accordance with risk management plan on a regular basis by having the Management as risk owners report the results of risk assessment and risk management at the meetings of the executives, risk

management working group, risk management committee, and the Board of Directors for consideration.

3) Control Activities

- The Company established policies and procedures to be suitable for each work system which covered the main activities of the Company. The performance results need to be reported to the Management team on a regular basis in order to be used as information to make decisions and solve problems in the business operations appropriately. The management structure was defined in order to divide the duties and responsibilities of each department and to keep one another accountable. There is a scope of authority and duties, credit limits, and an operational authority at each level in writing. Executives and employees at all levels were notified for acknowledgment. This was also disseminated on the Company's internal website so that all related parties were informed and were able to use the information in the operations.
- The Company established policy and criteria for the Company's connected transactions with related persons or persons who may have conflicts of interest in accordance with the regulations of the Stock Exchange of Thailand and the Securities and Exchange Commission. This included the review of connected transactions to ensure that the duties were performed correctly and in accordance with the specified criteria.
- The Company participated in the Thai Private Sector Collective Action Coalition Against Corruption (CAC) Project of the Thai Institute of Directors Association (IOD) and was a certified member in 2020. The Company prepared and communicated anti-corruption policy/measures to employees and related persons to acknowledge and used it as practice guidelines to assess the corruption risk as well as improve related processes in order to raise the level of operational standards. In addition, the Company organized the CAC Friend get Friends Project to publish/share knowledge and understanding on corruption measures for the Company's trade partners.
- The Company will conduct investigations when the Company is notified by the auditor of any suspicious behaviors by directors, managers, or the people responsible for the Company's operations when they have committed an offense as defined by Securities Act (No. 4) B.E. 2551. The preliminary results must

be reported to the Office of the Securities and Exchange Commission and the auditor within 30 days of the date of being notified by the auditor. In the past year, the Company did not have any such cases.

4) Information & Communication

- The Company required continuous development and improvement of information systems to cover all work processes and support the Company's business operations. The Company also provided a fast and quality internal communication system for all employees and related parties to acknowledge the objectives, responsibilities, risk, and internal control in order to create knowledge and understanding, and properly apply it. The Company emphasized that the management team and employees at all levels must be careful in using information as defined in the Company's Code of Conduct and information security policy that everyone must strictly follow. In addition, the Company reviewed and improved the information technology system as well as various work systems and set measures in the event of an emergency where employees were unable to work at the office (Business Continuity and Recovery Plan).
- The Company has a process to communicate policies, announcements, and information within the organization through various channels. This includes email, digital media, LED screens, activity pictures, employee benefits, the My Origin System, the Line Group, as well as social media channels such as the Company's Facebook page so that all employees can access information easily, thoroughly, and quickly.
- The Company provided a whistleblowing channel for the general public. Employees of the Company can blow the whistle or report complaints about legal offenses or immoral actions including fraud or internal corruption via the Company's website or by mail. The message will be sent directly to the Chairman of the Audit Committee.
- The Company stored the standard operating procedures (SOP), work instructions (WI), and internal forms for the My Origin system. Information will be separated so that each department and all relevant employees can access it. The Company's technology department reviewed and determined the right to access the Company's information systems or cancel/suspend system access after an employee has submitted their resignation.

- The Company facilitates third parties to communicate any potential impact on the organization or give recommendations regarding products and services that lead to the development of new innovations. This could be reported through the Call Center at 020-300-000. They will coordinate with the responsible person to resolve the problem. In addition, the Company provided a special whistleblowing channel for stakeholders to report fraud or corruption through the website (www.origin.co.th) or send letters to the Audit Committee or Chief Operating Officer at Origin Property Public Company Limited, 20th Floor, Bhiraaj Tower at Bitec, 4345 Sukhumvit Road, Bangna Sub-district, Bangna District, Bangkok 10260.

5) Monitoring Activities

- In 2021, The Board of Directors held 13 Meetings. An Executive Meeting was held on a weekly basis to consider and follow up on the performance to achieve the set goals. In addition, the Company arranged for the Board of Directors, committees, and subcommittees to perform a self-assessment using the Stock Exchange of Thailand's assessment form. The evaluation results were used to better improve/enhance the performance of all committees.
- The Company established a process to monitor compliance with Code of Business Conduct and prohibited executives and employees from acting in a manner that may cause conflicts of interest. Each department was required to monitor such actions and report them to the supervisor. The internal audit unit reports directly to the Audit Committee. The performance of the internal audit unit was independent of the Management Team and was responsible for inspecting and monitoring the performance of various departments in accordance with the good corporate governance principles, the Code of Conduct, and regulations/guidelines set by the Company. The supervisors of each department must supervise and control subordinates to perform their duties in accordance with the requirements. The internal audit unit performed the duties of reviewing/auditing the performance of departments in order to assess the internal control system to ensure that the established internal control system is adequate and appropriate. Then, report the audit results, provide suggestions, and take corrective actions as well as setting the duration to complete the process in order to monitor the progress of the Management's corrections/improvements. These reports are summarized by the Internal Audit Unit and proposed to the Audit Committee and the Board of Directors on a quarterly basis.

- The Audit Committee has the authority to appoint, remove and transfer the head of internal audit. This includes considering the approval of the internal audit program, as well as supervising, giving advice, and supporting the effectiveness of the internal audit. The Audit Committee independently performs its duties and has sufficient, necessary resources. In addition, the Audit Committee is able to hire specialists in finance and accounting in order to give opinions to consider or assist the audit as the Audit Committee deems necessary. The Company is responsible for the expenses incurred.

Furthermore, to perform the internal audit effectively, while covering important business practices, the Audit Committee approved the use of an internal audit outsource by hiring KPMG Phoomchai Business Advisory Company Limited in 2021. The Audit Committee considered KPMG Phoomchai Business Advisory Company Limited to be an internal audit expert who is able to work independently and is experienced in internal audit for those in the same nature of business/industry as the Company. The internal audit reviews the sufficiency of the internal control system and checks the Company's critical operating processes as follows: procurement and payment process, construction project management, after-sales service, contract management, hotel management, and sales and marketing management, and receiving cash. This was done to evaluate and give recommendations on the sufficiency and efficiency of the internal control system.

- The Audit Committee considered, selected and nominated the appointment and remuneration of an outsourced auditor and proposed them to the Board of Directors to consider the independence of the auditor (especially in regards to the relationship between the Company/subsidiary and the audit firm and also other services in addition to auditing), professional skills, and an understanding and experience of the Company's business in order to give practical and beneficial advice.

The Audit Committee Meeting No. 1/2022, held on February 28, 2023, selected auditors and considered the audit fees for 2022. The Audit Committee was of the opinion to select Mr. Termphong Opanaphan, MsSirinat Jirachai khuenkhun and Ms.Kosum Chaem from EY Office Company Limited with an audit fee of 2.05 million Baht. This was equal to the audit fee in 2020 – 2021. EY Office Company Limited is a leading audit firm that is trustworthy, has standardized operations, is independent, has no relationship with the Company and its subsidiaries, and/or has no conflicts of interest. The audit firm also has a good understanding of the business. This includes giving useful advice to the Company. As a result, the Audit

Committee proposed EY Office Company Limited to the Board of Directors and the Shareholders' Meeting approved the appointment of EY Office Company Limited as the Company's auditor for 2022.

Summary of the Opinions of the Board of Directors on the Internal Control System

The Board of Directors approved the assessment of the internal control system in 5 main components. They are control environment, risk assessment, control activities, information and communication, and monitoring activities of the Company and its subsidiaries by using the Internal Control Sufficiency Evaluation Form of the Office of the Securities and Exchange Commission (SEC). The Board of Directors deemed it appropriate that the internal control system of the Company and its subsidiaries was sufficient and appropriate. The Board of Directors also required the internal control system to protect the assets of the Company and its subsidiaries from directors or executives misusing the assets without being authorized. This included entering into transactions with persons who may have conflicts of interest and related parties. In regards to other aspects of the internal control system, the Board of Directors is of the opinion that the overall assessment results of the internal control system for the 5 general components show that the Company has sufficient internal control and most of the operations are in accordance with the good internal control system. However, there are certain areas that need to be improved in order to be more effective. The Committee made recommendations and had discussions with the Management Team to seek further improvements. The Board of Directors arranged for follow-up on the actions to be in line with the prescribed guidelines.

In addition, the Company's auditor, EY Office Company Limited, audited the quarterly and annual financial statements for 2022 and did not make any comments on the audit report stating that the Company and its subsidiaries had any defects in the internal control system. This was consistent with the opinion of the Board of Directors.

9.1.2 Auditor's Opinion on the Company's Internal Control

EY Office Company Limited ("EY"), the Company's auditor, audited the Company's financial statements for the fiscal year ended December 31, 2022. The auditor conducted an audit in accordance with the Thai Standards on Auditing which require the auditor to comply with ethical requirements and plan as well as conducting an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. The audit methods are subject to the auditor's discretion which includes the risk assessment of material misstatement of the financial statements caused by fraud or error. The auditor considers internal control relevant to the accuracy in preparation and presentation of the entity's financial statements in order to design audit methods that are

appropriate to the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

According to the audit, the auditor did not find any material weaknesses in the Company's internal control system and did not prepare an observation report on the internal control system to the Company.

9.2 Related Party Transactions

Origin Property Public Company Limited hereinafter referred to as "the Company," and its subsidiaries, collectively referred to as "the Company Group," have transactions with individuals or entities related to each other. These transactions are conducted under normal commercial conditions and are priced according to market prices and business norms, as well as based on the terms agreed upon by the group of companies and related individuals or entities, which are in line with normal business practices. This can be summarized as follows (please refer to the notes to the financial statements for additional information).

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
1. Origin Condominium Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Origin Property Public Company Limited, holds 100% of shares in Origin Condominium Limited. 	1. <u>Ordinary Business Transaction of the Company Group</u> 1.1 <u>Condominium Sales Revenues</u> - Mr. Pitiphong Trinurak - Ms. Kanokpailin Wilaikaew - Mr. Kriangkrai Kreebongkarn - Ms. Ruengrat Sribenjaplangkoon	- - 1,336.25 1,346.66 - 1,919.27	- - - - 2,990.00 -	- - 1,587.97 - 1,628.16 - -	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022. Top Executives of the Company group made. purchase agreement and transfer ownership on condominium for 3 rooms, amounting 60 million baht. 	<ul style="list-style-type: none"> <u>as an ordinary business transaction of the company group.</u> The selling price of the condominium units is comparable to the general market price and prices sold to other customers; therefore, it is deemed

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> Top Executives of the Company group as the directors. Mr. Chatchai Payuhanaveechai Mr. Sutin Chaisaeng Mr. Apisit Sunthornchukiat Ms. Kanokpailin Wilaikaew Mr. Kriangkrai Kreebongkarn Mr. Panyawat Janrungruensaeng 	<ul style="list-style-type: none"> Ms. Suwatcharee Tanthaprasat 	4,602.18	2,990.00	3,216.13	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022. The Company Group doesn't have deposit and upfront payment from director and executive. 	appropriate and reasonable.
		<ul style="list-style-type: none"> Mr. Sukom Uiwirat 					
		<ul style="list-style-type: none"> 1.2 Deposit and Upfront Payment from Director and Executive 	-	920.00	920.00		
		<ul style="list-style-type: none"> Mr. Kriangkrai Kreebongkarn 	-	182.40	66.70		
		<ul style="list-style-type: none"> Mr. Sukom Uiwirat 	-	166.40	71.60		
		<ul style="list-style-type: none"> Ms. Ruengrat Sribenjaplangkoon 	-	-	71.60		
		<ul style="list-style-type: none"> Ms. Suwatcharee Tanthaprasat 	-	146.65	-		
		<ul style="list-style-type: none"> Ms. Patchara Sribenjaplangkoon 	-	36.67	-		
		<ul style="list-style-type: none"> Mr. Watayut Thongphrom 	-	1,452.12	1,129.90		
			11,000.00	16,000.00	16,035.88		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		1.3 Income from administration and real estate agent fee				<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022. The Company has income from administration and real estate agent fee, totaling 11.00 million baht. 	
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
							Approval was granted by the management.
		3. List of Financial Aid to the Company Group 3.1 Loans to Subsidiaries - Beginning Balance - Loan Increased During the Period - Paid During the Period	2,825,160.63 2,074,095.01 - 4,899,255.63	1,767,257.21 1,057,903.42 - 2,825,160.63	524,305.39 1,242,951.82 - 1,767,257.21	<ul style="list-style-type: none"> The company has provided short-term loans to the group of companies for the fiscal year ended December 31, 2022, with a remaining loan balance of 2,825.16 million baht. 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, when the Company holds shares in a group of companies not less than 90%, it is

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		- Ending Balance				Additional loans were provided during the period in the amount of 2,074.10 million baht, resulting in a total remaining loan balance of 4,899.26 million baht at the end of the period. The company calculates interest at a rate of 4.3% per annum, which is comparable to the average borrowing cost of the company.	considered an exempted item from complying with the interrelated listing criteria.
		3. Earned interest and accrued interest receivables	164,486.22	89,400.15	40,941.22		
		• Earned Interests					
		• Accrued Interest Receivables	2,662.62	6,268.45	5,682.61		
			164,486.22	92,256.20	40,941.22	• for the fiscal year ended	
		- Beginning Balance	(163,732.33)	(95,862.03)	(40,355.38)	December 31, 2022, the	

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		- Earned Interests During the Period	3,416.50	2,662.62	6,268.45	Company has 164.49 million baht earned interest and accrued interest receivables for 3.42 million baht.	
		- Paid During the Year					
		- Ending Balance					
		3.3 Loan Guarantee					
		● The Company guarantees for the Group.	-	172,332.00	60,000.00	● For the fiscal year ended December 31, 2022, the Company guaranteed for the Group for 95.65 million baht during the period.	
			95,648.00	-	172,332.00		
			-	(172,332.00)	(60,000.00)		
		- Beginning Balance	95,648.00	-	172,332.00		
		- Increment During the Period					
		- Decreased During the Period					
		- Ending Balance	640,986.45	1,032,000.00	545,500.00		
			-	357,350.38	832,000.00		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> The Group guarantee for the Company - Beginning Balance - Increment During the Period - Decreased During the Period - Ending Balance 	<div>(640,986.45)</div> <div>-</div>	<div>(748,363.93)</div> <div>640,986.45</div>	<div>(345,500.00)</div> <div>1,032,000.00</div>	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Group guaranteed for the Company with beginning balance of 640.99 million baht and decreased during the period for 640.99 million baht. The Company guarantee with Park Luxury Company Limited (formerly known as "Origin Collage 107"). All are paid in the fiscal year ended Dec. 31, 2022. 	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
2. Origin Sathorn Company Limited	<ul style="list-style-type: none"> The subsidiary company, held by the major shareholder, is Knightbridge Sukhumvit Punnawithi Co., Ltd. (a subsidiary of Park Venture Co., Ltd.), which holds 100 percent of the shares in Origin Sathorn Co., Ltd. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> Mr. Pitiphong Trinurak 	1, Ordinary Business Transaction of the Company Group 1.1 condominium Sales Revenues - Mr. Surin Sahachatphokanan - Mr. Laksananoi Peungratsami - Mr. Niwat Lamunpandh				<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, director and top executives of the group does not make any condominium purchase agreement. 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> The selling price of the condominium units is comparable to the general market price and prices sold to other customers; therefore, it is deemed appropriate and reasonable.
			-	-	-		
			-	-	-		
			-	-	5,131.91		
			-	-	5,131.91		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Ms. Kanokpailin Wilaikaew						
		<p>2. The listed business support of the company group.</p> <p>2.1 Office Rental Revenues</p>	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3. List of Financial Aid to the Company Group 3.1 Loans from Subsidiaries - Beginning Balance - 85,000.00 - - Loan Increased During the Period - 98.96 204,000.00 - (85,098.96) (119,000.00) - Paid During the Period - 0.00 85,000.00 - Ending Balance 3.2 Earned interest and accrued interest receivables. ● Interest Payable - 1,066.90 2,179.23 ● Accrued Interest Payable - 20.96 - - Beginning Balance - 1,066.90 2,179.23 - 1,087.86 (2,158.27) - 0.00 20.96				<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company has no loans from subsidiaries. For the fiscal year ended December 31, 2022, the Company has no interest payable. 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, related-party transaction with related individual that hold shares no more than 10%, it is considered an exempted item from complying with the interrelated listing criteria.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> - Earned Interests During the Period - Paid During the Year - Ending Balance 					
3. Origin Prime	<ul style="list-style-type: none"> • The subsidiary, owned by the major shareholder, Capital 	1. Sangsuwan <u>Ordinary Business Transaction of the Company Group</u>				<ul style="list-style-type: none"> • For the fiscal year ended December 31, 2022. The Company Group got 	<ul style="list-style-type: none"> • as the listed business support of the company group.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
Company Limited	Phraram 9 Company Limited, holds 100% of shares in Origin Prime Company Limited. ● Top Executives of the Company group as the directors. - Mr. Pitiphong Trinurak - Mr. Kriangkrai Kreebongkarn - Ms. Kanokpailin Wilaikaew Mr. Somsakul	1.1 Deposit and Upfront Payment from Director and Executive	-	-	5.00	deposit and upfront payment from director and executive.	● It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
		- Ms. Phanitaporn Wongprakorb	-	-	5.00		
		- Mr. Kittichai Asawaketmorakot	-	-	5.00		
		- Mr. Ratthapol Techalertsirimongkol	-	-	20.00		
		- Mr. Manit Supperm					

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<u>2. The listed business support of the company group.</u> 2.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the company has no income from administration and real estate agent. For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	
		3. List of Financial Aid to the Company Group 3.1 Loans from Subsidiaries <ul style="list-style-type: none"> - Beginning Balance - Loan Increased During the Period - Paid During the Period 	- - - -	- 30,000.00 (30,000.00) 0.00	- - - -	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company have no short-term loans from the Group. 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, related-party transaction with related individual that hold shares no more than 10%, it

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Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
Company Limited	<p>Property Public Company Limited, holds 100% of shares in Origin EEC Company Limited.</p> <ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Trirat Jarutat -Mr. Pitiphong Trinurak - Mr. Phumpat Ritthithada - Ms. Kanokpailin Wilaikaew - Mr. Somsakul Sangsuwan 	1.2 Income from administration and real estate agent fee				administration and real estate agent fee, totaling 0.50 million baht.	<ul style="list-style-type: none"> ● The selling price of the condominium units is comparable to the general market price and prices sold to other customers; therefore, it is deemed appropriate and reasonable. ● This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
							same way, which is in accordance with the criteria approved by the board of directors.
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3. List of Financial Aid to the Company Group 3.1 Loans to Subsidiaries - Beginning Balance - Loan Increased During the Period - Paid During the Period - Ending Balance	- 1,047,731.94 - 1,047,731.94	140,155.85 64,500.00 (204,655.85) 0.00	129,985.45 37,000.00 (26,829.60) 140,155.85	<ul style="list-style-type: none"> The Company gave short-term loans to subsidiaries. In 2022, they gave additional loans for 1,1047.73 million baht. 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, related-party transaction with related individual that hold shares no more than 10%, it is considered an exempted item from complying with the interrelated listing criteria
		3.2 Earned interest and accrued interest receivables. <ul style="list-style-type: none"> Earned Interests Accrued Interest Receivables - Beginning Balance 	5,554.77 - 5,554.77	1,651.04 511.86 1,651.04	6.177.99 61.55 6,177.99	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company has 5.55 million baht earned interest and accrued interest 	

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		- Earned Interests During the Period - Paid During the Year - Ending Balance	(4,779.74) 775.03	(2,162.90) 0.00	(5,727.68) 511.86	receivables for 78 million baht.	
		3.3 The Company guarantee for the Group. - Beginning Balance - Increment During the Period - Decreased During the Period - Ending Balance	461,600.00 189,700.00 (461,600.00) 189,700.00	902,900.00 - (441,300.00) 461,600.00	441,300.00 461,600.00 - 902,900.00	● For the fiscal year ended December 31, 2022, the Company guaranteed for the Group, totaling 189.70 million baht.	
		4. List of Financial Aid to the Company Group 4.1 Loans from Subsidiaries - Beginning Balance	- -	- 45,000.00	- -	● For the fiscal year ended December 31, 2022, the Company has no loan from subsidiaries.	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		- Loan Increased During the Period - Paid During the Period - Ending Balance 4.2 Earned interest and accrued interest receivables. • Interest Payable • Accrued Interest Payable - Beginning Balance - Earned Interests During the Period - Paid During the Year - Ending Balance	- - - - - - - - - -	(45,000.00) 0.00 118.21 - 118.21 (118.21) 0.00	- - - - - - - - - -	• For the fiscal year ended December 31, 2022, the Company has no earned interest and interest. • For the fiscal year ended December 31, 2022, the Group guaranteed for the Company with increased guarantee during the period for 130 million baht and decreased during the period for 130 million baht. The Company guarantee	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		4.3 Loan Guarantee	-	832.00	-	with One Origin Company Limited, One Origin Ramintra Company Limited, One Origin Huahin Company Limited (formerly known as "Origin Collage 107"). All are paid in the fiscal year ended Dec. 31, 2022.	
		● The Group guarantee for the Company	130,000.00	-	832.00		
		(130,000.00)	(130,000.00)	(832.00)	-		
		- Beginning Balance	-	0.00	832.00		
		- Increment During the Period					
		- Decreased During the Period					
		Ending Balance					

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
5. Britania Public Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Origin Property Public Company Limited, holds 70% of shares in Britania Public Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Metha Janjamjaras - Mr. Wijarn Simachaya - Mr. Dolchai Bunyaratvech - Mr. Niwat 	1. <u>Ordinary Business Transaction of the Company Group</u> 1.1 Income from administration and real estate agent fee	5,000.00	8,500.00	8,504.12	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 5.00 million baht. 	<ul style="list-style-type: none"> It is an ordinary business transaction and comparable to normal customer. This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	Lamunpandh - Mr. Than Siripokee - Mr. Pheerapong Jarunake - Mr. Surin Sahachatphokanan						

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<p>2. The listed business support of the company group.</p> <p>2.1 Office Rental Revenues</p>	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Group no longer uses to the Company, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3. List of Financial Aid to the Company Group 3.1 Loans to Subsidiaries - Beginning Balance - Loan Increased During the Period - Paid During the Period - Ending Balance	2,476,471.52 430,000.00 (401,173.16) 2,505,298.36	2,889,369.37 761,104.19 (1,174,002.04) 2,476,471.52	2,141,919.59 778,113.23 (30,663.46) 2,889,369.37	<ul style="list-style-type: none"> The Company gave short-term loans to the subsidiary in 2022 with a beginning loan balance of 2,476.47 million baht. Additional loans were provided during the period in the amount of 430.00 million baht and paid for 401.17 million baht. This results to a total remaining loan balance of 2,505.30 million baht at the end of the period. The company calculates interest at a rate of 4.3% per annum, which is comparable to the average 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, when the Company holds shares in a group of companies not less than 90%, it is considered an exempted item from complying with the interrelated listing criteria

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
						borrowing cost of the company.	

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3.2 Earned interest and accrued interest receivables. <ul style="list-style-type: none"> ● Earned Interests ● Accrued Interest Receivables <div style="margin-left: 20px;"> - Beginning Balance - Earned Interests During the Period - Paid During the Year - Ending Balance </div>	<div style="text-align: right; margin-bottom: 10px;">109,578.45</div> <div style="text-align: right; margin-bottom: 10px;">1,166.99</div> <div style="text-align: right; margin-bottom: 10px;">109,578.45</div> <div style="text-align: right; margin-bottom: 10px;">(99,825.09)</div> <div style="text-align: right; border-top: 1px solid black; margin-bottom: 10px;">10,920.36</div>	<div style="text-align: right; margin-bottom: 10px;">134,362.58</div> <div style="text-align: right; margin-bottom: 10px;">10,321.74</div> <div style="text-align: right; margin-bottom: 10px;">134,362.58</div> <div style="text-align: right; margin-bottom: 10px;">(125,207.84)</div> <div style="text-align: right; border-top: 1px solid black; margin-bottom: 10px;">1,166.99</div>	<div style="text-align: right; margin-bottom: 10px;">110,395.54</div> <div style="text-align: right; margin-bottom: 10px;">21,542.13</div> <div style="text-align: right; margin-bottom: 10px;">110,395.54</div> <div style="text-align: right; margin-bottom: 10px;">(121,615.93)</div> <div style="text-align: right; border-top: 1px solid black; margin-bottom: 10px;">10,321.74</div>	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company has 109.58 million baht earned interest and accrued interest receivables for 10.92 million baht. 	
		3.3 Loan Guarantee <ul style="list-style-type: none"> ● The Company guarantees for the Group. <div style="margin-left: 20px;">- Beginning Balance</div>	<div style="text-align: right; margin-bottom: 10px;">-</div> <div style="text-align: right; margin-bottom: 10px;">-</div> <div style="text-align: right; margin-bottom: 10px;">-</div> <div style="text-align: right; border-top: 1px solid black; margin-bottom: 10px;">-</div>	<div style="text-align: right; margin-bottom: 10px;">27,999.49</div> <div style="text-align: right; margin-bottom: 10px;">150,000.00</div> <div style="text-align: right; margin-bottom: 10px;">(177,999.49)</div> <div style="text-align: right; border-top: 1px solid black; margin-bottom: 10px;">-</div>	<div style="text-align: right; margin-bottom: 10px;">335,000.00</div> <div style="text-align: right; margin-bottom: 10px;">-</div> <div style="text-align: right; margin-bottom: 10px;">(307,000.51)</div> <div style="text-align: right; border-top: 1px solid black; margin-bottom: 10px;">27,999.49</div>	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company has no guarantee to the Group. 	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> - Increment During the Period - Decreased During the Period - Ending Balance 					
		<ul style="list-style-type: none"> • The ticket is a loan agreement used by the bank on behalf of the company group to guarantee payment for the purchase of land. - Beginning Balance 	<div>-</div> <div>-</div> <div>-</div> <div>-</div>	<div>-</div> <div>98,560.00</div> <div>(98,560.00)</div> <div>0.00</div>	<div>-</div> <div>98,560.00</div> <div>-</div> <div>98,560.00</div>	<ul style="list-style-type: none"> • For the fiscal year ended December 31, 2022, the Company has no guarantee to the Group. 	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> - Increment During the Period - Decreased During the Period - Ending Balance 					
6. Origin Grand Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, Origin Property Public Company Limited, holds 100% of shares in Origin Grand Company Limited. ● Top Executives of the Company group as the directors. 	1. <u>Ordinary Business Transaction of the Company Group</u> 1.1 Income from administration and real estate agent fee	-	-	4,600.00	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, The Company has no income from administration and real estate agent fee. 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u> ● This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Ms. Kanokpailin Wilaikaew - Mr. Pitiphong Trinurak - Mr. Jumpol Prawitthana						same way, which is in accordance with the criteria approved by the board of directors.
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<u>3. List of Financial Aid</u> 3.1 Loans from Subsidiaries - Beginning Balance - Loan Increased During the Period - Paid During the Period - Ending Balance 3.2 Earned interest and accrued interest receivables. ● Interest Payable ● Accrued Interest Payable - Beginning Balance - Earned Interests During the Period - Paid During the Year - Ending Balance	 656,789.67 2,570.44 (54,186.50) 605,173.61 6,377.96 4,242.97 6,377.96 (10,571.19) 49.74 	 725,136.82 220,231.03 (288,578.18) 656,789.67 6,066.33 602.60 6,066.33 (2,425.96) 4,242.97 	 371,000.00 522,136.82 (168,000.00) 725,136.82 4,99.54 491.73 4,999.54 (4,888.67) 602.60 	● For the fiscal year ended December 31, The Company gave short-term loans to the subsidiary in 2022 with a beginning loan balance of 656.79 million baht. Additional loans were provided during the period in the amount of 2.57 million baht and paid for 54.19 million baht. This results to a total remaining loan balance of 605.17 million baht at the end of the period. The company calculates the interest rate of 1.00% per year,	● It is a supporting list for the Group's operation. According to the criteria of the stock market, when the Company holds shares in a group of companies not less than 90%, it is considered an exempted item from complying with the interrelated listing criteria.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3.3 The Group guarantee for the Company	-	240,000.00		comparable to capital loans of the subsidiary.	
		- Beginning Balance	-	172,732.05			
		- Increment During the Period	-	412,732.05	-	●For the fiscal year ended	
		- Decreased During the Period			240,000.00	December 31, 2022, the	
		- Ending Balance			-	Company has no guarantee	
					240,000.00	to the Group.	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
7. Origin Kaset Society Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Ori Saute 9 Company Limited (subsidiary) , holds 100% of shares in Origin Kaset Society Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pitiphong Trinurak - Mr. Kriangkrai Kreebongkarn - Ms. Kanokpailin Wilaikaew 	<p>Sangsuwan1. The listed business support of the company group.</p> <p>1.1 Office Rental Revenues</p>	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht. 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	Mr. Somsakul						

		2. List of Financial Aid 2.1 Loan Guarantee <ul style="list-style-type: none"> The Company guarantees for the Group. Beginning Balance Increment During the Period Decreased During the Period Ending Balance 	- - - - -	595,600.00 - (595,600.00) - -	595,600.00 - - 595,600.00 -	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company has no guarantee to the Group. 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, related-party transaction with related individual that hold shares no more than 10%, it is considered an exempted item from complying with the interrelated listing criteria
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<p>8. One Origin Hua Hin Company Limited (Formerly known as "Origin One Rayong Company Limited")</p>	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, One Origin Company Limited (subsidiary), holds 100% of shares in One Origin Huahin Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pitiphong Trinurak - Ms. Wijitra Srisuphan - Mr. Piti Jarukamjorn 	<p>1. The listed business support of the company group.</p> <p>1.1 Office Rental Revenues</p> <p>2. List of Financial Aid</p> <p>2.1 Loan Guarantee</p> <ul style="list-style-type: none"> The Company guarantees for the Group. <ul style="list-style-type: none"> - Beginning Balance - Increment During the Period - Decreased During the Period - Ending Balance 	<p>21</p> <p>-</p> <p>130,000.00</p> <p>(130,000.00)</p> <p>-</p>	<p>21</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>19.25</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p>	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht. For the fiscal year ended December 31, 2022, the Group guaranteed for the Company with increased guarantee during the period for 130 million baht and decreased during the period for 130 million baht. The Company guarantee with One Origin Company Limited, One Origin Ramintra Company Limited, Origin EEC Company Limited. All are paid in the fiscal year ended Dec. 31, 2022. 	<ul style="list-style-type: none"> It is the listed business support of the company group. It is a listing to lease office space. that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
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Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
9. Park Luxury Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Origin Property Public Company Limited, holds 100% of shares in Park Luxury Company Limited. Top Executives of the Company group as the directors. - Mr. Chatchai Payuhanaveechai - Mr. Metha Janjamjaras - Mr. Siriphong Srisawangwong 	1, Ordinary Business Transaction of the Company Group 1.1 Condominium Sales Revenues -Mr. Pasu Liptapanlop - Mr. Danai Thanachanan - Mr. Siriphong Srisawangwong 1.2 Income from administration and real estate agent fee	-	-	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, director and top executives of the group does not make any condominium purchase agreement. For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 6.00 million baht. 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.
			-	-	-		
			-	-	6,900.00		
			-	-	7,990.00		
			-	-	14,890.00		
			6,000.00	7,000.00	7,014.95		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Mr. Panyawat Janrungruensaeng - Mr. Kittichai Asawaketmorakot - Ms. Kanokpailin Wilaikaew 						

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		2. The listed business support of the company group. 2.1 Office Rental Revenues	-	-	23.00	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the company has no office rental revenues. 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
		3. List of Financial Aid to the Company Group 3.1 Loans to Subsidiaries - Beginning Balance	7,180,579.49 1,091,089.52	5,475,937.96 1,704,641.52	5,193,374.58 282,563.39	<ul style="list-style-type: none"> The Company gave short-term loans to the subsidiary in 2022 with a beginning loan balance of 7,180.58 million baht. Additional 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, when the Company holds shares in a

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		- Loan Increased During the Period	-	-	-	loans were provided during the period in the amount of 1,091.52 million baht. This results to a total remaining loan balance of 8,271.67 million baht at the end of the period. The company calculates the interest rate of 4.3 % per year, comparable to capital loans of the subsidiary.	group of companies not less than 90%, it is considered an exempted item from complying with the interrelated listing criteria.
		- Paid During the Period	8,271,669.01	7,180,579.49	5,475,937.96		
		- Ending Balance					
		3.1 Earned interest and accrued interest receivables.	321,598.18	267,008.85	225,114.37	<ul style="list-style-type: none"> Ended Dec. 31, 2022, the Company has 321.60 million baht earned interest and accrued interest 	
		• Earned Interests	6,561.29	19,998.43	39,897.57		
		• Accrued Interest	321,598.18	267,008.85	225,114.37		
			(322,312.65)	(280,445.99)	(245,013.51)		
		Receivables	5,846.82	6,561.29	19,998.43		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		- Beginning Balance - Earned Interests During the Period - Paid During the Year - Ending Balance				receivables for 5.85 million baht.	
		3.2 The Group guarantee for the Company	326,368.12	592,000.00	-		
			-	-	592,000.00	● For the fiscal year ended December 31, 2022, the Group guaranteed for the Company with beginning balance of 326.37 million baht and decreased during the period for 326.37	
			(326,368.12)	(265,631.88)	-		
			-	326,368.12	592,000.00		
		- Beginning Balance - Increment During the Period					

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> - Decreased During the Period - Ending Balance 				million baht. The Company guarantee with Park Luxury Company Limited and Origin Condominium Company Limited. All are paid in the fiscal year ended Dec. 31, 2022.	

10. One Origin Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Origin Property Public Company Limited, holds 100% of shares in One Origin Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> Mr. Pheerapong Jarunake Mr. Piti Jarukamjorn Mr. Pitiphong Trinurak Mr. Chanchai Pansopha 	1. <u>Ordinary Business Transaction of the Company Group</u> 1.1 Income from administration and real estate agent fee	1,000.00	2,500.00	2,500.12	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 1.00 million baht. 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, related-party transaction with related individual that hold shares no more than 10%, it is considered an exempted item from complying with the interrelated listing criteria.
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Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Athiphong Amatayakul - Mr. Supachai Sukhanindr - Mr. Poonsup Prasertsak - Ms. Wijitra Srisuphan - Mr. Pattanaphorn Chatjuthamas	2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	593.47	15.75	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
		3. List of Financial Aid to the Company Group 3.1 Loans to Subsidiaries - Beginning Balance	1,859,282.12 964,483.95	940,808.39 1,489,070.48	500,505.27 538,303.11	<ul style="list-style-type: none"> The Company gave short-term loans to the subsidiary in 2022 with a beginning loan balance of 1,859.28 million baht. Additional 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> This is a regular business listing of the company

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> - Loan Increased During the Period - Paid During the Period - Ending Balance 	(1,070,199.56) <u>1,753,566.50</u>	(570,596.74) <u>1,859,282.12</u>	(98,000.00) <u>940,808.39</u>	loans were provided during the period in the amount of 964.49 million baht and paid for 1,070.20 million baht. This results to a total remaining loan balance of 1,753.57 million baht at the end of the period. The company calculates the interest rate of 4.3 % per year, comparable to capital loans of the subsidiary.	group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.
		3.2 Earned interest and accrued interest receivables.	101,071.85	57,078.25	24,379.39	● For the fiscal year ended December 31, 2022, the Company has 101.07 million baht earned interest	
		● Earned Interests	101,071.85	57,078.25	24,379.39		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> Accrued Interest Receivables - Beginning Balance - Earned Interests During the Period - Paid During the Year - Ending Balance 	(132,306.63) <u>1,230.79</u>	(27,514.19) <u>32,465.57</u>	(17,810.89) <u>2,901.51</u>	and accrued interest receivables for 1.23 million baht.	
		3.3 Loan Guarantee <ul style="list-style-type: none"> The Company guarantees for the Group. - Beginning Balance - Increment During the Period 	618,500.00 - - <u>618,500.00</u>	618,500.00 - - <u>618,500.00</u>	598,500.00 20,000 - <u>618,500.00</u>	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Group guarantee for the Company with the ending balance at 618.50 million baht. 	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Group guaranteed for the Company with increased guarantee during the period for 130 million baht

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> - Decreased During the Period - Ending Balance 	<div>-</div> <div>130,000.00</div> <div>(130,000.00)</div>	<div>-</div> <div>-</div> <div>-</div>	<div>-</div> <div>-</div> <div>-</div>		and decreased during the period for 130 million baht. The Company guarantee with One Origin Huahin Company Limited, One Origin Ramintra Company Limited, Origin EEC Company Limited. All are paid in the fiscal year ended Dec. 31, 2022.
		3.4 Loan Guarantee <ul style="list-style-type: none"> ● The Group guarantee for the Company <ul style="list-style-type: none"> - Beginning Balance - Increment During the Period - Decreased During the Period - Ending Balance 	<div>-</div>	<div>-</div>	<div>-</div>		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
11. V Construction and Supply Company Limited (Formerly known as "Origin Collage 107")	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, collage 107 Company Limited, holds 100% of shares in V Construction and Supply Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Kriangkrai Kreebongkarn - Mr. Sutin Chaisaeng - Mr. Panyawat Janrungruensaeng 	1. <u>Ordinary Business Transaction of the Company Group</u> 1.1 Income from administration and real estate agent fee	-	1,809.08	9,148.83	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, The Company has no income from administration and real estate agent fee. 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u> ● This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<p>2. The listed business support of the company group.</p> <p>2.1 Office Rental Revenues</p>	21.00	21.00	19.25	<p>● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht</p>	<p>● as the listed business support of the company group.</p> <p>● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.</p>

Persons/J uristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<u>3. List of Financial Aid to the Company Group</u> 3.1 Loans from Subsidiaries - Beginning Balance - Increment During the Period - Decreased During the Period - Ending Balance	45,958.72 16,403.73 (48,024.63 <u>14,337.82</u>	- 45,958.72 - <u>45,958.72</u>	- - - -	<ul style="list-style-type: none"> For the fiscal year ended December 31, The Company gave short-term loans to the subsidiary in 2022 with a beginning loan balance of 45.96 million baht. Additional loans were provided during the period in the amount of 16.40 million baht and paid for 48.02 million baht. This results to a total remaining loan balance of 14.34 million baht at the end of the period. The company calculates the interest rate of 4.3 % per year, 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, related-party transaction with related individual that hold shares no more than 10%, it is considered an exempted item from complying with the interrelated listing criteria.a

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<p>3.2 Earned interest and accrued interest receivables.</p> <ul style="list-style-type: none"> Interest Payable Accrued Interest Payable - Beginning Balance - Earned Interests During the Period - Paid During the Year - Ending Balance <p>3.3 Loan Guarantee</p> <ul style="list-style-type: none"> The Group guarantee for the Company - Beginning Balance 	<p>707.62</p> <p>40.05</p> <p>707.62</p> <p>(737.53)</p> <p>10.13</p> <p>184,618.33</p> <p>-</p> <p>(184,618.33)</p>	<p>592.63</p> <p>-</p> <p>592.63</p> <p>(552.59)</p> <p>40.05</p> <p>-</p> <p>184,618.33</p> <p>-</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>comparable to capital loans of the subsidiary.</p> <ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company has 0.71 million baht interest payable and accrued interest payable for 0.01 million baht. For the fiscal year ended December 31, 2022, the Group guaranteed for the Company with beginning 	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> - Increment During the Period - Decreased During the Period - Ending Balance 	-	184,618.33	-	balance of 184.62 million baht and decreased during the period for 184.62 million baht. The Company guarantee with Origin Condominium Company Limited. All are paid in the fiscal year ended Dec. 31, 2022.	
12. Origin KnightsBridge Theparak Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Origin Property Public Company Limited, holds 100% of shares in Origin KnightsBridge 	<u>1. Ordinary Business Transaction of the Company Group</u> 1.1 Deposit and Upfront Payment from Director and Executive	-	65.00	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022. The Company Group got deposit and upfront payment from director and executive. 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> The selling price of the condominium units is a normal and comparable price to the selling price to other external.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	Theparak Company Limited. ● Top Executives of the Company group as the directors. - Mr. Pitiphong Trinurak - Ms. Kanokpailin Wilaikaew - Mr. Jumpol Prawitthana	- Ms. Phanitaporn Wongprakorb - Mr. Manit Supperm	-	5.00	-		customers. Therefore, it is considered appropriate and reasonable.
			-	70.00	-		
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	21.00	19.25	● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht.	● It is the listed business support of the company group. ● It is a listing to lease office space that the joint venture no longer uses, and the

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
							rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
		3. List of Financial Aid to the Company Group 3.1 Loan to Joint venture <ul style="list-style-type: none"> - Beginning Balance - Loan Increased During the Period - Paid During the Period - Ending Balance 	135,363.98 - (135,363.98) - 	- 135,363.98 - 135,363.98 	- - - - 	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the outstanding loan amount for the first installment was 135.36 million baht. During the year, payments of 135.36 million baht were made, with interest calculated at a rate of 5.0% 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation before partnering with Escon Japan (Thailand) Company Limited

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3.2 Earned interest and accrued interest receivables. ● Earned Interests ● Accrued Interest Receivables - Beginning Balance - Earned Interests During the Period - Paid During the Year - Ending Balance	6,732.62 - - (6,732.62) - - - - -	2,003.76 - 2,003.76 (2,003.76) 0.00 - - - - -	- 850.19 - (850.19) 0.00 - - - - -	per year, which is comparable to the average loan interest rate of the company. ● For the fiscal year ended December 31, 2022, the Company has 6.73 million baht earned interest and no accrued interest receivables.	

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3.3 Loans to Subsidiaries - Beginning Balance - - Loan Increased During the Period* 92,074.09 - Paid During the Period 92,074.09 - Ending Balance *This is a record of the change of status from joint venture company to subsidiary company after repurchasing shares.	- 92,074.09 - 92,074.09	- - - -	- - - -	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the outstanding loan amount for the first installment was 92.07 million baht with interest calculated at a rate of 5.0% per year, which is comparable to the average loan interest rate of the company. 	
		3.4 Earned interest and accrued interest receivables. <ul style="list-style-type: none"> Earned Interests 	- - 75.68	- - -	- - -	<ul style="list-style-type: none"> For the fiscal year ended December 31, in 2022, the total amount of accrued interest receivable was 0.08 baht. 	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> ● Accrued Interest Receivables - Beginning Balance - Earned Interests During the Period - Paid During the Year - Ending Balance 	<div>-</div> <div>75.68</div>	<div>-</div> <div>-</div>	<div>-</div> <div>-</div>		

Persons/J uristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
13. Park Pillar R4 Company Limited	<ul style="list-style-type: none"> ● The joint venture, owned by the major shareholder, Park Luxury Company Limited, holds 51% of shares in Park Pillar R4 Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Siriphong Srisawangwong - Mr. Panyawat Janrungruensaeng - Mr. Kittichai Asawaketmorakot 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company group. ● It is a listing to lease office space that the joint venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Jinsu Yang - Mr. Junhyoek Park						

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
14. Crown Residence Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Primo Service Solution Public Company Limited, holds 100% of shares in Crown Residence Company Limited. Top Executives of the Company group as the directors. Mr. Somsakul Sangsuwan- Mr. Prasit Jaraswichakorn 	1. <u>Ordinary Business Transaction of the Company Group</u> 1.1 Income from administration and real estate agent fee	26.00	70.00	70.00	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 0.03 million baht. 	<ul style="list-style-type: none"> It is an ordinary business transaction of the company group. This is a regular business listing of the Company according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Ms. Nuchjaree Jitardhan - Mr. Arun Sirijanusorn - Mr. Weerachai Upcha - Ms. Jatuporn Wilaikaew 						

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<p>2. The listed business support of the company group.</p> <p>2.1 Office Rental Revenues</p>	63.35	138.60	141.28	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company has office rental revenues 0.06 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
15. Digital Butler Co.,Ltd.	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, Prominent Capital Company Limited (Subsidiary), holds 57% of shares in Digital Butler Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Sahas Treetipbut - Mr. Kriangkrai Kreebongkarn - Mr. Watayut Thongphrom - Mr. Praphot Jittrong 	1, Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	-	-	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, The Company has no income from administration and real estate agent fee. 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u> ● This is a regular business listing of the Company according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Mr. Witthaya Thanyasrisang - Mr. Worakorn Weerapat - Mr. Sornkaww Puranachot - Mr. Ratthapol Techalertsirimongkol - Mr. Ronnachart Mahatthana prut 						

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<p>2. The listed business support of the company group.</p> <p>2.1 Office Rental Revenues</p>	21.00	21.00	15.75	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
16. Primo Management Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Primo Service Solution Public Company Limited (Subsidiary), holds 100% of shares in Primo Management Company Limited. Top Executives of the Company group as the directors. Mr. Somsakul Sangsuwan- Mr. Prasit Jaraswichakorn 	1. <u>Ordinary Business Transaction of the Company Group</u> 1.1 Income from administration and real estate agent fee	26.00	70.00	70.00	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 0.03 million baht. 	<ul style="list-style-type: none"> It is an ordinary business transaction of the company group. This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Ms. Nuchjaree Jitsamran - Mr. Arun Sirijanusorn - Mr. Weerachai Upcha - Ms. Jatuporn Wilaikaew 						

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		2. The listed business support of the company group. 2.1 Office Rental Revenues	506.80	660.80	556.15	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company has office rental revenues 0.51 million baht 	<ul style="list-style-type: none"> General Companies Group This is a rental of office space that the company did not use, which can be rented out to other companies at a market rate. The size of the rental falls within the criteria for small-sized business support, and therefore has been approved by the management department as a business support item.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
17. Primo Service Solutions Public Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, Origin Property Public Company Limited (Subsidiary), holds 75% of shares in Primo Service Solution Company Limited. ● There are common directors with the Group. 	<p>1, Ordinary Business Transaction of the Company Group</p> <p>1.1 Income from administration and real estate agent fee</p>	550.00	600.00	601.52	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 0.55 million baht. 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u> ● This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Mr. Maroj Wananan - Ms. Supattana Ngimhoung - Mr. Thianruj Thonnavikrai - Mr. Somsakul Sangsuwan - Ms. Jatuporn Wilaikaew - Ms. Raweekorn Boonprom 						in the same way, which is in accordance with the criteria approved by the board of directors.
		2. Normal Business Support Transactions <u>of the Company Group</u> 2.1 Office Rental Revenues	1,214.85	1,293.60	785.40	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company has office rental revenues 1.21 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Group no longer uses, and the rental

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
							rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

18. Park Origin Phayathai Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, Park Luxury Company Limited (subsidiary) , holds 100% of shares in Park Origin Phayathai Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pitiphong Trinurak - Ms. Kanokpailin Wilaikaew - Mr. Jumpol Prawitthana 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht. 	<ul style="list-style-type: none"> ● as the listed business support of the company group. ● It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
		2. List of Financial Aid to the Company Group 2.1 Loans from Subsidiaries <ul style="list-style-type: none"> - Beginning Balance 	-	-	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company have no short- 	

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Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
19. Park Origin Praram 4 Company Limited	<ul style="list-style-type: none"> The joint venture, owned by the major shareholder, Park Luxury Company Limited, holds 51% of shares in Origin Phra Ram 4 Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> Mr. Metha Janjamjaras Mr. Siriphong Srisawangwong Mr. Panyawat Janrungruensaeng Mr. Hideo Takahashi 	1. The listed business support of the company group. 1.1 Deposit and Upfront Payment from Director and Executive <ul style="list-style-type: none"> Mr. Kriangkrai Kreebongkarn 	766.20	632.10	453.30	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022. The Company Group got deposit and upfront payment from director and executive for 0.,77 million baht. 	<ul style="list-style-type: none"> It is an ordinary business transaction of the company group. This is a regular business listing of the joint venture according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Naomi Endo						
		<p>2. The listed business support of the company group.</p> <p>2.1 Office Rental Revenues</p>	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht. 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Joint Venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
							granted by the management.
20. Passion Realtor Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Primo Service Solution Public Company Limited (Subsidiary), holds 100% of shares in Passion Realtor Company Limited. 	1, Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	50.00	20.00	20.00	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 0.05 million baht. 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Somsakul Sangsuwan - Mr. Prasit Jaraswichakorn - Ms. Nuchjaree Jitardhan - Mr. Arun Sirijanusorn - Mr. Weerachai Upcha - Ms. Jatuporn Wilaikaew 						businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.
		2. The listed business support of the company group. 2.1 Office Rental Revenues	186.20	266.70	194.66	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company has office rental revenues 1.86 million baht 	<ul style="list-style-type: none"> ● It is the listed business support of the company group.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
							<ul style="list-style-type: none"> It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
21. Origin Park T2 Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Park Luxury Company Limited (subsidiary), holds 100% of shares 	1, Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	-	-	1,718.10	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has no income from administration and real estate agent fee. 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> This is a regular business listing of the company group according to the rates specified in the

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	in Park Origin T2 Company Limited. ● Top Executives of the Company group as the directors. - Mr. Pitiphong Trinurak - Ms. Kanokpailin Wilaikaew - Mr. Jumpol Prawitthana						contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
22. Uno Service Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Primo Service Solution Public Company 	1, Ordinary Business Transaction of the Company Group	149.18	170.00	170.00	<ul style="list-style-type: none"> For the year ended December 31, 2022, the Company has income from administration and real 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> This is a regular business listing of the company

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<p>Limited (Subsidiary), holds 100% of shares in Uno Service Company Limited.</p> <p>● Top Executives of the Company group as the directors.</p> <p>- Mr. Somsakul Sangsuwan</p> <p>- Mr. Prasit Jaraswichakorn</p> <p>- Ms. Nuchjaree Jitardhan</p> <p>- Mr. Arun Sirijanusorn</p> <p>- Mr. Weerachai Upcha</p> <p>- Ms. Jatuporn Wilaikaew</p>	<p>1.1 Income from administration and real estate agent fee</p>				<p>estate agent fee, totaling 0.15 million baht.</p>	<p>group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.</p>

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<u>2. The listed business support of the company group.</u> 2.1 Office Rental Revenues	150.50	231.00	342.65	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company has office rental revenues 0.15 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
23. Wide Interior Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Primo Service Solution 	<u>1. Ordinary Business Transaction of the Company Group</u>	200.00	50.00	50.00	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has income from administration and real 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u>

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	Public Company Limited, holds 100% of shares in Wide Interior Company Limited. ● Top Executives of the Company group as the directors. - Mr. Somsakul Sangsuwan - Mr. Prasit Jaraswichakorn - Ms. Nuchjaree Jitardhan - Mr. Arun Sirijanusorn - Mr. Danai Thanachanan	1.1 Income from administration and real estate agent fee				estate agent fee, totaling 0.20 million baht.	● This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Ms. Jatuporn Wilaikaew						
		<u>2. The listed business support of the company group.</u> 2.1 Office Rental Revenues	61.11	115.50	131.66	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company has office rental revenues 0.06 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
24. Origin Ramkhamhaeng Interchange Company Limited	<ul style="list-style-type: none"> ● The Joint Venture, owned by the major shareholder, Origin Condominium Company Limited, holds 51% of shares in Origin Ramkhamhaeng Interchange Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Kiangkrai Kreebongkarn - Mr. Apisit Sunthornchukiat 	1. <u>Ordinary Business Transaction of the Company Group</u> 1.1 Income from administration and real estate agent fee	-	-	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, The Company has no income from administration and real estate agent fee. 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u> ● This is a regular business listing of the joint venture according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Panyawat Janrungruensaeng - Mr. Hideo Takahashi - Mr. Naomi Endo						
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Joint Venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3. List of Financial Aid to the Company Group 3.1 Loans to Subsidiaries - Beginning Balance - - 86,203.67 - Loan Increased During the Period - - 12,000.00 - Paid During the Period - - (98,203.67) - Ending Balance - - - 3.2 Earned interest and accrued interest receivables. ● Earned Interests - - - ● Accrued Interest Receivables - - 1,031.31 - Beginning Balance - - (1,031.31) - - -				<ul style="list-style-type: none"> The company did not have any short-term loans for joint venture business as of the end of the accounting period on December 31, 2022 For the fiscal year ended December 31, 2022, the Company has no interest receivables and accrued interest receivables. 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, when the Company holds shares in a group of companies not less than 90%, it is considered an exempted item from complying with the interrelated listing criteria.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> - Earned Interests During the Period - Paid During the Year - Ending Balance 	-	-	150,000.00		
			-	-	-		
			-	-	(150,000.00)		
			-	-	0.00		
		3.3 Loan Guarantee <ul style="list-style-type: none"> ● The Company guarantees for the Group. - Beginning Balance - Increment During the Period - Decreased During the Period - Ending Balance 				<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the company did not provide a guarantee for a loan to a joint venture. 	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
25. District Grand Real Estate Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Britania Public Company Limited (Subsidiary), holds 100% of shares in District Grand Real Estate Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mrs. Suppalak Janpitak - Mr. Nawin Leknawa - Mr. Jiroit Sutthiapha - Mr. Jakkarin Srisuk 	1, Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	-	-	0.67	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has no income from administration and real estate agent fee. 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<p>2. The listed business support of the company group.</p> <p>2.1 Office Rental Revenues</p>	21.00	21.00	19.25	<p>● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht</p>	<p>● as the listed business support of the company group.</p> <p>It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.</p>

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3. List of Financial Aid to the Company Group 3.1 Loans to Subsidiaries <ul style="list-style-type: none"> - Beginning Balance - - Loan Increased During the Period - - Paid During the Period - - Ending Balance - 3.2 Earned interest and accrued interest receivables. <ul style="list-style-type: none"> ● Earned Interests - ● Accrued Interest Receivables - - Beginning Balance - 				<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company have no short-term loans to the Subsidiary. ● For the fiscal year ended December 31, 2022, the Company has no interest receivables and accrued interest receivables. 	<ul style="list-style-type: none"> ● It is a supporting list for the Group's operation. ● According to the criteria of the stock market, related-party transaction with related individual that hold shares no more than 10%, it is considered an exempted item from complying with the interrelated listing criteria.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> - Increment During the Period - Decreased During the Period - Ending Balance 					

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
26. Origin One Thonglor Company Limited	<ul style="list-style-type: none"> ● The joint venture owned by the major shareholder, Origin Company Limited (subsidiary), holds 51% of shares in Origin One Thonglor Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pheerapong Jarunake - Mr. Pitiphong Trinurak - Mr. Piti Jarukamjorn - Mr. Hideo Takahashi 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company group. ● It is a listing to lease office space that the Joint Venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Naomi Endo						
27. Origin Sphere Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, Park Luxury Company Limited (subsidiary), holds 100% of shares in Origin Sphere Company Limited. ● Top Executives of the Company group as the directors. - Mr. Siriphong Srisawangwong - Mr. Panyawat Janrungruensaeng 	1, Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	-	5,235.96	19,347.48	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, The Company has no income from administration and real estate agent fee. 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u> ● This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Kittichai Asawaketmorakot						
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	21.00	19.25	● For the fiscal year ended December 31, 2022, the Company Group has office	● as the listed business support of the company group.

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
						rental revenues 0.02 million baht	<ul style="list-style-type: none"> It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
29. Origin Vertical Company Limited	<ul style="list-style-type: none"> The joint venture, owned by the major shareholder, Park Luxury Company Limited, holds 51% of shares in Origin Vertical Company Limited. 	1, Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	2,521.64	19,910.91	21,039.73	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 25.22 million baht. 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> This is a regular business listing of the company group according to the rates specified in the contract. The prices and

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Metha Janjamjaras - Mr. Siriphong Srisawangwong - Mr. Panyawat Janrungruensaeng - Mr. Hideo Takahashi - Mr. Naomi Endo 						conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company group. ● It is a listing to lease office space that the Joint Venture no longer uses, and the rental rate is comparable to

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
							the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
29. Origin Ramkhamhaeng Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Origin Property Public Company Limited, holds 100% of shares in Origin Ramkhamhaeng Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> Mr. Siriphong Srisawangwong Mr. Panyawat Janrungruensaeng 	1, Ordinary Business Transaction of the Company Group				<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, director and top executives of the group does not make any condominium purchase agreement. For the fiscal year ended December 31, 2022, The Company has no income from administration and real estate agent fee. 	<ul style="list-style-type: none"> It is an ordinary business transaction of the company group. This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.
		1.1 Condominium Sales Revenues - Mr. Sukom Uiwirat	-	-	3,890.00		
			-	-	3,890.00		
		1.2 Income from administration and real estate agent fee	-	-	22,433.50		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Paradorn Thanapaisalkit						
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	21.00	19.25	● For the fiscal year ended December 31, 2022, the	● as the listed business support of the company group.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
						Company Group has office rental revenues 0.02 million baht	<ul style="list-style-type: none"> It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
		3. List of Financial Aid 3.1 Loans from Subsidiaries <ul style="list-style-type: none"> Beginning Balance Loan Increased During the Period Paid During the Period Ending Balance 	325,424.92 7,385.06 (21,000.00) 311,809.99	- 325,424.92 - 325,424.92	- - - -	<ul style="list-style-type: none"> For the fiscal year ended December 31, the company had a remaining balance of 325.42 million baht in short-term loans borrowed from its subsidiary between periods. They borrowed 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, related-party transaction with related individual that hold shares no more than 10%, it is considered an exempted

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3.1 Earned interest and accrued interest receivables. <ul style="list-style-type: none"> Interest Payable Accrued Interest Payable 	13,255.24	6,796.52	-	73.85 million baht and had paid back 21.0 million baht during the period, leaving a remaining balance of 11.81 million baht at the end of the period. The company incurred interest at a rate of 4.3% per annum.	item from complying with the interrelated listing criteria.
		- Beginning Balance					
		- Earned Interests During the Period	306.70	-	-	● For the fiscal year ended December 31, 2022, the Company has 13.26 million baht earned interest and accrued interest receivables for 0.22 million baht.	
		- Paid During the Year	13,255.24	6,796.52	-		
		- Ending Balance	(13,341.54)	(6,489.82)	-		
			220.40	306.70	-		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
30. Origin Prime 2 Company Limited	<ul style="list-style-type: none"> ● The joint venture, owned by the major shareholder, Park Luxury Company Limited, holds 51% of shares in Origin Prime 2 Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Metha Janjamjaras - Mr. Panyawat Janrungruensaeng - Mr. Siriphong Srisawangwong 	<p>1, Ordinary Business Transaction of the Company Group</p> <p>1.1 Income from administration and real estate agent fee</p> <p>2. The listed business support of the company group.</p> <p>2.1 Office Rental Revenues</p>	<p>2,848.68</p> <p>21.00</p>	<p>5,573.51</p> <p>21.00</p>	<p>26,514.90</p> <p>19.25</p>	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 2.85 million baht. ● For the fiscal year ended December 31, 2022, the Company Group has office 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u> ● This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Hideo Takahashi - Mr. Naomi Endo					rental revenues 0.02 million baht	<p>criteria approved by the board of directors.</p> <ul style="list-style-type: none"> It is a listing to lease office space that is a rental of office space that the company did not use, which can be rented out to other companies at a market rate. The size of the rental falls within the criteria for small-sized business support, and therefore has been approved by the management department as a business support item.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
31. Origin Park T1 Company Limited	<ul style="list-style-type: none"> The joint venture, owned by the major shareholder, Park Luxury Company Limited, holds 51% of shares in Origin Park T1 Company Limited. Top Executives of the Company group as the directors. Mr. Metha Janjamjaras Mr. Panyawat Janrungruensaeng Mr. Siriphong Srisawangwong Mr. Hideo Takahashi Mr. Naomi Endo 	1, Ordinary Business Transaction of the Company Group 1.1 Deposit and unearned revenue - Mr. Laksananoi Peungratsami - Mr. Pitiphong Trinurak - Mr. Somsakul Sangsuwan 1.2 Income from administration and real estate agent fee	-	5,630	3,950.00	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022. The joint venture got deposit and upfront payment from director and executive. For the fiscal year ended December 31, 2022, The Company has no income from administration and real estate agent fee. 	<ul style="list-style-type: none"> It is an ordinary business transaction of the company group. The selling price of the condominium units is comparable to the general market price and prices sold to other customers; therefore it is deemed appropriate and reasonable. This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the
			-	-	-		
			-	631	616.00		
			-	6,261.00	4,956.00		
			-	-	-		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
							company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Joint Venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
							category. Approval was granted by the management.
32. Park Origin Ratchathewi Company Limited	<ul style="list-style-type: none"> The joint venture, owned by the major shareholder, Park Luxury Company Limited (subsidiary), holds 51% of shares in Park Origin 	1, Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	-	-	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has no income from administration and real estate agent fee. 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> This is a regular business listing of the company group according to the rates specified in the contract. The prices and

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	Ratchathewi Company Limited. ● Top Executives of the Company group as the directors. - Mr. Metha Janjamjaras - Mr. Panyawat Janrungruensaeng - Mr. Siriphong Srisawangwong - Mr. Hideo Takahashi - Mr. Naomi Endo						conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Joint Venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
22. Origin One Phrom Phong	<ul style="list-style-type: none"> The joint venture owned by the major shareholder, One Origin Company 	1, Ordinary Business Transaction of the Company Group	1,237.54	340.30	10.40	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the company generated income from 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u>

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
Company Limited	Limited (subsidiary) , holds 51% of shares in Origin One Phrom Phong Company Limited. ● Top Executives of the Company group as the directors. - Mr. Pheerapong Jarunake - Mr. Pitiphong Trinurak - Mr. Piti Jarukamjorn - Mr. Hideo Takahashi - Mr. Naomi Endo	1.1 Income from administration and real estate agent fee				administration and real estate agent fee , in the amount of 1.24 million baht (compared to 0.34 million baht in 2021).	● This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.
		2. The listed business support of the company group. 2.1 Office Rental Revenues				● For the fiscal year ended December 31, 2022, the Company Group has office	● as the listed business support of the company group.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<p>21.00</p> <p>21.00</p> <p>19.25</p> <p>rental revenues 0.02 million baht.</p> <p>● It is a listing to lease office space that the Joint Venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.</p>					
		<p>2.2 Loan Guarantee</p> <p>● The Company guarantees for the Joint Venture</p> <p>- Beginning Balance</p> <p>- Increment During the Period</p> <p>357,000.00</p> <p>357,000.00</p> <p>-</p> <p>● For the fiscal year ended December 31, 2022, the company provide a guarantee for a loan to a</p>					

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		- Decreased During the Period - Ending Balance	- - 357,000.00	- - 357,000.00	357,000.00 - 357,000.00	joint venture for 357 million baht.	
34. Origin One Sukhumvit 24 Company Limited	<ul style="list-style-type: none"> The joint venture owned by the major shareholder, Origin Company Limited (subsidiary), holds 51% of shares in Origin One Sukhumvit 24 Company Limited. Top Executives of the Company group as the directors. 	1, Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	1,632.44	465.53	48.68	For the fiscal year ended December 31, 2022, the company generated income from administration and real estate agent fee, in the amount of 1.63 million baht (compared to 0.46 million baht in 2021).	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Mr. Pheerapong Jarunake - Mr. Pitiphong Trinurak - Mr. Piti Jarukamjorn - Mr. Hideo Takahashi - Mr. Naomi Endo 						the criteria approved by the board of directors.
		2. The listed business support of the company group. 2.1 Office Rental Revenues 2.2 Loan Guarantee <ul style="list-style-type: none"> ● The Company guarantee for the Joint Venture Group <ul style="list-style-type: none"> - Beginning Balance 	21.00 306,000.00 -	21.00 306,000.00 -	19.25 - 306,000.00	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht. ● For the fiscal year ended December 31, 2022, the company provide a 	<ul style="list-style-type: none"> ● as the listed business support of the company group. ● It is a listing to lease office space that the Joint Venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was

Persons/J uristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> - Increment During the Period - Decreased During the Period - Ending Balance 	<div>-</div> <div>306,000.00</div>	<div>-</div> <div>306,000.00</div>	<div>-</div> <div>306,000.00</div>	guarantee for a loan to a joint venture for 306.00 million baht.	g r a n t e d b y t h e management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
35. Belgravia Bangna Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Britania Public Company Limited (Subsidiary), holds 100% of shares in Belgravia Bangna Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mrs. Suppalak Janpitak - Mr. Surin Sahachatphokanan - Mr. Parama Hemathulin 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Ms. Phanitaporn Wongprakorb						
		2. List of Financial Aid to the Company Group 2.1 Loans to Subsidiaries - Beginning Balance	-	-	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company did not provide short-term loans to the 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, related-

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> - Loan Increased During the Period - Paid During the Period - Ending Balance 	- -	- -	- -	Group and no accrued loans.	party transaction with related individual that hold shares no more than 10%, it is considered an exempted item from complying with the interrelated listing criteria.
		2.2 Earned interest and accrued interest receivables. <ul style="list-style-type: none"> ● Earned Interests ● Accrued Interest Receivables - Beginning Balance - Increment During the Period - Decreased During the Period - Ending Balance 	- - - - -	- - - - -	- - - - -		
						<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company has no interest receivables and accrued interest receivables. 	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
36. Prominent Capital Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, Origin Property Public Company Limited, holds 100% of shares in Prominent Capital Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Ms. Kanokpailin Wilaikaew - Mr. Pitiphong Trinurak - Mr. Jumpol Prawitthana 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company group. ● It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<p>2. List of Financial Aid to the Company Group</p> <p>2.1 Loans to Subsidiaries</p> <ul style="list-style-type: none"> - Beginning Balance 117,928.38 - Loan Increased During the Period 16,500.00 - Paid During the Period (115,755.31) - Ending Balance 18,673.07 	<p>117,928.38</p> <p>16,500.00</p> <p>(115,755.31)</p> <p>18,673.07</p>	<p>84,929.66</p> <p>60,430.20</p> <p>(27,431.48)</p> <p>117,928.38</p>	<p>32,596.79</p> <p>52,332.87</p> <p>-</p> <p>84,929.66</p>	<ul style="list-style-type: none"> • The Company gave short-term loans to the subsidiary in 2022 with a beginning loan balance of 117.93 million baht. Additional loans were provided during the period in the amount of 16.5 million baht and paid for 1,070.20 million baht. This results to a total remaining loan balance of 18.67 million baht at the end of the period. The company calculates the 	<ul style="list-style-type: none"> • It is a supporting list for the Group's operation. • According to the criteria of the stock market, when the Company holds shares in the subsidiary company not less than 90%, it is considered an exempted item from complying with the interrelated listing criteria.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3.2 Earned interest and accrued interest receivables. <ul style="list-style-type: none"> ● Earned Interests ● Accrued Interest Receivables - Beginning Balance - Earned Interests During the Period - Paid During the Year - Ending Balance 	3,349.42 951.34 3,349.42 (4,287.56) 13.20	4,437.38 307.69 4,437.38 (3,793.73) 951.34	2,942.63 327.55 2,942.63 (2,962.49) 307.69	interest rate of 4.3 % per year, comparable to capital loans of the subsidiary. ● For the fiscal year ended December 31, 2022, the Company has 3.35 million baht earned interest and accrued interest receivables for 0.01 million baht.	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3.3 Loan Guarantee	-	78,000.00	-		
		● The Company guarantee for the Group.	-	-	78,000.00	● For the fiscal year ended December 31, 2022, the company did not make any repayment for loan guarantees.	
		- Beginning Balance	-	(78,000.00)	-		
		- Increment During the Period		0.00	78,000.00		
		- Decreased During the Period					
		- Ending Balance	-	-	-	● For the fiscal year ended December 31, 2022, the Group has no accrued guarantee.	
		● The Group guarantee for the Company	-	-	-		
		- Beginning Balance	-	-	-		
		- Increment During the Period					

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> - Decreased During the Period - Ending Balance 					
37. Origin Ramintra Company Limited	<ul style="list-style-type: none"> ● The Joint Venture, owned by the major shareholder, Origin Condominium Company Limited, holds 51% of shares in Origin Ramintra Company Limited. ● Top Executives of the Company group as the directors. - Mr. Kriangkrai Kreebongkarn 	1, Ordinary Business Transaction of the Company Group 1.1 Deposit and unearned revenue - Ms. Siriluk Sangsuwan	<div>-</div> <div>-</div>	<div>169.00</div> <div>169.00</div>	<div>-</div> <div>-</div>	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022. The joint venture got deposit and upfront payment from director and executive. 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u> ● The selling price of the condominium units is comparable to the general market price and prices sold to other customers; therefore it is deemed appropriate and reasonable.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Mr. Apisit Sunthornchukiat - Mr. Panyawat Janrungruensaeng - Mr. Hideo Takahashi - Mr. Naomi Endo 						
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company group. ● It is a listing to lease office space that the joint venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
							g r a n t e d b y t h e management.
		3. List of Financial Aid to the Company Group 3.1 Loans toSubsidiaries <ul style="list-style-type: none"> - Beginning Balance - Loan Increased During the Period - Paid During the Period - Ending Balance 	<ul style="list-style-type: none"> - - - 0.00 - 	<ul style="list-style-type: none"> - - - 0.00 - 	<ul style="list-style-type: none"> - 14,200.00 (14,200.00) 0.00 77.72 	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company have no short-term loans to the Joint Venture. ● For the fiscal year ended December 31, 2022, the 	<ul style="list-style-type: none"> ● It is a supporting list for the Group's operation. ● According to the criteria of the stock market, when the Company holds shares in a group of companies not less than 90%, it is considered an exempted item from complying with the interrelated listing criteria.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3.2 Earned interest and accrued interest receivables. <ul style="list-style-type: none"> ● Earned Interests ● Accrued Interest Receivables 	-	-	-	Company has no interest receivables and accrued interest receivables. <ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company has no guarantee to the Group. 	
		- Beginning Balance	-	-	77.72		
		- Earned Interests During the Period	-	-	(77.72)		
		- Paid During the Year	-	-	0.00		
		- Ending Balance	-	-			
		3.3 Loan Guarantee	0.00	0.00	0.00		
		<ul style="list-style-type: none"> ● The Company guarantee for the Group. 					
		- Beginning Balance					
		- Increment During the Period					

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> - Decreased During the Period - Ending Balance 					
38. Origin Ladprao Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, Origin Property Public Company Limited, holds 100% of shares in Origin Ladprao Company Limited. ● Top Executives of the Company group as the directors. - Mr. Kriangkrai Kreebongkarn 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company group. ● It is a listing to lease office space that the Joint Venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Apisit Sunthornchukiat - Mr. Panyawat Janrungruensaeng - Mr. Junhyoek Park - Mr. Jinsu Yang						
		2. List of Financial Aid to the Company 2.1 Loan to Joint venture - Beginning Balance - Loan Increased During the Period - Paid During the Period - Ending Balance	- - - - <hr/>	- - - - <hr/>	145,952.21 18,500.00 (164,452.21) 0.00 <hr/>	● For the fiscal year ended December 31, 2022, the Company have no short-term loans to the Joint Venture.	● It is a supporting list for the Joint Venture's operation.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<p>2.2 Earned interest and accrued interest receivables.</p> <ul style="list-style-type: none"> ● Earned Interests ● Accrued Interest Receivables - Beginning Balance - Earned Interests During the Period - Paid During the Year - Ending Balance 	<p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>6,698.09</p> <p>1,255.14</p> <p>6,698.09</p> <p>(7,953.23)</p> <p>0.00</p>	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company has no interest receivables and accrued interest receivables. 	
39. Origin Sukhumvit Sailuad Company Limited	● The Joint Venture, owned by the major shareholder, Origin Condominium Company Limited	<p>1. The listed business support of the company group.</p> <p>1.1 Office Rental Revenues</p>	21.00	21.00	19.25	For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht	<ul style="list-style-type: none"> ● as the listed business support of the company group. ● It is a listing to lease office space that the Joint Venture

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<p>(Subsidiary), holds 51% of shares in Origin Sukhumvit Sailuad Company Limited.</p> <ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Kriangkrai Kreebongkarn - Mr. Apisit Sunthornchukiat - Mr. Panyawat Janrungruensaeng - Mr. Hideo Takahashi - Mr. Naomi Endo 						<p>no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.</p>

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		2. List of Financial Aid to the Company Group 2.1 Loans toSubsidiaries - Beginning Balance - - 39,000.00 - Loan Increased During the Period - - 42,300.00 - (81,300.00) - Paid During the Period 0.00 0.00 0.00 - Ending Balance 2.2 Earned interest and accrued interest receivables. ● Earned Interests - - 137.84 ● Accrued Interest Receivables - - (800.97) - Beginning Balance - - 0.00 - Earned Interests During the Period - -				<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company have no short-term loans to the Joint Venture. For the fiscal year ended December 31, 2022, the Company has no interest receivables and accrued interest receivables. 	<ul style="list-style-type: none"> It is a supporting list for the Joint Venture's operation. According to the criteria of the stock market, when the Company holds shares in a group of companies not less than 90%, it is considered an exempted item from complying with the interrelated listing criteria.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		- Paid During the Year - Ending Balance 2.3 Loan Guarantee ● The Company guarantee for the Group. - Beginning Balance - Increment During the Period - Decreased During the Period - Ending Balance		- - - - - - -	83,000.00 - (83,000.00) 0.00	● For the fiscal year ended December 31, 2022, the company did not provide a guarantee for a loan to a joint venture.	
40. The Origin Dusit	● The joint venture owned by the major shareholder, Origin EEC Company	<u>1. List of Financial Aid to the Company Group</u> 1.1 Loan to Joint venture - Beginning Balance	-	15,761.00	15,000.00	● For the fiscal year ended December 31, 2022, the Company have no short-	● It is a supporting list for the Joint Venture's operation. ● The company provided a loan under the conditions

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
Company Limited	Limited (subsidiary) , holds 51% of shares in The Origin Dusit Company Limited. ● Top Executives of the Company group as the directors. - Ms. Kanokpailin Wilaikaew - Mr. Piti Jarukamjorn - Mr. Jumpol Prawitthana - Mr. Sukij Ngamsangaphong - Mr. Kritsada Techamontrikul	- Loan Increased During the Period - Paid During the Period - Ending Balance	-	355.00	761.00	term loans to the Joint Venture.	specified in the Joint Venture Agreement (JVA) for The Hampton Sriracha by Origin and Dusit, dated September 19, 2019 (interest rate of 5.5% per annum), which was approved by the Group's committee on August 14, 2019.
			-	(16,116.00)	-		
			-	0.00	15,761.00		

Persons/J uristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<p>1.2 Earned interest and accrued interest receivables.</p> <ul style="list-style-type: none"> ● Earned Interests ● Accrued Interest Receivables <p>- Beginning Balance</p> <p>- Earned Interests During the Period</p> <p>- Paid During the Year</p> <p>- Ending Balance</p> <p>2. The listed business support of the company group.</p> <p>2.1 Office Rental Revenues</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>21.00</p>	<p>705.11</p> <p>73.62</p> <p>705.11</p> <p>(778.73)</p> <p>0.00</p> <p>21.00</p>	<p>830.81</p> <p>11.30</p> <p>830.81</p> <p>(768.49)</p> <p>73.62</p> <p>19.25</p>	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company has no interest receivables and accrued interest receivables. ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company group. ● It is a listing to lease office space that the Joint Venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
41. One Ramintra Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, One Origin Company Limited (subsidiary) , holds 100% of shares in One Ramintra Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pitiphong Trinurak - Ms. Wijitra Srisuphan 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company group. ● It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		2. List of Financial Aid to the Company Group 2.1 The Company guarantee for the Group. - Beginning Balance - Increment During the Period - Decreased During the Period - Ending Balance	- 130,000.00 130,000.00 - -	- - - - -	335,840.00 - (335,840.00) 0.00	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company guaranteed for the Group increased for 130 million baht and decreased during the period for 130 million baht. The Company guarantee with One Origin Company Limited, One Origin Huahin Company Limited, Origin EEC Company Limited. All are paid in the fiscal year ended Dec. 31, 2022. 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, related-party transaction with related individual that hold shares no more than 10%, it is considered an exempted item from complying with the interrelated listing criteria

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
43. Park Ratchada Company Limited	<ul style="list-style-type: none"> ● The joint venture, owned by the major shareholder, Park Luxury Company Limited, holds 51% of shares in Park Ratchada Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Siriphong Srisawangwong - Mr. Panyawat Janrungruensaeng - Mr. Kittichai Asawaketmorakot 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company group. ● It is a listing to lease office space that the Joint Venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Hideo Takahashi - Mr. Naomi Endo						

43. United Project Management Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, Primo Service Solution Public Company Limited (Subsidiary), holds 100% of shares in United Project Management Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Somsakul Sangsuwan - Mr. Weerachai Upcha - Mr. Paradorn Thanapaisalkit - Mr. Arun Sirijanusorn - Mr. Suriya Tantiwivat 	1, Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	70.00	20.00	20.00	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 0.07 million baht. 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u> ● This is a regular business listing of the company according to the rates specified in the contract. The prices and conditions offered by the group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.
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Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<p>2. The listed business support of the company group.</p> <p>2.1 Office Rental Revenues</p>	345.10	86.10	47.46	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.35 million baht 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
44. One Sukhumvit 59 Company Limited	<ul style="list-style-type: none"> ● The joint venture owned by the major shareholder, One Origin Company Limited (subsidiary), holds 51% of shares in One Sukhumvit 59 Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pheerapong Jarunake - Mr. Pitiphong Trinurak - Mr. Piti Jarukamjorn - Mr. Yoshinori Chirono - Mr. Yoji Kitaura 	1, Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	14,579.44	14,579.44	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 14.58 million baht. 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u> ● This is a regular business listing of the company according to the rates specified in the contract. The prices and conditions offered by the group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<p>2.The listed business support of the company group.</p> <p>2.1 Office Rental Revenues</p>	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht. 	<ul style="list-style-type: none"> as the listed business support of the company group. It is a listing to lease office space that the Joint Venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		2.1 Loan Guarantee <ul style="list-style-type: none"> The Company guarantee for the Joint Venture Group - Beginning Balance - Increment During the Period - Decreased During the Period - Ending Balance	- 780,000.00 - <u>780,000.00</u>	- 780,000.00 - <u>780,000.00</u>	- - - -	● For the fiscal year ended December 31, 2022, the company provide a beginning balance of guarantee for a loan to a joint venture for 780.00 million baht.	
45. Stable Home Property Company Limited	● The subsidiary, owned by the major shareholder, Britania Public Company Limited (Subsidiary), holds 70% of shares in Stable Home	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht	● as the listed business support of the company group. ● It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	Property Company Limited. ● Top Executives of the Company group as the directors. - Mr. Surin Sahachatphokanan - Mr. Parama Hemathulin - Mr. Kiattisak Noosura						market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
46. Belgravia Ratchaphr	● The subsidiary, owned by the major shareholder, Britania	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	● For the fiscal year ended December 31, 2022, the Company Group has office	● as the listed business support of the company.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
uek Company Limited	<p>Public Company Limited (Subsidiary), holds 100% of shares in Belgravia Ratchaphruek Company Limited.</p> <p>● Top Executives of the Company group as the directors.</p> <p>- Mr. Surin Sahachatphokanan</p> <p>- Mr. Parama Hemathulin</p> <p>- Ms. Phanitaporn Wongprakorb</p>					rental revenues 0.02 million baht	<p>● It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.</p>

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
47. Britania Wongwaen Ramintra Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Britania Public Company Limited (Subsidiary), holds 100% of shares in Britania Wongwaen Ramintra Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Surin Sahachatphokanan - Mr. Nawin Leknawa - Ms. Phanitaporn Wongprakorb 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
48. Origin Collage 107 Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, Origin Property Public Company Limited, holds 100% of shares in Origin Collage 107 Company Limited. ● Top Executives of the Company group as the directors. - Mr. Pitiphong Trinurak 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Ms. Kanokpailin Wilaikaew - Mr. Jumpol Prawitthana						
		2. List of Financial Aid to the Company 2.1 Loans to Subsidiaries - Beginning Balance - Loan Increased During the Period - Paid During the Period - Ending Balance	- - - - -	- 20,000.00 (20,000.00) - -	- - - - -	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, there is no accrued loans in the ending balance. 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, when the Company holds shares in a group of companies not less than 90%, it is considered an exempted item from complying with

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		2.2 Earned interest and accrued interest receivables ● Earned Interests ● Accrued Interest Receivables - Beginning Balance - Earned Interests During the Period - Paid During the Year - Ending Balance	- - - - - -	62.67 - 62.67 (62.67) - - -	- - - - - -	● For the fiscal year ended December 31, 2022, the Company has no interest receivables and accrued interest receivables.	the interrelated listing criteria.
		3. List of Financial Aid 3.1 Loans from Subsidiaries - Beginning Balance - Loan Increased During the Period - Paid During the Period	43,383.86 - (43,383.86)	- 43,383.86 -	- - -	● For the fiscal year ended December 31, 2022, the Company repaid loans for 43.38 million baht and no accrued amount in the ending balance.	● It is a supporting list for the Group's operation. ● According to the criteria of the stock market, related-party transaction with related individual that hold

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		- Ending Balance 3.2 Earned interest and accrued interest receivables ● Interest Payable ● Accrued Interest Payable - Beginning Balance - Earned Interests During the Period - Paid During the Year - Ending Balance	0.00 197.90 30.46 197.90 (228.36) 0.00	43,383.86 418.20 - 418.20 (387.74) 30.46	- - - - -	● For the fiscal year ended December 31, 2022, the Company has 0.20 million baht earned interest and no accrued interest receivables.	shares no more than 10%, it is considered an exempted item from complying with the interrelated listing criteria
49. Ori Saute Company Limited	● The subsidiary, owned by the major shareholder, Park Luxury Company Limited (subsidiary) ,	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht	● as the listed business support of the company. ● It is a listing to lease office space that the Company no longer uses, and the rental

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
(Formerly known as Origin Capital 1 Company Limited)	<p>holds 100% of shares in Origin Saute Company Limited.</p> <p>● Top Executives of the Company group as the directors.</p> <ul style="list-style-type: none"> - Mr. Siriphong Srisawangwong - Ms. Kanokpailin Wilaikaew - Mr. Panyawat Janrungruensaeng 						<p>rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.</p>

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
50. Origin Capital Phra Ram 9 Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, Park Luxury Company Limited, holds 100% of shares in Origin Capital Phra Ram 9 Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pitiphong Trinurak - Ms. Kanokpailin Wilaikaew - Mr. Jumpol Prawitthana 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
51. One District Rayong Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, One Origin Company Limited (subsidiary), holds 100% of shares in One District Rayong Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pitiphong Trinurak - Ms. Wijitra Srisuphan 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Piti Jarukamjorn						
52. One Wellness Sukhumvit 107 Company Limited	<ul style="list-style-type: none"> The subsidiary owned by the major shareholder, One Origin Company Limited (subsidiary), holds 100% of shares in One Wellness Sukhumvit 107 Company Limited. 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Pitiphong Trinurak - Ms. Khajita Wuttikarnkosol - Ms. Wijitra Srisuphan 						

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
53. One Phayathai Company Limited	<ul style="list-style-type: none"> ● The joint venture owned by the major shareholder, One Origin Company Limited, holds 51% of shares in One Phayathai Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pheerapong Jarunake - Mr. Pitiphong Trinurak - Ms. Wijitra Srisuphan - Mr. Tsuyoshi Kojima - Mr. Yuki Ono 	1, Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	471.22	-	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 0.47 million baht. 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u> ● This is a regular business listing of the company according to the rates specified in the contract. The prices and conditions offered by the group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/J uristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		2. The listed business support of the Joint venture.. 2.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Joint Venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3. List of Financial Aid 3.1 Loan to Joint venture - Beginning Balance - Loan Increased During the Period - Paid During the Period - Ending Balance 3.2 Earned interest and accrued interest receivables ● Interest Payable ● Accrued Interest Payable - Beginning Balance - Earned Interests During the Period - Paid During the Year - Ending Balance	300,000.00 - (127,677.32) 172,322.68 15,426.41 4,382.47 15,426.41 (19,691.79) 117.08 -	- 300,000.00 - 300,000.00 4,382.47 4,382.47 - 4,382.47 -	- - - - - - - - -	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the company has repaid a short-term loan from a group of companies in the amount of 127.68 million baht and had a remaining balance at the end of the period of 172.32 million baht. For the fiscal year ended December 31, 2022, the Company has 15.43 million baht earned interest and accrued interest 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, related-party transaction with related individual that hold shares no more than 10%, it is considered an exempted item from complying with the interrelated listing criteria

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3.3 Loan Guarantee <ul style="list-style-type: none"> The Company guarantee for the Group - Beginning Balance - Increment During the Period - Decreased During the Period - Ending Balance 	- 780,000.00 - <u>780,000.00</u>	- - - -	- - - -	receivables for 0.12 million baht. <ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company guaranteed for the Group for 780.00 million baht during the period. 	
54. Origin Food Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, One Origin Company Limited (subsidiary) , 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Joint Venture no longer uses, and the

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<p>holds 100% of shares in Origin Food Company Limited.</p> <ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Pheerapong Jarunake - Mr. Pitiphong Trinurak 						<p>rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.</p>
55. Knight Bridge Kaset Interchange Company Limited	<ul style="list-style-type: none"> ● The joint venture, owned by the major shareholder, Park Luxury Company Limited, holds 51% of shares in Knight Bridge Kaset 	<p>1. The listed business support of the Joint venture..</p> <p>1.1 Office Rental Revenues</p>	21.00	21.00	8.75	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Joint Venture no longer uses, and the rental rate is comparable to the market rate, with the

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<p>Interchange Company Limited.</p> <ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Siriphong Srisawangwong - Mr. Panyawat Janrungruensaeng - Mr, Kittichai Asawaketmorakot - Mr. Takeshi Matsuo - Mr. Naomi Endo 						size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
56. KnightsBridge Sukhumvit Punnavithi Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, Park Luxury Company Limited (subsidiary), holds 100% of shares in KnightsBridge Sukhumvit Punnavithi Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Siriphong Srisawangwong - Mr. Panyawat Janrungruensaeng 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
57. One District Rayong 2 Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, One Origin Company Limited (subsidiary), holds 100% of shares in One District Rayong 2 Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pitiphong Trinurak - Ms. Wijitra Srisuphan 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	21.00	19.25	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Company no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
58. Prominent Asset	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, Origin 	1, Ordinary Business Transaction of the Company Group	180.00	165.00	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, The Company has income from 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u>

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
Management Company Limited	<p>Property Public Company Limited (Company), holds 100% of shares in Prominent Asset Management Company Limited.</p> <ul style="list-style-type: none"> Top Executives of the Company group as the directors. <ul style="list-style-type: none"> Mr. Chaowarat Chaochawanil Mr. Pheerapong Jarunake Mr. Metha Janjamjaras Mr. Pitiphong Trinurat 	1.1 Income from administration and real estate agent fee				administration and real estate agent fee, totaling 0.18 million baht.	<ul style="list-style-type: none"> This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Jumpol Prawitthana - Ms. Kanokpailin Wilaikaew - Ms. Warosara Warakaensai						
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	19.25	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> It is an ordinary business transaction of the company group. This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
							operating in the same way, which is in accordance with the criteria approved by the board of directors.
		3. List of Financial Aid 3.1 Loans to Subsidiaries - Beginning Balance - Loan Increased During the Period - Paid During the Period - Ending Balance 3.2 Earned interest and accrued interest receivables • Earned Interests	500.00 21.63 - 521.63	- 500.00 - 500.00	- - - -	• The company has provided short-term loans to the group of companies for the fiscal year ended December 31, 2022, the additional loans amount was 0.52 million baht. During the year, payments of 0.52 million baht were made, with interest calculated at a rate of 4.3% per year, which is comparable to the average	• It is a supporting list for the Group's operation. • According to the criteria of the stock market, related-party transaction with related individual that hold shares no more than 10%, it is considered an exempted item from complying with the interrelated listing criteria

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> Accrued Interest Receivables - Beginning Balance - Earned Interests During the Period - Paid During the Year - Ending Balance 	0.71 21.52 (21.85) <u>0.37</u>	- 0.71 - <u>0.71</u>	- - - -	loan interest rate of the company. <ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company has 0.02 million baht earned interest and accrued interest receivables for 0.00 million baht. 	
59. Origin Healthcare Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Origin Property Public Company Limited, holds 95% of shares 	1, Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	180.00	150.00	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 0.18 million baht. 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> This is a regular business listing of the company group according to the rates specified in the

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	in Origin Healthcare Company Limited. • Top Executives of the Company group as the directors. - Mr. Trirat Jarutat - Mr. Pitiphong Trinurat - Ms. Kanokpailin Wilaikaew - Ms. Jarunee Kunasit - Mr. Chawakit Phumbunchu						contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	17.50	-	• For the fiscal year ended December 31, 2022, the Company Group has office	• as the listed business support of the company.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
						rental revenues 0.02 million baht	<ul style="list-style-type: none"> It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
60. Kin Origin Healthcare Company Limited	<ul style="list-style-type: none"> The Joint Venture, owned by the major shareholder, Origin Healthcare Company Limited (Subsidiary), holds 100% of shares in Kin Origin 	1. Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	1,439.44	180.00	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 1.44 million baht. 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> This is a regular business listing of the company group according to the rates specified in the contract. The prices and

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	Healthcare Company Limited. ● Top Executives of the Company group as the directors. -Mr. Thongchai Chokthanomsup -Mr. Saksit Jenkulprasut -Mr. Woraphol Prutthanopajai -Mr. Pitiphong Trinurak -Mr. Chawakit Phumbunchu						conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.
		2. The listed business support of the company group.				● For the fiscal year ended December 31, 2022, the	● as the listed business support of the company.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		2.1 Office Rental Revenues	21.00	10.50	-	Company Group has office rental revenues 0.02 million baht	<ul style="list-style-type: none"> It is a listing to lease office space that the joint venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
61. Origin Gunkul Energy Company Limited	<ul style="list-style-type: none"> The Joint Venture, owned by the major shareholder, Origin Energy Company Limited (Subsidiary), holds 100% of shares in Origin Gunkul 	1. Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	360.00	90.00	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 0.36 million baht. 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> This is a regular business listing of the company group according to the rates specified in the

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<p>Energy Company Limited.</p> <p>● Top Executives of the Company group as the directors.</p> <p>- Mr. Pheerapong Jarunake</p> <p>- Mr. Pitiphong Trinurak</p> <p>- Mr. Kriangkrai Kreebongkarn</p> <p>- Mr. Somboon Ueaatchasai</p> <p>- Ms. Nareuchol Damrongpiyawut</p> <p>- Mr. Pongsakorn Damnern</p>						<p>contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.</p>

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<p>2.The listed business support of the company group.</p> <p>2.1 Office Rental Revenues</p>	21.00	5.25	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the joint venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
62. Prim Insurance Broker Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Origin Property Public Company Limited 	1, Ordinary Business Transaction of the Company Group	180.00	75.00	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has income from administration and real 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> This is a regular business listing of the company

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	(Company), holds 100% of shares in Prim Insurance Broker Company Limited. ● Top Executives of the Company group as the directors. - Mr. Somsakul Sangsuwan -Mr. Bodin Thamcheewansakul - Mr. Olarn Jarungthamchot	1.1 Income from administration and real estate agent fee				estate agent fee, totaling 0.18 million baht.	group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	-	-	● For the fiscal year ended December 31, 2022, the Company Group has	● as the listed business support of the company. ● This is a listing for renting out an office space that

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
						office rental revenues 0.02 million baht	was not used by the company group to another company at a rental rate that is comparable to the market. The size of the rental space is considered small, and the approval authority for this listing is under the management department of the company group. The rental rate is in accordance with the market rate for similarly sized rental spaces according to the contract.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3. List of Financial Aid to the Company Group 3.1 Loans to Subsidiaries - Beginning Balance - Loan Increased During the Period - Paid During the Period - Ending Balance	4,520.29 64.11 (1,500.00) 3,084.40	- 4,520.29 - 4,520.29	- - - -	<ul style="list-style-type: none"> The company has provided short-term loans to the group of companies for the fiscal year ended December 31, The Company gave short-term loans to the subsidiary in 2022 with a beginning loan balance of 4.52 million baht. Additional loans were provided during the period in the amount of 0.06 million baht, and paid for 1.50 million baht. This results to a total remaining loan balance of 3.08 million baht at the end of the 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, related-party transaction with related individual that hold shares no more than 10%, it is considered an exempted item from complying with the interrelated listing criteria

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3.2 Earned interest and accrued interest receivables <ul style="list-style-type: none"> ● Earned Interests 161.20 24.76 - ● Accrued Interest Receivables 4.26 - - - Beginning Balance 161.20 24.76 - - Earned Interests During the Period (163.28) (20.50) - 2.18 4.26 - - Paid During the Year - Ending Balance 				period. The company calculates the interest rate of 4.3 % per year, comparable to capital loans of the subsidiary. <ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company has 0.16 million baht earned interest and accrued interest receivables for 0.002 million baht. 	
63. Alpha Industrial Solution Company Limited	● The Joint Venture, owned by the major shareholder, Origin Property Public Company Limited	1, Ordinary Business Transaction of the Company Group	360.00	-	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, The Company has income from administration and real 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u> ● This is a regular business listing of the company group

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<p>(Company), holds 100% of shares in Alpha Industrial Solution Company Limited.</p> <p>● Top Executives of the Company group as the directors.</p> <ul style="list-style-type: none"> - Mr. Pheerapong Jarunake - Mr. Pitiphong Trinurak - Ms. Kanokpailin Wilaikaew - Mr. Charvanin Bunditkitsada - Dr. Akephong Tangsrisanguan 	1.1 Income from administration and real estate agent fee				estate agent fee, totaling 0.36 million baht.	<p>according to the rates specified in the contract.</p> <p>The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.</p>

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	Mr. Jitchai Nimitpanya						
		<p>2. The listed business support of the company group.</p> <p>2.1 Office Rental Revenues</p>	21.00	21.00	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. This is a listing for renting out an office space that was not used by the company group to another company at a rental rate that is comparable to the market. The size of the rental space is considered small, and the approval authority for this listing is under the management department of the company group. The rental rate is in accordance with the market

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
							rate for similarly sized rental spaces according to the contract.
		3. List of Financial Aid to the Company Group 3.1 Loan to Joint venture - Beginning Balance - Loan Increased During the Period - Paid During the Period - Ending Balance	1,000.00 197,084.03 - 207,084.03	- 16,500.00 (6,500) 10,000.00	- - - -	<ul style="list-style-type: none"> The company has provided short-term loans to the group of companies for the fiscal year ended December 31, 2022, with a remaining loan balance of 1.00 million baht. Additional loans were provided during the period in the amount of 197.08 million baht, resulting in a total remaining loan balance of 207.08 million baht at the end of the period. The company calculates interest at a rate of 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, related-party transaction with related individual that hold shares no more than 10%, it is considered an exempted item from complying with the interrelated listing criteria

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3.2 Earned interest and accrued interest receivables <ul style="list-style-type: none"> ● Earned Interests ● Accrued Interest Receivables - Beginning Balance - Earned Interests During the Period - Paid During the Year - Ending Balance 	8,338.65 5.75 8,338.65 (8,165.68) <u>178.72</u>	13.41 - 13.41 (7.66) <u>5.75</u>	- - - -	4.3% per annum, which is comparable to the average borrowing cost of the company. ● For the fiscal year ended December 31, 2022, the company received interest income of 8.34 million baht	
64. Origin Energy	● The subsidiary, owned by the major shareholder, Origin	1, Ordinary Business Transaction of the Company Group	180.00	90.00	-	● For the fiscal year ended December 31, 2022, The Company has income from	● <u>It is an ordinary business transaction of the company group.</u>

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
Company Limited	<p>Property Public Company Limited, holds 100% of shares in Origin Energy Company Limited.</p> <ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Pheerapong Jarunake - Mr. Pitiphong Trinurak - Ms. Kanokpailin Wilaikaew 	1.1 Income from administration and real estate agent fee				administration and real estate agent fee, totaling 0.18 million baht.	<ul style="list-style-type: none"> ● This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		2. The listed business support of the company group. 2.1 Office Rental Revenues	21.00	10.50	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3. List of Financial Aid to the Company Group 3.1 Loans to Subsidiaries - Beginning Balance - Loan Increased During the Period - Paid During the Period - Ending Balance	7,551.61 323.23 - 7,874.84	- 7,551.61 - 7,551.61	- - - -	<ul style="list-style-type: none"> The company has provided short-term loans to the group of companies for the fiscal year ended December 31, 2022, with a remaining loan balance of 7.55 million baht. Additional loans were provided during the period in the amount of 0.32 million baht, resulting in a total remaining loan balance of 7.87 million baht at the end of the period. The company calculates interest at a rate of 4.3% per annum, which 	<ul style="list-style-type: none"> It is a supporting list for the Group's operation. According to the criteria of the stock market, related-party transaction with related individual that hold shares no more than 10%, it is considered an exempted item from complying with the interrelated listing criteria

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		3.2 Earned interest and accrued interest receivables	324.95	59.25	-	is comparable to the average borrowing cost of the company.	
		● Earned Interests	7.12	-	-	● For the fiscal year ended December 31, 2022, the Company has 0.01 million baht earned interest and accrued interest receivables for 0.01 million baht.	
		● Accrued Interest Receivables	324.95	59.25	-		
		- Beginning Balance	(326.50)	(52.13)	-		
		- Earned Interests During the Period	5.57	7.12	-		
		- Paid During the Year					
		- Ending Balance					

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
65. Origin Boonpha Bangna Company Limited	<ul style="list-style-type: none"> ● The Joint Venture, owned by the major shareholder, Origin Condominium Company Limited, holds 50% of shares in Origin Boonpha Bangna Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pitiphong Trinurak - Mr. Kriangkrai Kreebongkarn - Ms. Kanokpailin Wilaikaew 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	7.00	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the joint venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Mr. Phisitphon Worasettakarnkij - Mr. Phongsak Swatayanon - Ms. Wareerat Swatayanon 						
		<p>2. List of Financial Aid to the Company Group</p> <p>2.1 Loan Guarantee</p> <ul style="list-style-type: none"> ● The Company guarantee for the Joint Venture Group - Beginning Balance - Increment During the Period - Decreased During the Period 	<div>-</div> <div>884,500.00</div> <div>-</div> <div>-</div> <div>-</div> <div>884,500.00</div> <div>-</div>	<div>-</div> <div>-</div> <div>-</div> <div>-</div> <div>-</div> <div>-</div> <div>-</div>	<div>-</div> <div>-</div> <div>-</div> <div>-</div> <div>-</div> <div>-</div> <div>-</div>	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the company provide a guarantee for a loan to a joint venture for 884.50 million baht. 	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		- Ending Balance					
66. Origin Play Phahol N19 Station Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Origin Condominium Company Limited (Subsidiary), holds 100% of shares in Origin Play Phahol N19 Station Company Limited. Top Executives of the Company group as the directors. -Mr. Pitiphong Trinurak - Mr. Kriangkrai Kreebongkarn 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	7.00	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Apisit Sunthornchukiat - Ms. Wijitra Srisuphan						
		2. List of Financial Aid to the Company Group 2.1 Loan Guarantee ● The Company guarantee for the Joint Venture Group - Beginning Balance 97,120.00 - Increment During the Period (97120.00) - Decreased During the Period - Ending Balance	- 97,120.00 (97120.00) - -	- - - - -	- - - - -	● For the fiscal year ended December 31, 2022, the company provide a guarantee for a loan to a joint venture for 97.12 million baht.	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
67. Origin Place Samut Prakan Company Limited	<ul style="list-style-type: none"> ● The Subsidiary, owned by the major shareholder, Origin Condominium Company Limited, holds 100% of shares in Origin Place Samut Prakan Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pitiphong Trinurak - Mr. Kriangkrai Kreebongkarn - Ms. Wijitra Srisuphan 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	7.00	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
68. SO Origin Phahol 69 Station Company Limited	<ul style="list-style-type: none"> ● The Joint Venture, owned by the major shareholder, Origin Condominium Company Limited, holds 51% of shares in SO Origin Phahol 69 Station Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Kriangkrai Kreebongkarn - Mr. Apisit Sunthornchukiat - Mr. Panyawat 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	7.00	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	Janrungruensaeng - Mr. Hideo Takahashi - Mr. Naomi Endo						
69. Origin Plug & Play Samut Prakan Company Limited	<ul style="list-style-type: none"> The Joint Venture, owned by the major shareholder, Origin Condominium Company Limited, holds 100% of shares in Origin Plug & Play Samut Prakan Company Limited. Top Executives of the Company group as the directors. - Mr. Kriangkrai Kreebongkarn 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	7.00	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Mr. Apisit Sunthornchukiat - Mr. Panyawat Janrungruensaeng - Mr. Hideo Takahashi - Mr. Naomi Endo 						
		2.3 Loan Guarantee <ul style="list-style-type: none"> ● The Company guarantee for the Joint Venture Group - Beginning Balance - Increment During the Period - Decreased During the Period - Ending Balance 	- 153,834.80 (153,834.80) -	- - - -	- - - -	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the company provide a guarantee for a loan to a joint venture for 153.83 million baht. 	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
70. Origin Plug & Play Charan Ratchawithi Company Limited	<ul style="list-style-type: none"> The Joint Venture, owned by the major shareholder, Origin Condominium Company Limited, holds 51% of shares in Origin Plug & Play Charan Ratchawithi Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> Mr. Kriangkrai Kreebongkarn Mr. Apisit Sunthornchukiat Mr. Panyawat 	1. The listed business support of the company group. 1.1 Office Rental Revenues -	21.00	7.00	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	Janrungruensaeng - Mr. Chen San Jia - Mr. Jao Dakun						
71. Origin Plug & Play E22 Station Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Origin Condominium Company Limited (Subsidiary), holds 100% of shares in Origin Plug & Play E22 Station Company Limited. 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	5.25	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Pitiphong Trinurak - Mr. Kriangkrai Kreebongkarn - Ms. Wijitra Srisuphan 						
72. Britania Bangna KM.17 Company Limited	<ul style="list-style-type: none"> ● The Joint Venture, owned by the major shareholder, Britania Public Company Limited (Subsidiary), holds 51% of shares in Britania Bangna KM.17 Company Limited. 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	12.25	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category.

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Surin Sahachatphokanan - Mr. Buranin Lapnakul - Ms. Phanitaporn Wongprakorb - Mr. Hideo Takahashi - Mr. Naomi Endo 						Approval was granted by the management.
73. Britania Bangna KM.35	<ul style="list-style-type: none"> ● The Joint Venture, owned by the major shareholder, Britania Public Company Limited (Subsidiary), 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	12.25	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
Company Limited	<p>holds 35% of shares in Britania Bangna KM.35 Company Limited.</p> <p>● Top Executives of the Company group as the directors.</p> <p>- Mr. Surin Sahachartpokanan</p> <p>- Mr. Teerayut Lakdee</p> <p>- Ms. Phanitaporn Wongprakorb</p> <p>- Mr. Chen San Jia</p> <p>- Mr. Jao Dakun</p>						<p>rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.</p>

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
74. Stable Town Company Limited	<ul style="list-style-type: none"> ● The Joint Venture, owned by the major shareholder, Britania Public Company Limited (Subsidiary), holds 51% of shares in Stable Town Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Surin Sahachartpokanan - Mr. Buranin Lapnakul - Ms. Phanitaporn Wongprakorb - Mr. Hideo Takahashi 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	5.25	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Naomi Endo						
75. Britania Amata Panthong Company Limited	<ul style="list-style-type: none"> ● The Joint Venture, owned by the major shareholder, Britania Public Company Limited (Subsidiary), holds 51% of shares in Britania Amata Panthong Company Limited. ● Top Executives of the Company group as the directors. 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	5.25	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Mrs. Suppalak Janpitak - Mr. Teerayut Lakdee - Ms. Phanitaporn Wongprakorb - Mr. Chen San Jia - Mr. Jao Dakun 						
76. One Hampton Deluxe Ocean Sriracha Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, One Origin Company Limited (subsidiary) , holds 100% of shares in One Hampton Deluxe Ocean 	1, Ordinary Business Transaction of the Company Group 1.1 Administration and real estate agent fee	21,358.32	-	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, The Company has administration and real estate agent fee, totaling 21.36 million baht. 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u> ● This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<p>Sriracha Company Limited.</p> <ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Pitiphong Trinurak - Ms. Kanokpailin Wilaikaew - Ms. Wijitra Srisuphan 						<p>offered by the company group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.</p>
		<p>2. The listed business support of the company group.</p> <p>2.1 Office Rental Revenues</p>	21.00	5.25	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
							small size listing category. Approval was granted by the management.
77. One Hampton Knightsbridge Samut Prakan City Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, One Origin Company Limited (subsidiary) , holds 100% of shares in One Hampton Knightsbridge Samut Prakan City Company Limited. Top Executives of the Company group as the directors. - Mr. Pitiphong Trinurak 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	5.25	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Ms. Kanokpailin Wilaikaew - Ms. Wijitra Srisuphan 						
78. One Hampton Next To Emporium Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, One Origin Company Limited (subsidiary), holds 100% of shares in One Hampton Next To Emporium Company Limited. ● Top Executives of the Company group as the directors. - Mr. Pitiphong Trinurak 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	3.50	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Ms. Kanokpailin Wilaikaew - Ms. Wijitra Srisuphan 						
79. Origin Boonpha Bangna Company Limited	<ul style="list-style-type: none"> ● The Joint Venture, owned by the major shareholder, One Origin Company Limited (Subsidiary), holds 50% of shares in Origin Boonpha Bangna Company Limited. 	1. The listed business support of the company group. 1.1 Office Rental Revenues	21.00	3.50	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Pitiphong Trinurak - Mr. Piti Jarukamjorn - Ms. Wijitra Srisuphan - Mr. Phisitphong Worasettakarnkij - Mr. Phongsak Swatayanon - Ms. Wareerat Swatayanon 						Approval was granted by the management.
80. Alpha Industrial KM. 19 Company Limited	<ul style="list-style-type: none"> ● The Joint Venture, owned by the major shareholder, Alpha Industrial Solution Company Limited 	1. The listed business support of the company group. 1.1 Office Rental Revenues	17.50	-	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<p>(Joint Venture), holds 51% of shares in Alpha Industrial KM. 19 Company Limited.</p> <ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Pitiphong Trinurak - Mr. Pathan Sombooranasin - Dr. Akephong Tangsrisanguan - Mr. Tsuyoshi Kojima - Mr. Yuki Ono 						<p>rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.</p>

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
81. Alpha Industrial Rangsit Company Limited	<ul style="list-style-type: none"> The Joint Venture, owned by the major shareholder, Alpha Industrial Solution Company Limited (Joint Venture), holds 51% of shares in Alpha Industrial Rangsit Company Limited. Top Executives of the Company group as the directors. -Mr. Pitiphong Trinurak - Mr. Pathan Sombooranasin 	1.The listed business support of the company group. 1.1 Office Rental Revenues	17.50	-	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Dr. Akephong Tangsrisanguan - Mr. Tsuyoshi Kojima - Mr. Yuki Ono 						
82. Alpha Industrial Laem Chabang Company Limited	<ul style="list-style-type: none"> ● The Joint Venture, owned by the major shareholder, Alpha Industrial Solution Company Limited (Joint Venture), holds 51% of shares in Alpha Industrial Laem Chabang Company Limited. 	1. The listed business support of the company group. 1.1 Office Rental Revenues	7.00	-	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.01 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the joint venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. -Mr. Pitiphong Trinurak - Mr. Pathan Sombooranasin 						g r a n t e d b y t h e management.
83. Alpha Industrial Laem Suwinthawong Company Limited	<ul style="list-style-type: none"> ● The Joint Venture, owned by the major shareholder, Alpha Industrial Solution Company Limited (Joint Venture), holds 100% of shares in Alpha Industrial Laem Suwinthawong Company Limited. 	1, Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	60.00	-	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the company has income from administration and real estate agent fee ,totaling 0.06 million baht. 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u> ● This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Pitiphong Trinurak - Mr. Pathan Sombooranasin 	<p>2. The listed business support of the company group.</p> <p>2.1 Office Rental Revenues</p>	3.50	-	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.00 million baht 	<p>compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.</p> <ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the joint venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
							g r a n t e d b y t h e management.
84. Origin Music Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Origin Property Public Company Limited, holds 100% of shares in Origin Music Company Limited. 	1. Ordinary Business Transaction of the Company Group 1.1 Income from administration and real estate agent fee	15.00	-	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 0.02 million baht. 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group.</u> This is a regular business listing of the company group according to the rates specified in the contract. The prices and conditions offered by the company group can be compared with other

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Apisit Sunthornchukiat - Ms. Kanokpailin Wilaikaew -Mr. Pitiphong Trinurak 	<u>2. The listed business support of the company group.</u> 2.1 Office Rental Revenues	1.75	-	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company has office rental revenues 0.00 million baht 	businesses operating in the same way, which is in accordance with the criteria approved by the board of directors. <ul style="list-style-type: none"> ● It is a listing to lease office space that the joint venture no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
85. Origin Play Sriudom Station Company Limited	<ul style="list-style-type: none"> The Joint Venture, owned by the major shareholder, Origin Condominium Company Limited, holds 51% of shares in Origin Play Sriudom Station Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> Mr. Kriangkrai Kreebongkarn Mr. Apisit Sunthornchukiat 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	19.25	-	-	<ul style="list-style-type: none"> For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.02 million baht For the fiscal year ended December 31, 2022, the Company guaranteed for the Group for 299.20 million baht during the period. 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management. It is a supporting list for the Group's operation. According to the criteria of the stock market, when the Company hold shares no
		<u>2. List of Financial Aid to the Company Group</u> 2.1 Loan Guarantee <ul style="list-style-type: none"> The Company guarantee for the Group Beginning Balance Increment During the Period 	- 299,200.00 (299,200.00) -	- - - -	- - - -		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Mr. Panyawat Janrungruensaeng - Mr. Hideo Takahashi - Mr. Naomi Endo 	<ul style="list-style-type: none"> - Decreased During the Period - Ending Balance 					less than 90%, it is considered an exempted item from complying with the interrelated listing criteria
86. Origin Plug & Play Petchkasem Company Limited Formerly known as "Origin Plug &	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, Origin Condominium Company Limited (Subsidiary), holds 100% of shares in Origin Plug & Play Petchkasem Company Limited. 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	19.25	-	-	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, the Company Group has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
Play Nonthaburi	<ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Apisit Sunthornchukiat - Mr. Pitiphong Trinurak - Mr. Panyawat Janrungruensaeng - Mr. Wutthipan Sawangpuen 						

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
87.Origin Plug & Play Sri Lasalle Station Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Origin Condominium Company Limited (Subsidiary), holds 100% of shares in Origin Plug & Play Sri Lasalle Station Company Limited. Top Executives of the Company group as the directors. - Mr. Apisit Sunthornchukiat 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	15.75	-	-	<ul style="list-style-type: none"> For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Mr. Kriangkrai Kreebongkarn - Mr. Panyawat Janrungruensaeng 						
88. Origin Play Bangkhunnon Company Limited	<ul style="list-style-type: none"> ● The joint venture, owned by the major shareholder, Origin Condominium Company Limited (Subsidiary), holds 51% of shares in Origin Play Bangkhunnon Company Limited. 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	12.25	-	-	<ul style="list-style-type: none"> ● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.01 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Siriphong Srisawangwong - Mr. Panyawat Janrungruensaeng - Mr, Kittichai Asawaketmorakot - Mr. Hideo Takahashi - Mr. Naomi Endo 						
90. The Origin Ramkhamhaeng 142 Station	<ul style="list-style-type: none"> ● The Subsidiary, owned by the major shareholder, Origin Condominium Company Limited 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	7.00	-	-	<ul style="list-style-type: none"> ● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.01 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
Company Limited	<p>(Subsidiary), holds 100% of shares in The Origin Ramkhamhaeng 142 Station Company Limited.</p> <p>● Top Executives of the Company group as the directors.</p> <p>- Mr. Apisit Sunthornchukiat</p> <p>- Mr. Kriangkrai Kreebongkarn</p> <p>- Mr. Panyawat Janrungruensaeng</p>						<p>rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.</p>

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
91. The Origin Petchkasem Bangkok Company Limited	<ul style="list-style-type: none"> ● The Subsidiary, owned by the major shareholder, Origin Condominium Company Limited, holds 100% of shares in The Origin Petchkasem Bangkok Company Limited. ● Top Executives of the Company group as the directors. 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	7.00	-	-	<ul style="list-style-type: none"> ● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.01 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Mr. Apisit Sunthornchukiat - Mr. Kriangkrai Kreebongkarn - Mr. Panyawat Janrungruensaeng 						
92. Origin Place Ramkhamhaeng 153 Company Limited	<ul style="list-style-type: none"> ● The Subsidiary, owned by the major shareholder, Origin Condominium Company Limited (Subsidiary), holds 100% of shares in Origin Place 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	3.50	-	-	<ul style="list-style-type: none"> ● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.00 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<p>Ramkhamhaeng 153 Company Limited.</p> <ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Apisit Sunthornchukiat - Mr. Kriangkrai Kreebongkarn - Mr. Panyawat Janrungruensaeng - Mr. Pitiphong Trinurak 						<p>small size listing category. Approval was granted by the management.</p>

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
93. Grand Britaina Khu Khot Station Company Limited	<ul style="list-style-type: none"> ● The Joint Venture, owned by the major shareholder, Britaina Public Company Limited (Subsidiary), holds 51% of shares in Grand Britaina Khu Khot Station Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mrs. Suppalak Janpitak - Mr. Surin Sahachatphokanan - Ms. Phanitaporn Wongprakorb 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	19.25	-	-	<ul style="list-style-type: none"> ● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Chen San Jia - Mr. Jao Dakun						
94. Grand Britania Pracha Uthit 76 Company Limited	● The subsidiary, owned by the major shareholder, Britania Public Company Limited (Subsidiary), holds 100% of shares in Grand Britania Pracha Uthit 76 Company Limited.	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	8.75	-	-	● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.01 million baht	● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> ● Top Executives of the Company group as the directors. - Mr. Surin Sahachatphokanan - Mr. Parama Hemathulin - Ms. Phanitaporn Wongprakorb 						Approval was granted by the management.
95. Britania Bangna KM.39	<ul style="list-style-type: none"> ● The Joint Venture, owned by the major shareholder, Britania Public Company Limited (Subsidiary), 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	3.50	-	-	<ul style="list-style-type: none"> ● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.00 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
Company Limited	holds 51% of shares in Britania Bangna KM.39 Company Limited. ● Top Executives of the Company group as the directors. - Mr. Teerayut Lakdee Mr. Jirot Sutthiapha - Ms. Phanitaporn Wongprakorb						rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
96. Britania Bangna Theparak	● The Subsidiary, owned by the major shareholder, Britania Public Company Limited (Subsidiary),	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	3.50	-	-	● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.00 million baht	● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
Company Limited	<p>holds 100% of shares in Britania Bangna Theparak Company Limited.</p> <p>● Top Executives of the Company group as the directors.</p> <p>- Mr. Surin Sahachatphokanan</p> <p>- Mr. Teerayut Lakdee</p> <p>- Ms. Phanitaporn Wongprakorb</p>						<p>rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.</p>

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
97. Grand Britaina Taweewattana Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Britaina Public Company Limited (Subsidiary), holds 100% of shares in Grand Britaina Taweewattana Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> Mr. Surin Sahachatphokanan Mr. Buranin Lapnakul Ms. Phanitaporn Wongprakorb 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	3.50	-	-	<ul style="list-style-type: none"> For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.00 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
98. Grand Britaina Chaipayreuk-Chaeng Wattana Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Britaina Public Company Limited (Subsidiary), holds 100% of shares in Grand Britaina Chaipayreuk-Chaeng Wattana Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Surin Sahachatphokanan - Mr. Teerayut Lakdee 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	3.50	-	-	<ul style="list-style-type: none"> For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.00 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Ms. Phanitaporn Wongprakorb						

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
99. SO Origin Siriraj Company Limited	<ul style="list-style-type: none"> ● The joint venture, owned by the major shareholder, Park Luxury Company Limited, holds 51% of shares in SO Origin Siriraj Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Siriphong Srisawangwong - Mr. Panyawat Janrungruensaeng - Mr, Kittichai Asawaketmorakot 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	15.75	-	-	<ul style="list-style-type: none"> ● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/J uristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Hideo Takahashi - Mr. Naomi Endo						

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
100. SO Origin Sukhumvit Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, Park Luxury Company Limited (subsidiary), holds 100% of shares in SO Origin Sukhumvit Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Siriphong Srisawangwong - Mr. Panyawat Janrungruensaeng 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	8.75	-	-	<ul style="list-style-type: none"> ● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.01 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Mr. Wutthipan Sawangpuen						

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
101. One Origin Hospitality Company Limited	<ul style="list-style-type: none"> The Joint Venture, owned by the major shareholder, One Origin Company Limited (Subsidiary), holds 50% of shares in One Origin Hospitality Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pitiphong Trinurak - Mr. Jakkarin Srisuk/ - Ms. Wijitra Srisuphan 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	21.00	-	-	<ul style="list-style-type: none"> For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.02 million baht For the fiscal year ended December 31, 2022, the Company guaranteed for the Group for 649.97 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.
		<u>2. List of Financial Aid to the Company Group</u> 2.1 Loan Guarantee <ul style="list-style-type: none"> The Company guarantee for the Group Beginning Balance 	- 649,970.00 -	- - -	- - -		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> - Increment During the Period - Decreased During the Period - Ending Balance 	649,970.00	-	-	million baht during the period.	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
102. One Asset Bloom Company Limited	<ul style="list-style-type: none"> The joint venture owned by the major shareholder, One Origin Company Limited (subsidiary), holds 50% of shares in One Asset Bloom Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> Mr. Pitiphong Trinurak Ms. Yajita Wuttikarnkosol Mrs. Nuanthip Khunwisarn Ms. Wijitra Srisuphan 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	17.50	-	-	<ul style="list-style-type: none"> For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Mr. Charnnarong Setthapong - Mr. Wisan Khunwisarn 						

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
103. Onedee Kitchen Company Limited	<ul style="list-style-type: none"> The joint venture owned by the major shareholder, Origin Food Company Limited (subsidiary) , holds 50% of shares in Onedee Kitchen Company Limited. Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pitiphong Trinurak - Mr. Wittawat Jantajarunphong - Ms. Wijitra Srisuphan - Mr. Yosthorn Samitalampha 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	15.75	-	-	<ul style="list-style-type: none"> For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
104. One Hampton Phaya Thai Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, One Origin Company Limited (subsidiary), holds 100% of shares in One Hampton Phaya Thai Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pitiphong Trinurak - Ms. Wijitra Srisuphan - Ms. Kanokpailin Wilaikaew 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	14.00	-	-	<ul style="list-style-type: none"> ● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.01 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
105. One Hampton Thonglor Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, One Origin Company Limited (subsidiary), holds 100% of shares in One Hampton Thonglor Company Limited. ● Top Executives of the Company group as the directors. <p>-Mr. Pitiphong Trinurak - Ms. Wijitra Srisuphan - Ms. Kanokpailin Wilaikaew</p>	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	12.25	-	-	<ul style="list-style-type: none"> ● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.01 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/J uristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
106. Origin Chachoengsao Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Origin EEC Company Limited (subsidiary) , holds 100% of shares in Origin Chachoengsao Company Limited. Top Executives of the Company group as the directors. -Mr. Pitiphong Trinurak - Mr. Somsakul Sangsuwan 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	5.25	-	-	<ul style="list-style-type: none"> For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.01 million baht 	<ul style="list-style-type: none"> as the listed business support of the company. It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Ms. Kanokpailin Wilaikaew						

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
107. One Hampton Sriracha Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, One Origin Company Limited (subsidiary) , holds 100% of shares in One Hampton Sriracha Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Piti Jarukamjorn - Ms. Wijitra Srisuphan - Ms. Kanokpailin Wilaikaew 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	3.50	-	-	<ul style="list-style-type: none"> ● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.00 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
108. Whale Energy Move Company Limited	<ul style="list-style-type: none"> The subsidiary, owned by the major shareholder, Origin Property Public Company Limited, holds 75% of shares in Whale Energy Move Company Limited. (Starting from July 2022, the company has sold investments to the directors of Whale Energy Move Company Limited) 	<p>1. <u>Ordinary Business Transaction of the Company Group</u></p> <p>1.1 Income from administration and real estate agent fee</p>	90.00	-	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 0.09 million baht. 	<ul style="list-style-type: none"> It is an ordinary business transaction of the company group. This is a regular business listing of the company according to the rates specified in the contract. The prices and conditions offered by the group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/J uristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
109. One Sanampao Company Limited	<ul style="list-style-type: none"> ● The joint venture owned by the major shareholder, One Origin Company Limited (subsidiary), holds 51% of shares in One Sanampao Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pheerapong Jarunake - Ms. Wijitra Srisuphan - Mr. Pitiphong Trinurak - Mr. Yuki Ono - Mr. Tsuyoshi Kojima 	<u>1. Ordinary Business Transaction of the Company Group</u> 1.1 Income from administration and real estate agent fee 2. List of Financial Aid to the Company Group 2.1 Loan Guarantee <ul style="list-style-type: none"> ● The Company guarantee for the Joint Venture Group - Beginning Balance 	21.00 860.00 -	21.00 - - -	- - - -	<ul style="list-style-type: none"> ● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.02 million baht ● For the fiscal year ended December 31, 2022, the company provide a guarantee for a loan to a 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group.</u> ● This is a regular business listing of the company according to the rates specified in the contract. The prices and conditions offered by the group can be compared with other businesses operating in the same way, which is in accordance with the criteria approved by the board of directors.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
		<ul style="list-style-type: none"> - Increment During the Period - Decreased During the Period - Ending Balance 	860.00	-	-	joint venture for 0.86 million baht.	

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
110. One Hampton Rayong Company Limited (Formerly known as “Pecoin Plaza Company Limited”)	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, One Origin Company Limited (subsidiary), holds 100% of shares in One Hampton Rayong Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Pitiphong Trinurak - Ms. Kanokpailin Wilaikaew 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	21.00	-	-	<ul style="list-style-type: none"> ● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.02 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	- Ms. Wijitra Srisuphan						

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
111.	<ul style="list-style-type: none"> ● Hampton Hotel and Residence Management Company LimitedThe subsidiary, owned by the major shareholder, Primo Service Solution Public Company Limited, holds 100% of shares in Hampton Hotel and Residence Management Company Limited. ● Top Executives of the Company group as the directors. 	<p><u>1. The listed business support of the company group.</u></p> <p>1.1 Income from administration and real estate agent fee</p> <p>1.2 Office Rental Revenues</p>	<p>26.00</p> <p>66.50</p>	<p>-</p> <p>-</p>	<p>-</p> <p>-</p>	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, The Company has income from administration and real estate agent fee, totaling 0.03 million baht. ● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.07 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	<ul style="list-style-type: none"> - Mr. Somsakul Sangsuwan - Ms. Nuchjaree Jitardhan - Ms. Jatuporn Wilaikaew 						

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
112. UPM Design Studio Company Limited	<ul style="list-style-type: none"> ● The subsidiary, owned by the major shareholder, United Project Management Company Limited (Subsidiary), holds 100% of shares in UPM Design Studio Company Limited. ● Top Executives of the Company group as the directors. <ul style="list-style-type: none"> - Mr. Somsakul Sangsuwan - Mr. Arun Sirijanusorn - Ms. Warunee Thecheepan 	<u>1. The listed business support of the company group.</u> 1.1 Office Rental Revenues	166.25	-	-	<ul style="list-style-type: none"> ● For the financial year ended Dec. 31, 2022, the Company has office rental revenues 0.17 million baht 	<ul style="list-style-type: none"> ● as the listed business support of the company. ● It is a listing to lease office space that the Group no longer uses, and the rental rate is comparable to the market rate, with the size of the listing falling into the small size listing category. Approval was granted by the management.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
113. Mr. Laksananoi Peungratsami	<ul style="list-style-type: none"> Chairman Director, Independent Director of the Group, and Nomination and Remuneration Committee to be an Authorized Director to sign on behalf the Company 	1, Ordinary Business Transaction of the Group Company 1.1 Condominium Sales Revenues 1.2 Deposit and unearned revenue from Customers	- 5,630.00	- 5,630.00	- 3,950.00	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, Mr. Lucksananoi Punkrasamee did not make condominium purchase agreement. For the fiscal year ended December 31, 2022. The Company Group got deposit and upfront payment from director and executive for 5.63 million baht. 	<ul style="list-style-type: none"> It is an ordinary business transaction of the company group The selling price of the condominium units is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
114. Mr. Niwat Lamunpan dh	<ul style="list-style-type: none"> ● <u>Chairman</u> Director of the Group, Executive Chairman, Executive Director, and Director of the Company ● Directors Authorized to Sign on Behalf of the Company 	<p>1, Ordinary Business Transaction of the Group <u>Company</u></p> <p>1.1 Condominium Sales Revenues</p> <p>1.2 Deposit and unearned revenue from Customers</p>	-	-	5,131.91	<ul style="list-style-type: none"> ● For the fiscal year ended December 31, 2022, Mr. Niwat Lamunpan dh did not make condominium purchase agreement and did not receive deposit payment and upfront payment. 	<ul style="list-style-type: none"> ● <u>It is an ordinary business transaction of the company group</u> ● The selling price of the condominium units is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
115.COL Public Company Limited	<ul style="list-style-type: none"> There are common directors with the Group which is Mr. Sahas Treetipbut who is <u>Director of Audit Committee</u>, <u>Member of Nomination and Remuneration/</u> Director of the Risk Management Committee of the Company 	1, Ordinary Business Transaction of the Group <u>Company</u> 1.1 Office Supply Purchase	-	-	239.21	<ul style="list-style-type: none"> For the year ended December 31, 2022, the company did not purchase office supplies such as writing instruments and paper from COL Public Company Limited to conduct general business operations. 	<ul style="list-style-type: none"> The selling price is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
116. Mr. Witthaya Thanyasrisaeng	● Director of Digital Butler Company Limited	1. List of Financial Aid to the Group 1.1 Loans from Relevant Parties - Beginning Balance - Loan Increased During the Period - Paid During the Period - Ending Balance	1,453.00 - - <u>1,453.00</u>	1,453.00 - - <u>1,453.00</u>	1,453.00 - - <u>1,453.00</u>	● The company borrowed short-term money from the directors of Digital Butler Co., Ltd. to use for the general operations of the group of companies for the year ending. As of December 31, 2022, the beginning balance was 1.45 million baht and there were no additional loans during the period. The ending balance was also 1.45 million baht.	● It is the list of Financial Aid to the Company Group

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
117. Mr. Worakorn Weerapat	● Director of Digital Butler Company Limited	1. List of Financial Aid to the Group 1.1 Loans from Relevant Parties - Beginning Balance - Loan Increased During the Period - Paid During the Period - Ending Balance	1,453.00 - - <u>1,453.00</u>	1,453.00 - - <u>1,453.00</u>	1,453.00 - - <u>1,453.00</u>	● The company borrowed short-term money from the directors of Digital Butler Co., Ltd. to use for the general operations of the group of companies for the year ended December 31, 2565, the beginning balance was 1.45 million baht and there were no additional loans during the period. The ending balance was also 1.45 million baht.	● It is the list of Financial Aid to the Company Group

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
118. Mr. Pitiphong Trinurak	<ul style="list-style-type: none"> Executive Director, Chief Business Development Officer, Assistant Managing Director, Business Development Division, and Assistant Managing Director, Business Development Division of 	1, Ordinary Business Transaction of the Group <u>Company</u> 1.1 Condominium Sales Revenues 1.2 Deposit and unearned revenue from Customers	-	-	-	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, Mr. Pitiphong Trinurak did not make condominium purchase agreement and did not receive deposit payment and upfront payment. 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group</u> The selling price of the condominium units is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
	the Company and CEO, and Director of the Group						
119. Mr. Somsakul Sangsuwan	<ul style="list-style-type: none"> Managing Director, Chief Product Design Officer, and Director of the Group 	1, Ordinary Business Transaction of the Group <u>Company</u> 1.1 Deposit and unearned revenue	-	631.00	616.00	<ul style="list-style-type: none"> For the fiscal year ended 31 Dec. 2022, Mr. Somsakul Sangsuwan did not make condominium purchase agreement and did not receive deposit payment and upfront payment. 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group</u> The selling price of the condominium units is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
120. Mr. Siriphong Srisawangwong	● Chief Marketing and Sales Officer	1, Ordinary Business Transaction of the Group <u>Company</u> 1.1 Condominium Sales Revenues 1.2 Deposit and unearned revenue	- -	- -	7,990.00 -	● For the fiscal year ended December 31, 2022, Mr. Siriphong Srisawangwong did not make condominium purchase agreement and did not receive deposit payment and upfront payment.	● <u>It is an ordinary business transaction of the company group</u> ● The selling price of the condominium units is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
121. Mr. Kriangkrai Kreebongkarn	● Chief Construction Management Officer	1, Ordinary Business Transaction of the Group Company 1.1 Condominium Sales Revenues 1.2 Deposit and unearned revenue from Customers	1,336.25 766.20	- 1,552.10	1,587.97 1,373.30	<ul style="list-style-type: none"> For the fiscal year ended 2022, the Company Group got deposit and upfront payment for 1.34 Million Baht For the fiscal year ended December 31, 2022, the Company Group got deposit and upfront payment for 0.77 million baht. 	<ul style="list-style-type: none"> It is an ordinary business transaction of the company group The selling price of the condominium units is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
122. Mr. Sukom Uiwirat	● Managing Director of Origin Condominium Company Limited	1, Ordinary Business Transaction of the Group Company 1.1 Condominium Sales Revenues 1.2 Deposit and unearned revenue	1,919.27 -	- 182.40	3,890.00 66.70	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, Mr. Sukom Uiwirat made 1 room of condominium purchase agreement for 92 million baht. For the fiscal year ended December 31, 202, the Company Group did not get deposit and upfront payment. 	<ul style="list-style-type: none"> It is an ordinary business transaction of the company group The selling price of the condominium units is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
123. Ms. Ruengrat Sribenjaplangkoon	<ul style="list-style-type: none"> Managing Director of Origin Condominium Company Limited 	1, Ordinary Business Transaction of the Group <u>Company</u> 1.1 Condominium Sales Revenues 1.2 Deposit and unearned revenue	1,346.66 -	- 166.40	1,628.16 71.60	<ul style="list-style-type: none"> For the fiscal year ended December 31, 2022, Mr. Ruengrat Sribenjaplangkoon made 1 room of condominium purchase agreement for 35 million baht. For fiscal year ended December 31, 2022, the Company Group did not get deposit and upfront payment. 	<ul style="list-style-type: none"> <u>It is an ordinary business transaction of the company group</u> The selling price of the condominium units is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
124. Ms. Suwatcharee Tanthaprasat	● Managing Director of Passion Realtor Company Limited	1, Ordinary Business Transaction of the Group Company 1.1 Deposit and unearned revenue	-	-	71.60	● For the fiscal year ended December 31, 2022, the Company Group did not get deposit and upfront payment.	● <u>It is an ordinary business transaction of the company group</u> ● The selling price of the condominium units is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
125. Ms. Phanitaporn Wongprakorn	● Managing Director of BRITANIA PUBLIC COMPANY LIMITED	1, Ordinary Business Transaction of the Group <u>Company</u> 1.1 Deposit and unearned revenue	-	65.0	5.0	● For the fiscal year ended December 31, 2022, the Company Group did not get deposit and upfront payment.	● <u>It is an ordinary business transaction of the company group</u> ● The selling price of the condominium units is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
126. Mr. Kittichai Asawaketmorakot	● Managing Director of Park Luxury Company Limited	1, Ordinary Business Transaction of the Group <u>Company</u> 1.1 Deposit and unearned revenue	-	-	5.00	● For the fiscal year ended December 31, 2022, the Company Group did not get deposit and upfront payment.	● <u>It is an ordinary business transaction of the company group</u> ● The selling price of the condominium units is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Persons/Juridic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
127. Mr. Tanai Thanachanan	● Managing Director of Primo Service Solution Company Limited	1, Ordinary Business Transaction of the Group <u>Company</u> 1.1 Condominium Sales Revenues	-	-	6,900.00	● For the fiscal year ended December 31, 2022, Mr.Tanai Thanachanan did not make condominium purchase agreement.	● <u>It is an ordinary business transaction of the company group</u> ● The selling price of the condominium units is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
128. Ms. Ms. Patchara Sribenjaplangkoon	● is the little sister of Ms. Ruengrat Sribenjaplnagkoon who is the managing director of Origin Condominium Company Limited.	1, Ordinary Business Transaction of the Group <u>Company</u> 1.1 Deposit and unearned revenue	-	146.65	-	● For the fiscal year ended December 31, 2022, the Company Group did not get deposit and upfront payment.	● <u>It is an ordinary business transaction of the company group</u> ● The selling price of the condominium units is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
129. Ms. Siriluk Sangsuwan	● is the wife of Mr. Somsakul Sangsuwan who is managing director and Chief Product Design of the Company and Director of the Group.	1, Ordinary Business Transaction of the Group Company 1.1 Deposit and unearned revenue	290.20	169.00	-	● For the fiscal year ended December 31, 2022, the Company Group got deposit and upfront payment for 0.29 million baht.	● <u>It is an ordinary business transaction of the company group</u> ● The selling price of the condominium units is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Persons/Juristic Persons with Possible Conflicts	Relationship	Characteristics of Connected Transactions	Transaction Value (Thousand Baht)			Necessity / reasonableness of Transaction	Opinion of The Audit Committee
			For the fiscal year ended December 31, 2022	For the fiscal year ended December 31, 2021	For the fiscal year ended December 31, 2020		
130. Mr. Salikorn Rattanachot	● <u>Chairman</u> Managing Director of <u>the company group</u>	1, Ordinary Business Transaction of the Group <u>Company</u> 1.1 Deposit and unearned revenue	0.10	2.99	1.24	● For the fiscal year ended December 31, Dec. 2022, the Company Group got deposit and upfront payment for 0.10 million baht.	● <u>It is an ordinary business transaction of the company group.</u> ● The selling price of the condominium units is comparable to the general market price and prices sold to other customers, therefore it is deemed appropriate and reasonable.

Part 3
Financial Statements

Origin Property Public Company Limited
and its subsidiaries
Report and consolidated financial statements
31 December 2022

Independent Auditor's Report

To the Shareholders of Origin Property Public Company Limited

Opinion

I have audited the accompanying consolidated financial statements of Origin Property Public Company Limited and its subsidiaries (the Group), which comprise the consolidated statement of financial position as at 31 December 2022, and the related consolidated statements of comprehensive income, changes in shareholders' equity and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies and have also audited the separate financial statements of Origin Property Public Company Limited (the Company) for the same period.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Origin Property Public Company Limited and its subsidiaries and of Origin Property Public Company Limited as at 31 December 2022, their 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 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 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.

Emphasis of Matter

I draw attention to Note 37 to the consolidated financial statements regarding to the acquisition of three hotels by the Group for a total amount of Baht 1,050 million. The Group's management had exercised judgement and determined that the transaction was a business combination in accordance with Thai Financial Reporting Standard No. 3 Business Combinations. The Group assessed the fair values of identifiable assets acquired and liabilities assumed at the acquisition date. The assessment was completed during the year and within the measurement period of 1 year from the acquisition date. My opinion is not modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in my professional judgement, were of most significance in my audit of the financial statements of the current period. These matters were addressed in the context of my audit of the financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

I have fulfilled the responsibilities described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report, including in relation to these matters. Accordingly, my audit included the performance of procedures designed to respond to my assessment of the risks of material misstatement of the financial statements. The results of my audit procedures, including the procedures performed to address the matter below, provide the basis for my audit opinion on the accompanying financial statements as a whole.

Key audit matter and how audit procedures respond for this matter are described below.

Recognition of revenues from sales of real estate

Revenues from sales of real estate are key performance indicators for users of the financial statements. In addition, the purchase and sales agreements are variable, with some having addendums granting a special discount or various sales promotions. There are therefore risks with respect to the amount or timing of revenue recognition.

I have examined the recognition of revenues from sales of real estate of the Group by

- Assessing and testing the Group's IT system and its internal controls with respect to the revenue cycle by making enquiry of responsible persons, gaining an understanding of the controls and selecting representative samples to test the operation of the designed controls.
- Applying a sampling method to select sales agreements to assess whether revenue recognition was consistent with the conditions of the relevant agreements, and was in compliance with the Group's policy.
- On a sampling basis, examining supporting documents for revenue transactions occurring during the year and near the account period-end.
- Reconciling the number of un-transferred land and house, and condominium units with the original title deeds and/or bank confirmations for title deeds kept by banks.
- Performing analytical procedures on disaggregated data to detect possible irregularities in sales transactions throughout the period, including accounting entries made through journal vouchers.
- Reviewing revenue adjustment entries made subsequent to the accounting period-end.

Other Information

Management is responsible for the other information. The other information comprise the information included in annual report of the Group, but does not include the 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 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 financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated.

When I read the annual report of the Group, 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 Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Thai Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the 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 Financial Statements

My objectives are to obtain reasonable assurance about whether the 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 financial statements.

As part of an audit in accordance with Thai Standards on Auditing, I exercise professional judgement and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the 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 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 financial statements, including the disclosures, and whether the 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 entities or 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, related safeguards.

From the matters communicated with those charged with governance, I determine these matters that were of most significance in the audit of the 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.

I am responsible for the audit resulting in this independent auditor's report.

Termphong Opanaphan

Certified Public Accountant (Thailand) No. 4501

EY Office Limited

Bangkok: 28 February 2023

Origin Property Public Company Limited and its subsidiaries

Statement of financial position

As at 31 December 2022

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2022	2021	2022	2021
Assets					
Current assets					
Cash and cash equivalents	7	3,182,798,063	1,965,841,111	278,170,172	781,417,795
Trade and other receivables	8	3,360,132,427	1,305,708,009	2,031,862,342	1,065,562,569
Short-term loans to related parties	6	1,156,790,440	229,768,072	1,877,044,015	275,864,261
Project development costs for sale	9	26,339,099,272	22,846,128,896	140,014,141	205,321,798
Deposits for land		815,963,532	507,748,491	-	-
Advance payment for construction		888,620,915	830,162,004	694,656	4,434,656
Other current financial asset	12	100,248,644	100,000,000	100,248,644	100,000,000
Other current assets	10	473,519,090	270,991,140	16,268,410	37,560,928
Total current assets		36,317,172,383	28,056,347,723	4,444,302,380	2,470,162,007
Non-current assets					
Restricted bank deposits	11	390,126,109	86,721,924	-	-
Long-term loans to related parties	6	-	-	16,929,789,505	14,341,493,746
Other non-current financial asset	12	7,999,930	7,999,930	-	-
Investments in subsidiaries	13	-	-	7,696,116,929	7,019,832,100
Investments in joint ventures	14	6,988,888,068	4,267,824,016	353,119,970	422,439,140
Investment in associate	15	40,342,990	47,319,398	-	-
Land held for development	16	21,466,329	28,235,448	-	8,066,909
Investment properties	17	271,189,792	289,904,201	33,441,080	34,880,585
Property, plant and equipment	18	2,427,243,506	1,941,667,900	26,646,670	39,471,370
Deposits for land		187,517,600	5,000,000	-	-
Right-of-use assets	26	628,457,652	143,629,434	5,400,208	5,352,974
Intangible assets	19	154,913,373	185,181,455	17,222,461	23,686,452
Goodwill	20	190,416,224	190,416,224	-	-
Deferred tax assets	33	323,866,997	107,373,274	11,150,194	3,934,010
Other non-current assets		141,544,382	40,821,990	3,270,869	1,636,126
Total non-current assets		11,773,972,952	7,342,095,194	25,076,157,886	21,900,793,412
Total assets		48,091,145,335	35,398,442,917	29,520,460,266	24,370,955,419

The accompanying notes are an integral part of the financial statements.

Origin Property Public Company Limited and its subsidiaries

Statement of financial position (continued)

As at 31 December 2022

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2022	2021	2022	2021
Liabilities and shareholders' equity					
Current liabilities					
Bank overdrafts and short-term loans					
from banks	21	817,468,000	793,421,320	300,000,000	430,000,000
Bills of exchange	22	1,490,130,753	1,231,076,441	1,490,130,753	1,231,076,441
Trade and other payables	23	3,017,961,683	2,218,515,256	172,765,277	150,886,519
Short-term loans from related parties					
and related persons	6	515,228,683	302,906,000	1,103,644,105	1,371,557,178
Current portion of long-term loans from banks	24	1,936,987,809	2,632,940,270	9,786,100	106,915,243
Current portion of debentures	25	3,687,539,633	3,521,883,822	3,687,539,633	3,521,883,822
Current portion of lease liabilities	26	193,342,305	26,732,613	1,172,218	1,003,284
Deposits and advances received from customers	6	529,364,470	346,209,563	1,291,759	1,541,461
Unearned income	6	44,635,666	52,867,577	352,579	14,651,439
Income tax payable		660,778,180	545,684,173	20,016	15,797,180
Other current liabilities		465,794,191	138,904,739	21,569,863	11,639,732
Total current liabilities		13,359,231,373	11,811,141,774	6,788,272,303	6,856,952,299
Non-current liabilities					
Long-term loans from banks -					
net of current portion	24	4,159,297,495	2,150,572,663	1,641,452	12,051,194
Debentures - net of current portion	25	9,571,626,655	4,793,973,168	8,083,335,419	4,793,973,168
Lease liabilities - net of current portion	26	472,961,116	118,604,679	875,283	257,144
Provision for long-term employee benefits		28,283,603	21,680,218	4,603,457	4,050,142
Deferred tax liabilities	33	548,431,859	559,932,709	-	-
Other non-current liabilities		17,988,621	2,538,071	-	-
Total non-current liabilities		14,798,589,349	7,647,301,508	8,090,455,611	4,810,331,648
Total liabilities		28,157,820,722	19,458,443,282	14,878,727,914	11,667,283,947

The accompanying notes are an integral part of the financial statements.

Origin Property Public Company Limited and its subsidiaries

Statement of financial position (continued)

As at 31 December 2022

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2022	2021	2022	2021
Shareholders' equity					
Share capital	27				
Registered					
2,454,122,453 ordinary shares of Baht 0.50 each					
(2021: 3,091,552,445 ordinary shares					
of Baht 0.50 each)		1,227,061,227	1,545,776,223	1,227,061,227	1,545,776,223
Issued and fully paid					
2,454,122,453 ordinary shares of Baht 0.50 each					
(2021: 2,452,862,453 ordinary shares					
of Baht 0.50 each)		1,227,061,227	1,226,431,227	1,227,061,227	1,226,431,227
Ordinary share premium	27	2,350,458,674	2,336,554,838	2,350,458,674	2,336,554,838
Preference share discount of subsidiaries		(2,910,400)	(2,910,400)	-	-
Capital reserve for share-based payments	28	79,833,764	81,631,867	79,833,764	81,631,867
Surplus from the change in the ownership					
interests in subsidiaries	13	2,414,962,378	1,608,118,005	-	-
Retained earnings					
Appropriated - statutory reserve	29	154,577,622	154,577,622	154,577,622	154,577,622
Unappropriated		11,946,036,604	9,570,533,318	10,829,801,065	8,904,475,918
Other components of shareholders' equity		(37,842,551)	(37,842,551)	-	-
Equity attributable to owners of the Company		18,132,177,318	14,937,093,926	14,641,732,352	12,703,671,472
Non-controlling interests of the subsidiaries		1,801,147,295	1,002,905,709	-	-
Total shareholders' equity		19,933,324,613	15,939,999,635	14,641,732,352	12,703,671,472
Total liabilities and shareholders' equity		48,091,145,335	35,398,442,917	29,520,460,266	24,370,955,419
		-	-	-	-

The accompanying notes are an integral part of the financial statements.

Directors

Origin Property Public Company Limited and its subsidiaries

Statement of comprehensive income

For the year ended 31 December 2022

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2022	2021	2022	2021
Profit or loss:					
Revenues					
Revenues from sales of real estate	30	11,676,439,515	13,623,385,589	173,359,672	874,257,870
Service income		661,303,499	288,408,608	-	-
Revenues from hotel operations and rental		394,302,742	86,835,661	-	
Revenues from project management	6	1,664,812,456	924,741,932	50,933,408	89,712,453
Dividend income	6, 13, 14	-	-	3,286,567,212	3,094,328,757
Gains on disposals of investments in subsidiaries	13	903,476,268	676,031,719	-	-
Gain from bargain purchase	37	258,400,000	-	-	-
Interest income	6	43,406,878	7,400,663	721,818,651	561,388,662
Other income		138,783,069	336,160,647	35,198,514	18,302,408
Total revenues		15,740,924,427	15,942,964,819	4,267,877,457	4,637,990,150
Expenses					
Cost of real estate sales		7,603,945,237	9,019,101,133	126,444,525	526,160,699
Cost of services		340,984,988	157,689,440	-	-
Cost of hotel operations and rental		231,848,315	100,620,277	-	-
Selling expenses		1,668,123,935	1,531,206,687	86,240,590	122,109,347
Administrative expenses		763,197,913	553,866,469	160,662,192	153,633,754
Loss on impairment of investment in subsidiary	13	-	-	24,000,000	-
Loss on impairment of investment in joint venture		-	-	-	18,868,527
Total expenses		10,608,100,388	11,362,484,006	397,347,307	820,772,327
Operating profit		5,132,824,039	4,580,480,813	3,870,530,150	3,817,217,823
Share of profit (loss) from investments in joint ventures and associate	14, 15	416,226,267	(41,661,728)	-	-
Finance cost	31	(389,777,607)	(296,707,527)	(536,052,224)	(455,713,594)
Profit before income tax expenses		5,159,272,699	4,242,111,558	3,334,477,926	3,361,504,229
Income tax expenses	33	(947,094,999)	(865,019,492)	(10,304,025)	(53,924,271)
Profit for the year		4,212,177,700	3,377,092,066	3,324,173,901	3,307,579,958
Other comprehensive income:					
<i>Other comprehensive income not to be reclassified to profit or loss in subsequent periods</i>					
Actuarial gain (loss) - net of income tax	33	(245,903)	10,445,882	-	4,412,101
Share of other comprehensive income from investments in joint ventures	14	-	105,390	-	-
Other comprehensive income for the year		(245,903)	10,551,272	-	4,412,101
Total comprehensive income for the year		4,211,931,797	3,387,643,338	3,324,173,901	3,311,992,059

The accompanying notes are an integral part of the financial statements.

Origin Property Public Company Limited and its subsidiaries

Statement of comprehensive income (continued)

For the year ended 31 December 2022

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2022	2021	2022	2021
Profit attributable to:					
Equity holders of the Company		3,774,536,467	3,193,934,937	3,324,173,901	3,307,579,958
Non-controlling interests of the subsidiaries		437,641,233	183,157,129		
		4,212,177,700	3,377,092,066		
Total comprehensive income attributable to:					
Equity holders of the Company		3,774,352,040	3,204,598,933	3,324,173,901	3,311,992,059
Non-controlling interests of the subsidiaries		437,579,757	183,044,405		
		4,211,931,797	3,387,643,338		
Earnings per share					
	34				
Basic earnings per share and diluted earnings per share					
Profit attributable to equity holders of the Company		1.5382	1.3021	1.3547	1.3485

The accompanying notes are an integral part of the financial statements.

Origin Property Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity

For the year ended 31 December 2022

(Unit: Baht)

Consolidated financial statements													
Equity attributable to owners of the Company													
									Other component of shareholders' equity				
						Surplus from	Retained earnings		Other		Total equity	Equity attributable	
		Issued and	Ordinary	Preference share	Capital reserve for	the change in the	Appropriated	Unappropriated	comprehensive income	Deficit on	attributable to	to non-controlling	
	Note	paid-up	share premium	discount of	share-based payments	ownership interest	- statutory reserve		Share of other	business combination	owners of	interests	Total
		share capital		subsidiaries		in subsidiary			comprehensive income	under common control	the Company	of the subsidiaries	shareholders' equity
Balance as at 1 January 2021		1,226,431,227	2,336,554,838	(16,800,460)	79,672,667	-	154,577,622	7,630,888,384	-	(37,947,941)	11,373,376,337	634,623,764	12,008,000,101
Profit for the year		-	-	-	-	-	-	3,193,934,937	-	-	3,193,934,937	183,157,129	3,377,092,066
Other comprehensive income for the year		-	-	-	-	-	-	10,558,606	105,390	-	10,663,996	(112,724)	10,551,272
Total comprehensive income for the year		-	-	-	-	-	-	3,204,493,543	105,390	-	3,204,598,933	183,044,405	3,387,643,338
Called up share capital of subsidiary		-	-	-	-	-	-	-	-	-	-	1,800,010	1,800,010
Increase in share capital in subsidiary		-	-	-	-	-	-	-	-	-	-	2,598,471,803	2,598,471,803
Change in the ownership interest in subsidiary	13.5	-	-	-	-	1,608,118,005	-	-	-	-	1,608,118,005	(1,608,118,005)	-
Purchase investments in subsidiaries		-	-	-	-	-	-	-	-	-	-	1,289,390	1,289,390
Share-based payments	28	-	-	-	1,959,200	-	-	-	-	-	1,959,200	-	1,959,200
Dividend paid	39	-	-	-	-	-	-	(1,250,958,549)	-	-	(1,250,958,549)	-	(1,250,958,549)
Subsidiaries paid dividends to their non-controlling interests		-	-	-	-	-	-	-	-	-	-	(194,205,658)	(194,205,658)
Decrease in registered preference shares of a subsidiary		-	-	13,890,060	-	-	-	(13,890,060)	-	-	-	(614,000,000)	(614,000,000)
Balance as at 31 December 2021		1,226,431,227	2,336,554,838	(2,910,400)	81,631,867	1,608,118,005	154,577,622	9,570,533,318	105,390	(37,947,941)	14,937,093,926	1,002,905,709	15,939,999,635
Balance as at 1 January 2022		1,226,431,227	2,336,554,838	(2,910,400)	81,631,867	1,608,118,005	154,577,622	9,570,533,318	105,390	(37,947,941)	14,937,093,926	1,002,905,709	15,939,999,635
Profit for the year		-	-	-	-	-	-	3,774,536,467	-	-	3,774,536,467	437,641,233	4,212,177,700
Other comprehensive income for the year		-	-	-	-	-	-	(184,427)	-	-	(184,427)	(61,476)	(245,903)
Total comprehensive income for the year		-	-	-	-	-	-	3,774,352,040	-	-	3,774,352,040	437,579,757	4,211,931,797
Issuance of ordinary shares as a result of warrants exercised	27, 28	630,000	13,903,836	-	(1,933,836)	-	-	-	-	-	12,600,000	-	12,600,000
Issuance of ordinary shares as a result of warrants exercised of subsidiary		-	-	-	-	-	-	-	-	-	-	1,303,680	1,303,680
Share-based payments	28	-	-	-	135,733	-	-	-	-	-	135,733	-	135,733
Share-based payment of subsidiary		-	-	-	-	-	-	-	-	-	-	4,924,150	4,924,150
Called up share capital of subsidiary		-	-	-	-	-	-	-	-	-	-	471,296	471,296
Increase in share capital in subsidiary		-	-	-	-	-	-	-	-	-	-	1,163,086,707	1,163,086,707
Change in the ownership interest in subsidiary	13.5	-	-	-	-	806,844,373	-	-	-	-	806,844,373	(806,844,373)	-
Acquired ordinary shares of subsidiary from non-controlling interests	13.4	-	-	-	-	-	-	-	-	-	-	(1,200,000)	(1,200,000)
Disposal of investment in subsidiary	35	-	-	-	-	-	-	-	-	-	-	(1,076,000)	(1,076,000)
Dividend paid	39	-	-	-	-	-	-	(1,398,848,754)	-	-	(1,398,848,754)	-	(1,398,848,754)
Subsidiaries paid dividends to their non-controlling interests	13.3	-	-	-	-	-	-	-	-	-	-	(3,631)	(3,631)
Balance as at 31 December 2022		1,227,061,227	2,350,458,674	(2,910,400)	79,833,764	2,414,962,378	154,577,622	11,946,036,604	105,390	(37,947,941)	18,132,177,318	1,801,147,295	19,933,324,613

The accompanying notes are an integral part of the financial statements.

Origin Property Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity (continued)

For the year ended 31 December 2022

(Unit: Baht)

		Separate financial statements					
		Retained earnings					
		Issued and	Ordinary	Capital reserve for	Appropriated		Total
	Note	paid-up share capital	share premium	share-based payments	- statutory reserve	Unappropriated	shareholders' equity
Balance as at 1 January 2021		1,226,431,227	2,336,554,838	79,672,667	154,577,622	6,843,442,408	10,640,678,762
Profit for the year		-	-	-	-	3,307,579,958	3,307,579,958
Other comprehensive income for the year		-	-	-	-	4,412,101	4,412,101
Total comprehensive income for the year		-	-	-	-	3,311,992,059	3,311,992,059
Share-based payments	28	-	-	1,959,200	-	-	1,959,200
Dividend paid	39	-	-	-	-	(1,250,958,549)	(1,250,958,549)
Balance as at 31 December 2021		<u>1,226,431,227</u>	<u>2,336,554,838</u>	<u>81,631,867</u>	<u>154,577,622</u>	<u>8,904,475,918</u>	<u>12,703,671,472</u>
Balance as at 1 January 2022		1,226,431,227	2,336,554,838	81,631,867	154,577,622	8,904,475,918	12,703,671,472
Profit for the year		-	-	-	-	3,324,173,901	3,324,173,901
Other comprehensive income for the year		-	-	-	-	-	-
Total comprehensive income for the year		-	-	-	-	3,324,173,901	3,324,173,901
Issuance of ordinary shares as a result							
of warrants exercised	27, 28	630,000	13,903,836	(1,933,836)	-	-	12,600,000
Share-based payments	28	-	-	135,733	-	-	135,733
Dividend paid	39	-	-	-	-	(1,398,848,754)	(1,398,848,754)
Balance as at 31 December 2022		<u>1,227,061,227</u>	<u>2,350,458,674</u>	<u>79,833,764</u>	<u>154,577,622</u>	<u>10,829,801,065</u>	<u>14,641,732,352</u>

The accompanying notes are an integral part of the financial statements.

Origin Property Public Company Limited and its subsidiaries
Cash flow statement
For the year ended 31 December 2022

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Cash flows from operating activities				
Profit before tax	5,159,272,699	4,242,111,558	3,334,477,926	3,361,504,229
Adjustments to reconcile profit before tax to net cash provided by (paid from) operating activities				
Depreciation and amortisation	299,895,970	182,602,815	28,222,706	32,925,703
Loss on impairment of intangible assets	-	14,542,817	-	-
Loss on impairment of investments in subsidiary	-	-	24,000,000	-
Gain on disposals of investments in subsidiaries	(903,476,268)	(676,031,719)	-	-
Loss on impairment of investment in joint venture	-	-	-	-
Loss on disposal investment in joint venture	-	-	-	18,868,527
Gain from bargain purchase	(258,400,000)	-	-	-
Loss (gain) on disposals and write-off of buildings and equipment	665,825	3,256,733	(13,837)	-
Loss on impairment of land under servitude	-	1,065,218	1,963,029	2,173,912
Provision for long-term employee benefits	6,915,606	8,368,708	553,315	1,128,493
Expenses in relation to share-based payments	5,059,883	1,959,200	27,019	402,833
Share of (profit) loss from investments in joint ventures and associate	(416,226,267)	41,661,727	-	-
Gain on fair value adjustments of financial assets	(248,644)	-	(248,644)	-
Dividend income	-	-	(3,286,567,212)	(3,094,328,757)
Interest income	(43,406,878)	(7,400,663)	(721,818,651)	(561,388,662)
Finance cost	389,777,607	296,707,527	536,052,224	455,713,594
Profit (loss) from operating activities before changes in operating assets and liabilities	4,239,829,533	4,108,843,921	(83,352,125)	216,999,872
(Increase) decrease in operating assets				
Trade and other receivables	(2,032,508,352)	(713,056,442)	21,882,713	16,598,701
Project development costs for sale	(6,353,019,653)	(424,393,554)	73,374,566	509,016,382
Deposits for land	(490,732,641)	411,731,862	-	-
Advance payment for construction	(207,847,269)	(664,561,901)	3,740,000	-
Other current assets	(211,653,105)	147,770,202	21,292,518	8,957,334
Restricted bank deposits	(324,672,238)	(40,134,424)	-	-
Other non-current assets	(106,369,018)	(102,457,702)	(1,634,743)	(652,418)
Increase (decrease) in operating liabilities				
Trade and other payables	3,211,704,765	(65,703,723)	2,111,345	(211,423,289)
Deposits and advances received from customers	235,654,638	(599,722,579)	(249,702)	(1,162,184)
Unearned income	(8,231,911)	14,610,453	(14,298,860)	(14,571,440)
Other current liabilities	263,759,830	47,352,652	9,930,131	(1,783,907)
Other non-current liabilities	15,450,550	648,401	-	-
Cash flows from (used in) operating activities	(1,768,634,871)	2,120,927,166	32,795,843	521,979,051
Cash paid for long-term employee benefit	(619,600)	(96,000)	-	-
Interest paid	(756,865,438)	(650,470,676)	(486,930,626)	(421,808,123)
Corporate income tax paid	(1,074,663,473)	(760,747,142)	(33,297,373)	(71,853,226)
Net cash flows from (used in) operating activities	(3,600,783,382)	709,613,348	(487,432,156)	28,317,702

The accompanying notes are an integral part of the financial statements.

Origin Property Public Company Limited and its subsidiaries
Cash flow statement (continued)
For the year ended 31 December 2022

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Cash flows from investing activities				
Dividend received	138,290,146	377,238,969	2,194,262,279	3,219,814,036
Decrease (increase) in loans to related parties	751,952,780	1,026,597,673	(4,189,475,513)	(3,303,138,767)
Increase in other current financial assets	-	(100,000,000)	-	(100,000,000)
Cash paid to purchase additional investments in subsidiaries	-	-	(77,369,874)	(114,051,264)
Net cash receipt from disposals of investments				
in subsidiaries (Note 35)	318,890,215	327,967,901	-	-
Net cash receipt from (paid for) acquisition of investment				
in subsidiaries (Note 13, 36)	(180,615,329)	232,950,258	(487,656,271)	(172,415,353)
Cash paid for business acquisition (Note 37)	(1,050,000,000)	-	-	-
Cash paid for acquisition of investment in joint venture	-	-	-	(24,149,980)
Cash paid to purchase additional investments in joint ventures and associate	(3,152,299,478)	(1,089,939,352)	(65,830,800)	(144,885,520)
Cash receipt from disposals of investment in joint ventures	-	-	84,032,063	-
Proceed from deduction in share capital of joint ventures	309,820,310	105,261,450	-	-
Acquisitions of investment properties	(15,209,933)	(155,488,375)	(574,089)	(511,465)
Acquisitions of property, plant and equipment	(676,238,148)	(256,931,021)	(6,666,472)	(1,056,324)
Acquisitions of intangible assets	(10,353,542)	(4,941,502)	(1,653,428)	(3,701,702)
Proceed from disposals of equipment	414,503	1,214,458	163,930	-
Proceed from disposals of intangible assets	-	-	695,500	-
Interest received	42,318,893	24,384,089	743,300,035	557,313,505
Net cash flows from (used in) investing activities	(3,523,029,583)	488,314,548	(1,806,772,640)	(86,782,834)
Cash flows from financing activities				
Increase (decrease) in bank overdrafts and short-term loans from banks	279,169,022	200,441,980	(130,000,000)	(70,000,000)
Increase in bills of exchange	260,000,000	279,000,000	260,000,000	279,000,000
Increase (decrease) in short-term loans from related parties and related persons	212,322,683	300,000,000	(267,913,073)	561,420,362
Cash receipt from long-term loans	6,820,862,915	6,248,535,547	-	508,500,000
Repayment of long-term loans	(3,825,778,638)	(9,081,811,345)	(111,257,945)	(920,669,392)
Cash receipt from issuance of debentures	8,500,000,000	4,112,300,000	7,000,000,000	4,112,300,000
Repayment of debentures	(3,526,000,000)	(2,326,200,000)	(3,526,000,000)	(2,326,200,000)
Cash paid for issuance fees of long-term debentures	(57,978,250)	(26,226,139)	(45,673,250)	(26,226,139)
Payment of principal portion of lease liabilities	(91,856,583)	(27,331,763)	(1,949,805)	(1,516,459)
Proceed from calls up and increase in share capital of subsidiaries	1,156,175,344	2,585,577,919	-	-
Cash paid to purchase shares from non-controlling interest of a subsidiary	(1,200,000)	-	-	-
Cash paid for the decrease in registered preference shares of subsidiaries	-	(614,000,000)	-	-
Cash receipt from share subscription as a result of warrants exercised	12,600,000	-	12,600,000	-
Cash receipts from share subscriptions as a result of warrants exercised of a subsidiary	1,303,680	-	-	-
Dividends paid	(1,398,848,754)	(1,496,244,504)	(1,398,848,754)	(1,496,244,504)
Dividends paid to non-controlling interests from subsidiaries	(1,502)	(194,205,373)	-	-
Net cash flows from (used in) financing activities	8,340,769,917	(40,163,678)	1,790,957,173	620,363,868
Net increase (decrease) in cash and cash equivalents	1,216,956,952	1,157,764,218	(503,247,623)	561,898,736
Cash and cash equivalents at beginning of the year	1,965,841,111	808,076,893	781,417,795	219,519,059
Cash and cash equivalents at end of the year	3,182,798,063	1,965,841,111	278,170,172	781,417,795
	-	-	-	-

The accompanying notes are an integral part of the financial statements.

Origin Property Public Company Limited and its subsidiaries

Cash flow statement (continued)

For the year ended 31 December 2022

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Supplemental cash flows information				
Non-cash items:				
Increase in investments in subsidiaries through the issuance of warrants to purchase the Company's ordinary shares to the directors, executives, and employees of subsidiaries	-	-	108,714	1,556,367
Investments in subsidiaries changed to investments in joint ventures	200,939,850	382,617,380	(135,149,970)	(133,619,990)
Transfer of project development costs for sale from investment properties	(953,351)	(57,744,221)	-	-
Transfer of property, plant and equipment to project development cost for sale	33,692,254	21,961,048	-	-
Transfer of land held for development to project development costs for sale	6,769,119	-	8,066,909	-
Transfer of property, plant and equipment from investment properties	(42,740,393)	(40,336,391)	-	-
Transfer of other current assets to property, plant and equipment	21,499,995	-	-	-
Transfer of right-of-use assets to property, plant and equipment	-	649,179	-	649,179
Other payables for purchases of investment properties	7,724,558	-	-	-
Other payables for purchase of equipment	10,579,927	16,478,519	110,499	-
Increase in right-of-use assets	605,735,548	23,839,299	2,736,878	1,987,031
Other receivables for disposals of intangible assets	-	-	1,391,000	-
Transfer of capital reserve for share-based payments to ordinary share premium	1,933,836	-	1,933,836	-
Dividend receivables	-	-	1,944,589,490	852,284,557
Share receivables	460,695,202	382,157,500	-	84,032,063
Dividend payables	1,796	285	-	-

The accompanying notes are an integral part of the financial statements.

Origin Property Public Company Limited and its subsidiaries

Notes to consolidated financial statements

For the year ended 31 December 2022

1. General information

Origin Property Public Company Limited (“the Company”) is a public company incorporated and domiciled in Thailand. The Company and its subsidiaries (together “the Group”) are principally engaged in property development and investing in other companies. The registered office of the Company is at 496 Moo 9, Tambon Samrong Nuea, Amphoe Mueang Samut Prakan, Samut Prakan.

2. Basis of preparation

- 2.1 The financial statements have been prepared in accordance with Thai Financial Reporting Standards enunciated under the Accounting Professions Act B.E. 2547 and their presentation has been made in compliance with the stipulations of the Notification of the Department of Business Development, issued under the Accounting Act B.E. 2543.

The financial statements have been prepared on a historical cost basis except where otherwise disclosed in the accounting policies.

The financial statements in Thai language are the official statutory financial statements of the Company. The financial statements in English language have been translated from the Thai language financial statements.

2.2 Basis of consolidation

- a) These consolidated financial statements include the financial statements of Origin Property Public Company Limited (“the Company”) and its subsidiaries (“the subsidiaries”) (together “the Group”) as follows:

Company's name	Nature of business	Shareholding percentage	
		2022	2021
		(%)	(%)
<u>Subsidiaries held by the Company</u>			
One Origin Company Limited	Property development	100	100
Primo Service Solutions Public Company Limited (formerly known as “Primo Service Solutions Company Limited”)	Property management services and investing in other companies	75	100
Origin Condominium Company Limited	Property development	100	100
Britania Public Company Limited	Property development	70	70
Origin Grand Company Limited	Property development	100	100

Company's name	Nature of business	Shareholding percentage	
		2022 (%)	2021 (%)
Park Luxury Company Limited	Property development	100	100
Origin Capital Collage 107 Company Limited	Investing in property development company	100	100
Origin Global (Hong Kong) Limited (incorporated in Hong Kong)	Real estate agency and services relating to real estate business	100	100
Prominent Capital Company Limited	Property development	100	100
Origin Ramkhamhaeng Company Limited	Property development	100	100
Prominent Asset Management Company Limited	Asset management	100	100
Origin Healthcare Company Limited	Investing in other companies relating to healthcare business	95	94
Origin Energy Company Limited	Investing in other companies relating to energy business	100	100
Prim Insurance Broker Company Limited (formerly known as "Primo Insurance Broker Company Limited")	Life and non-life insurance broker	100	100
Origin EEC Company Limited	Property development	100	-
Origin Music Company Limited	Provide the management and development of artists	100	-
Origin Knightsbridge Thepharak Company Limited	Property development	100	-
<u>Subsidiaries held by Primo Service Solutions Public Company Limited</u>			
Passion Realtor Company Limited	Real estate agency and services relating to real estate business	100	100
Uno Service Company Limited	Services relating to real estate business	100	100
Wyde Interior Company Limited	Interior decoration services	100	100
Primo Management Company Limited	Property management services	100	100
Crown Residence Company Limited	Property management services	100	100
United Project Management Company Limited	Services relating to real estate business	100	100
Hampton Hotel and Residence Management Company Limited	Property management services	100	100
<u>Subsidiaries held by Park Luxury Company Limited</u>			
Park Origin Phayathai Company Limited	Property development	100	100
Park Origin T2 Company Limited	Property development	100	100
Ori Saute Company Limited (formerly known as "Origin Capital 1 Company Limited")	Investing in property development company	100	100
Origin Capital Praram 9 Company Limited	Investing in property development company	100	100
Knightsbridge Sukhumvit Punnawithi Company Limited	Property development	100	100
Origin Sphere Company Limited	Property development	100	100

Company's name	Nature of business	Shareholding percentage	
		2022 (%)	2021 (%)
So Origin Sukhumvit Company Limited	Property development	100	-
<u>Subsidiary held by Origin Capital Collage 107 Company Limited</u>			
V Construction and Supply Company Limited (formerly known as "Origin Collage 107 Company Limited")	Property development	100	100
<u>Subsidiary held by Ori Saute Company Limited</u>			
Origin Kaset Society Company Limited	Property development	100	100
<u>Subsidiary held by Origin Capital Praram 9 Company Limited</u>			
Origin Prime Company Limited	Property development	100	100
<u>Subsidiaries held by One Origin Company Limited</u>			
One Origin Hua Hin Company Limited (formerly known as "Origin One Rayong Company Limited")	Property development	100	100
One District Rayong Company Limited	Property development	100	100
One Ramintra Company Limited	Property development	100	100
One District Rayong 2 Company Limited	Property development	100	100
Origin Food Company Limited	Food & Beverage business	100	100
Origin EEC Company Limited	Property development	-	100
One Hampton Deluxe Ocean Sriracha Company Limited	Property management services	100	100
One Hampton Knightsbridge Samutprakan City Company Limited	Property management services	100	100
One Hampton Next to Emporium Company Limited	Property management services	100	100
One Wellness Sukhumvit 107 Company Limited	Property development	100	100
One Hampton Rayong Company Limited (formerly known as "P Coin Plaza Company Limited")	Property management services	100	100
One Hampton Phayathai Company Limited	Property management services	100	-
One Hampton Thonglor Company Limited	Property management services	100	-
One Hampton Sriracha Company Limited	Property management services	100	-
<u>Subsidiaries held by Britannia Public Company Limited</u>			
Stable Home Property Company Limited	Property development	100	100
District Grand Real Estate Company Limited	Property development	100	100
Belgravia Bangna Company Limited	Property development	100	100
Belgravia Ratchaphruek Company Limited	Property development	100	100
Britania Wongwaen Ramintra Company Limited	Property development	100	100
Britania Bangna KM.17 Company Limited	Property development	-	100
Britania Bangna KM.35 Company Limited	Property development	-	100
Stable Town Company Limited	Property development	-	100
Britania Amata Phanthong Company Limited	Property development	-	100
Grand Britannia Pracha Uthit 76 Company Limited	Property development	100	-
Grand Britannia Tawi Wattana Company Limited	Property development	100	-
Britania Bangna - Theparak Company Limited	Property development	100	-

Company's name	Nature of business	Shareholding percentage	
		2022 (%)	2021 (%)
Britania Chaiyapruet - Chaengwattana Company Limited	Property development	100	-
<u>Subsidiary held by Prominent Capital Company Limited</u>			
Digital Butler Company Limited	Services relating to real estate business	57	57
<u>Subsidiaries held by Origin Condominium Company Limited</u>			
Origin Play Phahol N19 Station Company Limited	Property development	100	100
Origin Place Samutprakan Company Limited	Property development	100	100
Origin Plug & Play Samutprakan Company Limited	Property development	-	100
So Origin Phahol 69 Station Company Limited	Property development	-	100
Origin Plug & Play Charan Ratchawithi Company Limited	Property development	-	100
Origin Plug & Play E22 Station Company Limited	Property development	100	100
Origin Plug & Play Phetkasem Company Limited (formerly known as "Origin Plug & Play Nonthaburi Company Limited")	Property development	100	-
Origin Plug & Play Sri Lasalle Station Company Limited	Property development	100	-
Origin Place Lasalle Company Limited	Property development	100	-
The Origin Ramkhamhaeng 142 Station Company Limited	Property development	100	-
The Origin Phetkasem Bangkai Company Limited	Property development	100	-
Origin Place Ramkhamhaeng 153 Company Limited	Property development	100	-
<u>Subsidiary held by United Project Management Company Limited</u>			
UPM Design Studio Company Limited	Services relating to real estate business	100	100
<u>Subsidiary held by Origin Energy Company Limited</u>			
Whale Energy Move Company Limited	Sourcing, import and distribution of liquefied natural gas	-	75
<u>Subsidiary held by Knightsbridge Sukhumvit Punnavithi Company Limited</u>			
Origin Sathorn Company Limited	Property development	100	100
<u>Subsidiary held by Origin EEC Company Limited</u>			
Origin Chachoengsao Company Limited	Property development	100	-

- b) The Group is deemed to have control over an investee or subsidiaries if it has rights, or is exposed, to variable returns from its involvement with the investee, and it has the ability to direct the activities that affect the amount of its returns.

- c) Subsidiaries are fully consolidated, being the date on which the Group obtains control, and continue to be consolidated until the date when such control ceases.

d) During the year 2022, there were the changes in the composition of the subsidiaries as follows:

Newly established subsidiaries

Investors	Subsidiaries	Nature of business	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
Origin Property Public Company Limited	Origin Music Company Limited	Provide the management and development of artists	100	0.1 million ordinary shares of Baht 10 each	1,000
One Origin Company Limited	One Origin Hospitality Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	One Hampton Phayathai Company Limited	Property management services	100	0.5 million ordinary shares of Baht 10 each	5,000
	One Hampton Thonglor Company Limited	Property management services	100	0.5 million ordinary shares of Baht 10 each	5,000
	One Hampton Sriracha Company Limited	Property management services	100	0.1 million ordinary shares of Baht 10 each	1,000
Origin Condominium Company Limited	Origin Play Sri Udom Station Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	Origin Plug & Play Phetkasem Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	Origin Plug & Play Sri Lasalle Station Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	Origin Play Bangkhunnon Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000

Investors	Subsidiaries	Nature of business	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
Britania Public Company Limited	Origin Place Lasalle Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	The Origin Ramkhamhaeng 142 Station Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	The Origin Phetkasem Bangkae Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	Origin Place Ramkhamhaeng 153 Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	Origin Bang Bamru Station Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	Grand Britania Khukhot Station Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	Grand Britania Pracha Uthit 76 Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	Britania Bangna KM.39 Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	Grand Britania Tawi Wattana Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	Britania Bangna - Theparak Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	Britania Chaiyapruke - Chaengwattana Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	Britania Sukhumvit 76 Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	Britania Rayong Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000

Investors	Subsidiaries	Nature of business	Percentage	Description	Amount
			of shareholding		
			(%)		(Thousand Baht)
Park Luxury Company Limited	So Origin Siriraj Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
	So Origin Sukhumvit Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000
Origin EEC Company Limited	Origin Chachoengsao Company Limited	Property development	100	0.1 million ordinary shares of Baht 10 each	1,000

The change of investment in joint venture to subsidiary

Investor	Joint venture	Nature of business	Percentage of shareholding		Description
			Old (%)	New (%)	
Origin Property Public Company Limited	Origin Knightsbridge Thepharak Company Limited	Property development	51	100	Purchase 12.99 million ordinary shares at Baht 14.84 each, for a total of Baht 192.65 million from unrelated company

The change of investments in subsidiaries to joint ventures

Investors	Subsidiaries	Nature of business	Percentage of shareholding		Description
			Old (%)	New (%)	
Origin Condominium Company Limited	So Origin Phahol 69 Station Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised gain on disposal of investment amounting to Baht 85.92 million in the consolidated financial statements.
	Origin Plug & Play Samutprakarn Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised gain on disposal of investment amounting to Baht 66.17 million in the consolidated financial statements.
	Origin Play Sri Udom Station Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised gain on disposal of investment amounting to Baht 111.13 million in the consolidated financial statements.
	Origin Plug & Play Charan Ratchawithi Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised gain on disposal of investment amounting to Baht 148.80 million in the consolidated financial statements.
	Origin Play Bangkhunnon Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised gain on disposal of investment amounting to Baht 51.81 million in the consolidated financial statements.
	Origin Bang Bamru Station Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised gain on disposal of investment amounting to Baht 0.05 million in the consolidated financial statements.

Investors	Subsidiaries	Nature of business	Percentage of shareholding		Description
			Old (%)	New (%)	
Britania Public Company Limited	Britania Bangna KM.17 Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised gain on disposal of investment amounting to Baht 54.28 million in the consolidated financial statements.
	Stable Town Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised gain on disposal of investment amounting to Baht 35.25 million in the consolidated financial statements.
	Grand Britania Khukhot Station Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised gain on disposal of investment amounting to Baht 54.95 million in the consolidated financial statements.
	Britania Amata Phanthong Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised gain on disposal of investment amounting to Baht 92.20 million in the consolidated financial statements.
	Britania Bangna KM.35 Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised gain on disposal of investment amounting to Baht 85.86 million in the consolidated financial statements.
	Britania Bangna KM.39 Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised gain on disposal of investment amounting to Baht 95.01 million in the consolidated financial statements.
	Britania Sukhumvit 76 Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised gain on disposal of investment amounting to Baht 0.04 million in the consolidated financial statements.

Investors	Subsidiaries	Nature of business	Percentage of shareholding		Description
			Old	New	
			(%)	(%)	
	Britania Rayong Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised gain on disposal of investment amounting to Baht 0.04 million in the consolidated financial statements.
Park Luxury Company Limited	So Origin Siriraj Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised gain on disposal of investment amounting to Baht 39.95 million in the consolidated financial statements.
One Origin Company Limited	One Origin Hospitality Company Limited	Property development	100	51	Loss of control from disposal of ordinary shares to third party. The Group recognised loss on disposal of investment amounting to Baht 16.95 million in the consolidated financial statements.

Disposal of investment in subsidiary

Investors	Subsidiary	Nature of business	Percentage of shareholding		Description	Amount
			Old	New		
			(%)	(%)		(Thousand Baht)
Origin Energy Company Limited	Whale Energy Move Company Limited	Sourcing, import and distribution of liquefied natural gas	75	-	Disposal of 3 million ordinary shares at Baht 0.725 each to third party. The Group recognised loss on disposal of investment amounting to Baht 1.05 million in the consolidated financial statements	2,174

- e) The financial statements of the subsidiaries are prepared using the same significant accounting policies as the Company.
 - f) Material balances and transactions between the Group have been eliminated from the consolidated financial statements.
 - g) Non-controlling interests represent the portion of profit or loss and net assets of the subsidiaries that are not held by the Company and are presented separately in the consolidated profit or loss and within equity in the consolidated statement of financial position.
- 2.3 The separate financial statements present investments in subsidiaries and joint ventures under the cost method.

3. New financial reporting standards

3.1 Financial reporting standards that became effective in the current year

During the year, the Group has adopted the revised financial reporting standards and interpretations which are effective for fiscal years beginning on or after 1 January 2022. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards.

The adoption of these financial reporting standards does not have any significant impact on the Group's financial statements.

3.2 Financial reporting standards that will become effective for fiscal years beginning on or after 1 January 2023

The Federation of Accounting Professions issued a number of revised financial reporting standards, which are effective for fiscal years beginning on or after 1 January 2023. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards.

The management of the Group believes that adoption of these amendments will not have any significant impact on the Group's financial statements.

4. Significant accounting policies

4.1 Revenue and expense recognition

Revenues from sales of real estate

Revenues from sales of land and house, and residential condominium units are recognised at the point in time when control of the real estate is transferred to the customer, generally upon transfer of the legal ownership. Revenue from sales of real estate is measured at the amount of consideration received after deducting discounts, expense that the Group paid for the customer and considerations payable to the customer. The terms of payment are in accordance with the payment schedule specified in the customer contract. Considerations received before transferring control of the real estate to the customer are presented under the caption of "Deposits and advance received from customers".

Revenues from project management

Revenues from project management services are recognised at a point in time upon completion of the service. Service rate is based on project value identified in the contract.

Revenues from construction management services are recognised over time when services have been rendered taking into account the stage of completion. The stage of completion is calculated by the method identified in the construction management contract.

Revenues from sales management services are recognised when services have been rendered. Service rate is based on sales of real estate.

Rendering of services

Service revenue is recognised over time when services have been rendered taking into account the stage of completion, measuring based on comparison of actual costs incurred up to the end of the period and total anticipated costs to be incurred to completion.

The recognised revenue which is not yet due per the contracts has been presented as part of trade and other receivables in the statement of financial position, which are reclassified to trade receivables when the Group's right to consideration is unconditional such as upon completion of services and acceptance by the customer.

The obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer is presented as part of trade and other payables in the statement of financial position, which are recognised as revenue when the Group performs under the contract.

Revenues from hotel operations

Revenues from hotel operations comprise revenues from rooms, food and beverage and related services, from which income are recognised when services have been rendered and are presented at the invoiced value, excluding value added tax, after deducting discounts.

Rendering of rental

Rental of area in buildings and related services income are recognised on an accrual basis over the period of contract.

Interest income

Interest income is calculated using the effective interest method and recognised on an accrual basis. The effective interest rate is applied to the gross carrying amount of a financial asset, unless the financial assets subsequently become credit-impaired when it is applied to the net carrying amount of the financial asset (net of the expected credit loss allowance).

Finance cost

Interest expense from financial liabilities at amortised cost is calculated using the effective interest method and recognised on an accrual basis.

Dividend income

Dividend income is recognised when the right to receive the dividends is established.

4.2 Cash and cash equivalents

Cash and cash equivalents consist of cash on hand and at banks, and all highly liquid investments with an original maturity of three months or less and not subject to withdrawal restrictions.

4.3 Project development costs for sale and cost of real estate sales

Project development costs for sale are stated at the lower of cost and net realisable value. Project development costs consist of the cost of land, land improvement costs, design fees, utilities, construction costs, capitalised borrowing costs and other related expenses, as well as estimated project development costs.

In determining the costs of land and houses sold and residential condominium units sold, the anticipated total development costs (taking into account actual costs incurred to date) are attributed to land and houses and residential condominium units on the basis of the saleable area and the selling price.

Cost of real estate sales includes cost of other goods, such as furniture and fixtures, that are considered part of the house or residential condominium unit and transferred to a customer in accordance with the contract.

Selling expenses directly associated with projects, such as specific business tax and transfer fee, are recognised when the sale occurs.

The Group recognises loss on diminution in value of projects (if any) in profit or loss.

4.4 Cost to obtain a contract

The Group recognises commission paid to obtain a customer contract as an asset and amortised to expenses on a systematic basis that is consistent with the pattern of revenue recognition. An impairment loss is recognised to the extent that the carrying amount of an asset recognised exceeds the remaining amount of consideration that the entity expects to receive less direct costs. Provided that the amortisation period of the asset that the Group otherwise would have used is one year or less, costs to obtain a contract are immediately recognised as expenses.

4.5 Investments in subsidiaries, joint ventures and associates

Investments in joint ventures and associates are accounted for in the consolidated financial statements using the equity method.

Investments in subsidiaries and joint ventures are accounted for in the separate financial statements using the cost method.

4.6 Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and allowance for loss on impairment (if any).

Depreciation of investment properties which are buildings for rent and condominium units for rent is calculated by reference to their costs on the straight-line basis over estimated useful lives of 30 years and 20 years, respectively. Depreciation of the investment properties is included in determining income. However, no depreciation is provided on assets under construction and installation.

On disposal of investment properties, the difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the year when the asset is derecognised.

4.7 Property, plant and equipment and depreciation

Land is stated at cost. Buildings and equipment are stated at cost less accumulated depreciation and allowance for loss on impairment of assets (if any).

Depreciation of buildings and equipment is calculated by reference to their costs, on the straight-line basis over the following estimated useful lives:

Hotel building and building improvements	15 - 50 years
Temporary buildings and leasehold improvements	3 - 10 years
Furniture, fixtures and office equipment	3 - 10 years
Motor vehicles	5 years

Depreciation is included in determining income. No depreciation is provided on land and assets under construction and installation.

An item of property, plant and equipment is derecognised 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 derecognised.

4.8 Borrowing costs

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 capitalised as part of the cost of the respective assets. All other borrowing costs are expensed in the period they are incurred. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

To the extent that funds are borrowed specifically for the development of projects, interest costs are presented as the actual borrowing costs less any investment income from the temporary investment of those borrowings. To the extent that funds are borrowed and used for the general purposes, the interest costs are determined by applying a capitalisation rate to the expenditures on that project. The capitalisation rate is the weighted average of the borrowing costs applicable to the borrowings of the entity that are outstanding during the year, other than borrowings made for specific purposes.

4.9 Intangible assets

Intangible assets acquired through business combination are initially recognised at their fair value on the date of business acquisition while intangible assets acquired in other cases are recognised at cost. Following the initial recognition, the intangible assets are carried at cost less accumulated amortisation and allowance for impairment loss (if any).

Intangible assets with finite lives are amortised a systematic basis over the economic useful life and tested for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method of such intangible assets are reviewed at least at each financial year end. The amortisation expense is charged to profit or loss.

A summary of the intangible assets with finite useful lives is as follows:

Brand	By conveyancing
Franchise agreement	3 years
Computer software	5 - 10 years

No amortisation is provided on computer software under installation.

4.10 Goodwill

Goodwill is initially recorded at cost, which equals to the excess of cost of business combination over the fair value of the net assets acquired. If the fair value of the net assets acquired exceeds the cost of business combination, the excess is immediately recognised as gain in profit or loss.

Goodwill is carried at cost less allowance for impairment loss (if any). Goodwill is tested for impairment annually and when circumstances indicate that the carrying value may be impaired.

For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the Group's cash generating units (or group of cash-generating units) that are expected to benefit from the synergies of the combination. The Group estimates the recoverable amount of each cash-generating unit (or group of cash-generating units) to which the goodwill relates. Where the recoverable amount of the cash-generating unit is less than the carrying amount, an impairment loss is recognised in profit or loss. Impairment losses relating to goodwill cannot be reversed in future periods.

4.11 Leases

At inception of contract, the Group assesses whether a contract is, or contains, a lease. 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 as a lessee

The Group applied a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. At the commencement date of the lease (i.e. the date the underlying asset is available for use), the Group recognises right-of-use assets representing the right to use underlying assets and lease liabilities based on lease payments.

Right-of-use assets

Right-of-use assets are measured at cost, less accumulated depreciation, any accumulated impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities initially recognised, initial direct costs incurred, and lease payments made at or before the commencement date of the lease, and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located less any lease incentives received.

Depreciation of right-of-use assets are calculated by reference to their costs, on the straight-line basis over the shorter of their estimated useful lives and the lease term.

Land	2 - 6	years
Leasehold improvements	3 - 8	years

Condominium units	3 - 6	years
Motor vehicles	5	years
Others	15	years

If ownership of the leased asset is transferred to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

Lease liabilities

Lease liabilities are measured at the present value of the lease payments to be made over the lease term. The lease payments include fixed payments less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be payable under residual value guarantees. Moreover, the lease payments include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating the lease, if the lease term reflects the Group exercising an option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses in the period in which the event or condition that triggers the payment occurs.

The Group discounted the present value of the lease payments by the interest rate implicit in the lease or the Group's incremental borrowing rate. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

A lease that has a lease term less than or equal to 12 months from commencement date or a lease of low-value assets is recognised as expenses on a straight-line basis over the lease term.

The Group as a lessor

A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership of an underlying asset to a lessee. Lease receivables from operating leases is recognised as income in profit or loss on a straight-line basis over the lease term. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying assets and recognised as an expense over the lease term on the same basis as the lease income.

4.12 Related party transactions

Related parties comprise individuals or enterprises that control, or are controlled by, the Company, whether directly or indirectly, or which are under common control with the Company.

They also include associates, and individuals or enterprises which directly or indirectly own a voting interest in the Company that gives them significant influence over the Company, key management personnel, directors, and officers with authority in the planning and direction of the Company's operations.

4.13 Deferred debenture issuing costs

Debenture issuing costs are recorded as deferred financial fees and amortised to be interest expense using the effective interest rate method over the term of the debentures.

Deferred debenture issuing costs are presented as a deduction against the debenture amounts in the statement of financial position.

4.14 Foreign currencies

The consolidated and separate financial statements are presented in Baht, which is also the Group functional currency.

Transactions in foreign currencies are translated into Baht at the exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated into Baht at the exchange rate ruling at the end of reporting period.

Gains and losses on exchange are included in determining income.

4.15 Impairment of non-financial assets

At the end of each reporting period, the Group performs impairment reviews in respect of the land held for development, investment properties, property, plant and equipment, right-of-use assets and other intangible assets whenever events or changes in circumstances indicate that an asset may be impaired. The Group also carries out annual impairment reviews, and when circumstances indicate that the carrying value may be impaired, in respect of goodwill. An impairment loss is recognised when the recoverable amount of an asset, which is the higher of the asset's fair value less costs to sell and its value in use, is less than the carrying amount.

In determining 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. 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.

An impairment loss is recognised in profit or loss.

4.16 Provisions

Provisions are recognised when the Group has a present obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be

required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

4.17 Equity- settled share-based payments

The Group recognises equity-settled share-based payment transactions when services are rendered by employees, based on the fair value of the share options at the grant date. The expenses, together with a corresponding increase in “Share-based payment reserve” in shareholders’ equity, are recognised over the service period as specified in the plan.

4.18 Income tax

Income tax expense represents the sum of corporate income tax currently payable and deferred tax.

Current tax

Current income tax is provided in the accounts at the amount expected to be paid to the taxation authorities, based on taxable profits determined in accordance with tax legislation.

Deferred tax

Deferred income tax is provided on temporary differences between the tax bases of assets and liabilities and their carrying amounts at the end of each reporting period, using the tax rates enacted at the end of the reporting period.

The Group recognises deferred tax liabilities for all taxable temporary differences while it recognises deferred tax assets for all deductible temporary differences and tax losses carried forward to the extent that it is probable that future taxable profit will be available against which such deductible temporary differences and tax losses carried forward can be utilised.

At each reporting date, the Group reviews and reduces the carrying amount of deferred tax assets 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 utilised.

The Group records deferred tax directly to shareholders' equity if the tax relates to items that are recorded directly to shareholders' equity.

4.19 Financial instruments

The Group initially measures financial assets at its fair value plus, in the case of financial assets that are not measured at fair value through profit or loss, transaction costs. However, trade and other receivables, that do not contain a significant financing component, are measured at the transaction price as disclosed in the accounting policy relating to revenue recognition.

Classification and measurement of financial assets

Financial assets are classified, at initial recognition, as to be subsequently measured at amortised cost, fair value through other comprehensive income ("FVOCI"), or fair value through profit or loss ("FVTPL"). The classification of financial assets at initial recognition is driven by the Group's business model for managing the financial assets and the contractual cash flows characteristics of the financial assets.

Financial assets at amortised cost

The Group measures financial assets at amortised cost if the financial asset is held in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortised cost are subsequently measured using the effective interest rate ("EIR") method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

Financial assets designated at FVOCI (equity instruments)

Upon initial recognition, the Group can elect to irrevocably classify its equity investments which are not held for trading as equity instruments designated at FVOCI. The classification is determined on an instrument-by-instrument basis.

Gains and losses recognised in other comprehensive income on these financial assets are never recycled to profit or loss.

Dividends are recognised as other income in profit or loss, except when the dividends clearly represent a recovery of part of the cost of the financial asset, in which case, the gains are recognised in other comprehensive income.

Equity instruments designated at FVOCI are not subject to impairment assessment.

Financial assets at FVTPL

Financial assets measured at FVTPL are carried in the statement of financial position at fair value with net changes in fair value recognised in profit or loss.

These financial assets include derivatives, security investments held for trading, equity investments which the Group has not irrevocably elected to classify at FVOCI and financial assets with cash flows that are not solely payments of principal and interest.

Classification and measurement of financial liabilities

Except for derivative liabilities, at initial recognition the Group's financial liabilities are recognised at fair value net of transaction costs and classified as liabilities to be subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. In determining amortised cost, the Group takes into account any fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance costs in profit or loss.

Financial guarantee contracts

Provisions on financial guarantee contracts are initially recognised in the financial statements at fair value, which is equal to the fee received. The provision under each guarantee contract is subsequently measured at the higher of the amount initially recognised less cumulative amortisation, and the allowance for expected credit losses.

The guarantee fee income is recognised as other income in profit or loss by amortising the fee received on a straight-line basis over the life of the guarantee.

Derecognition of financial instruments

A financial asset is primarily derecognised when the rights to receive cash flows from the asset have expired or have been transferred and either the Group has transferred substantially all the risks and rewards of the asset, or the Group has transferred control of the asset.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in profit or loss.

Impairment of financial assets

The Group recognises an allowance for expected credit losses ("ECLs") for all debt instruments not held at FVTPL. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate.

For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure (a lifetime ECL).

The Group considers a significant increase in credit risk and considers a financial asset as credit impaired or default when contractual payments are past due. However, in certain cases, the Group may also consider a financial asset to have a significant increase in credit risk and to be in default using other internal or external information, such as credit rating of issuers.

For trade and other receivables and cost to obtain a contract, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date.

ECLs are calculated based on its historical credit loss experience and adjusted for forward-looking factors specific to the debtors and the economic environment.

A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Impairment of financial guarantee contracts

The Company estimates the expected credit losses of financial guarantee contracts based on the present value of the payments expected to be made to the holder of the contract if a default occurs, discounted using a risk-adjusted interest rate relevant to the exposure. The calculation is made using a probability-weighting. The expected credit losses related to financial guarantee contracts are recognised under provisions.

Offsetting of financial instruments

Financial assets and financial liabilities are offset, and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

4.20 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 applies 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 measures fair value using valuation technique that are appropriate in the circumstances and maximises 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 in an active market for such assets or liabilities
- Level 2 - Use of other observable inputs for such assets or liabilities, whether directly or indirectly
- Level 3 - Use of unobservable inputs such as estimates of future cash flows

At the end of each reporting period, the Group determines whether transfers have occurred between levels within the fair value hierarchy for assets and liabilities held at the end of the reporting period that are measured at fair value on a recurring basis.

5. Significant accounting judgements and estimates

The preparation of financial statements in conformity with financial reporting standards at times requires management to make subjective judgements and estimates regarding matters that are inherently uncertain. These judgements and estimates affect reported amounts and disclosures; and actual results could differ from these estimates. Significant judgements and estimates are as follows:

Goodwill and intangible assets

The initial recognition and measurement of goodwill and 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.

Non-consolidation of the companies in which the Group's shareholding is more than half of the total shares

The Group's management has decided that the Group has no control over the following companies.

- Origin Prime 2 Company Limited
- Origin Vertical Company Limited
- Origin Park T1 Company Limited
- Origin One Thonglor Company Limited
- Park Origin Ratchathewi Company Limited
- Origin One Phromphong Company Limited
- Origin One Sukhumvit 24 Company Limited
- Park Origin Praram 4 Company Limited
- The Origin Dusit Company Limited
- One Sukhumvit 59 Company Limited
- Origin Latphrao Company Limited
- Park Pillar R4 Company Limited
- Origin Sukhumvit Sailuat Company Limited
- Origin Ramintra Company Limited
- Park Ratchada Company Limited
- One Phayathai Company Limited
- Origin Ramkhamhaeng Interchange Company Limited
- Knightsbridge Kaset Interchange Company Limited
- One Sanampao Company Limited
- So Origin Phahol 69 Station Company Limited
- Origin Plug & Play Samutprakarn Company Limited
- Britania Bangna KM.17 Company Limited
- Stable Town Company Limited
- Grand Britania Khukhot Station Company Limited
- Origin Play Sri Udom Station Company Limited
- Origin Plug & Play Charan Ratchawithi Company Limited
- Britania Amata Phanthong Company Limited
- Origin Play Bangkhunnon Company Limited
- Britania Bangna KM.35 Company Limited
- So Origin Siriraj Company Limited
- Origin Bang Bamru Station Company Limited
- Britania Bangna KM.39 Company Limited
- Britania Sukhumvit 76 Company Limited
- Britania Rayong Company Limited
- One Origin Hospitality Company Limited

Although the Group holds 51% of shares and voting rights in these companies, which is more than half, the joint venture agreements stipulate that key matters, as defined in the agreements, must be approved by at least one member appointed by each venturer. As a result, the Group decided that it has no control over these companies, that the investments are investments in joint ventures, and that these companies are not to be included in the consolidated financial statements.

Classification of long-term loans

In classifying the current portion of long-term loans, the management is required to use judgement to estimate collateral redemptions and loan settlement in accordance with the terms and conditions stipulated in the loan agreements.

Leases

Determining the lease term with extension and termination options - The Group as a lessee

In determining the lease term, the management is required to exercise judgement in assessing whether the Group is reasonably certain to exercise the option to extend or terminate the lease considering all relevant facts and circumstances that create an economic incentive for the Group to exercise either the extension or termination option.

Estimating the incremental borrowing rate - The Group as a lessee

The Group cannot readily determine the interest rate implicit in the lease, therefore, the management is required to exercise judgement in estimating 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.

Property plant and equipment/Depreciation

In determining depreciation of plant and equipment, the management is required to make estimates of the useful lives and residual values of the plant and equipment and to review estimate useful lives and residual values when there are any changes.

In addition, 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 judgements regarding forecast of future revenues and expenses relating to the assets subject to the review.

Deferred tax assets

Deferred tax assets are recognised for deductible temporary differences and unused tax losses to the extent that it is probable that taxable profit will be available against which the temporary differences and losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of estimate future taxable profits.

6. Related party transactions

During the years, the Group had significant business transactions with related parties. Such transactions, which are summarised below, arose in the ordinary course of business and were concluded on commercial terms and bases agreed upon between the Group and those related parties.

(Unit: Million Baht)					
	Consolidated		Separate		Pricing policy
	financial statements		financial statements		
	2022	2021	2022	2021	
<u>Transactions with subsidiaries</u>					
(eliminated from the consolidated financial statements)					
Project management income	-	-	-	2	Contract price
Share service income	-	-	25	38	Cost plus 6%
Dividend income	-	-	3,253	3,069	As declared
Interest income	-	-	706	558	4.3% - 5.0% per annum (2021: 4.3% per annum)
Building rental income	-	-	4	4	Contract price
Sales and marketing management fee	-	-	4	1	Contract price
Service expenses	-	-	27	13	Contract price
Interest expenses	-	-	21	15	1.0% - 4.5% per annum (2021: 1.0% - 4.7% per annum)
<u>Transactions with joint ventures</u>					
Project management income	1,653	925	26	50	Contract price by the project, where management fee is determined based on project value
Dividend income	-	-	33	25	As declared
Interest income	40	5	15	3	4.50% - 5.25% per annum (2021: 4.3% - 5.5% per annum)
Service income	96	36	-	-	Contract price
Land rental income	13	7	-	-	Contract price
Interest expenses	29	4	15	4	6.2% per annum
Rental expenses	2	1	-	-	Contract price
<u>Transactions with related persons</u>					

(Unit: Million Baht)

	Consolidated		Separate		
	financial statements		financial statements		Pricing policy
	2022	2021	2022	2021	
Revenues from unit sales	5	3	-	-	Market price

As at 31 December 2022 and 2021, the balances of the accounts between the Group and those related parties are as follows:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Trade and other receivables - related parties (Note 8)				
Subsidiaries	-	-	52,752	169,574
Subsidiaries - dividend receivables	-	-	1,944,589	852,285
Joint ventures	2,165,573	630,024	17,356	14,907
Total trade and other receivables - related parties	2,165,573	630,024	2,014,697	1,036,766
Trade and other payables - related parties (Note 23)				
Subsidiaries	-	-	61,000	16,473
Joint ventures	18,149	8,090	150	4,394
Total trade and other payables - related parties	18,149	8,090	61,150	20,867
Deposits and advances received from customers - related persons				
Shareholders and directors of the Group	-	1,493	-	-
Total deposits and advances received from customers - related persons	-	1,493	-	-
Unearned income - related parties				
Subsidiaries	-	-	-	72
Joint ventures	15,350	31,194	294	14,579
Total unearned income - related parties	15,350	31,194	294	14,651

Short-term loans to related parties

As at 31 December 2022 and 2021, loans to related parties in the form of loan agreements, unsecured loans with fixed interest rate and payable at call or when the borrower has sufficient cash flow. The Company has reclassified some portion of the loans as long-term loans, since it does not expect to call for repayment of loans within 12 months. In addition, the related parties are also subjected to some conditions under the loan agreements from banks.

As at 31 December 2022 and 2021, the balances of loans to related parties and the movements are as follows:

(Unit: Thousand Baht)

Consolidated financial statements	
Balance as at	Balance as at

	31 December 2021	Increase during the year	Decrease during the year	31 December 2022
Short-term loans to related parties				
Joint ventures	229,768	3,229,809	(2,302,787)	1,156,790
Total	229,768	3,229,809	(2,302,787)	1,156,790

(Unit: Thousand Baht)

	Separate financial statement			
	Balance as at			Balance as at
	31 December	Increase	Decrease	31 December
	2021	during the year	during the year	2022
Short-term loans to related parties				
Subsidiaries	14,471,994	5,716,384	(1,588,628)	18,599,750
Joint ventures	145,364	197,084	(135,364)	207,084
Total	14,617,358	5,913,468	(1,723,992)	18,806,834
Less: Classified as long-term loans	(14,341,494)			(16,929,790)
Short-term loans	275,864			1,877,044

Short-term loans from related parties and related persons

As at 31 December 2022 and 2021, short-term loans from related parties and related persons are in the form of loan agreements, unsecured loans with fixed interest rate and payable at call. As at 31 December 2022 and 2021, the balances of loans from related parties and related persons and the movements are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements			
	Balance as at			Balance as at
	31 December	Increase	Decrease	31 December
	2021	during the year	during the year	2022
Short-term loans from related parties and related persons				
Directors of subsidiaries	2,906	-	-	2,906
Joint ventures	300,000	340,000	(127,677)	512,323
Total	302,906	340,000	(127,677)	515,229

(Unit: Thousand Baht)

	Separate financial statements			
				Balance as at
	31 December	Increase	Decrease	31 December
	2021	during the year	during the year	2022
Short-term loans from related parties and related persons				

Subsidiaries	1,025,598	9,956	(118,570)	916,984
Indirect subsidiaries	45,959	16,403	(48,025)	14,337
Joint ventures	300,000	-	(127,677)	172,323
Total	<u>1,371,557</u>	<u>26,359</u>	<u>(294,272)</u>	<u>1,103,644</u>

Directors' and management's benefits

During the years ended 31 December 2022 and 2021, the Group had employee benefit expenses payable to its directors and management as below.

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Short-term benefits	72,754	60,467	34,170	33,639
Post-employment benefits	1,636	1,117	392	511
Share-based payment (Note 28)	15	215	6	107
Total	74,405	61,799	34,568	34,257

Guarantee obligations with related parties

The Company has outstanding guarantee obligations with its related parties, as described in Note 40.4 to the financial statements.

7. Cash and cash equivalents

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Cash	2,327	1,517	288	212
Bank deposits	3,180,471	1,964,324	277,882	781,206
Total cash and cash equivalents	3,182,798	1,965,841	278,170	781,418

As at 31 December 2022, bank deposits in savings accounts carried interests between 0.10% to 0.35% per annum (2021: between 0.05% to 0.25% per annum).

8. Trade and other receivables

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Trade receivables - related parties	50,961	7,683	-	-
Trade receivables - unrelated parties	132,807	61,950	-	-
Other receivables - related parties	2,114,612	622,341	70,108	100,449
Other receivables - unrelated parties	617,765	234,925	17,165	28,797
Share receivables	460,695	382,158	-	84,032
Dividend receivables	-	-	1,944,589	852,285
Total	3,376,840	1,309,057	2,031,862	1,065,563
Less: Allowance for expected credit losses	(16,708)	(3,349)	-	-
Total trade and other receivables - net	<u>3,360,132</u>	<u>1,305,708</u>	<u>2,031,862</u>	<u>1,065,563</u>

9. Project development costs for sale

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Cost of land	17,236,473	14,344,711	12,497	19,123
Construction cost and others	8,168,927	7,653,810	125,848	179,228
Capitalised borrowing and finance cost	933,699	847,608	1,669	6,971
Total project development costs for sale	<u>26,339,099</u>	<u>22,846,129</u>	<u>140,014</u>	<u>205,322</u>

- 9.1 The Group has mortgaged project land and construction thereon with commercial banks as collateral for credit facilities, for letters of guarantee and for aval bills as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Net book values (Million Baht)	16,806	16,332	-	37

- 9.2 During the years, the Group included borrowing costs as cost of project development costs for sale. The weighted average rates used to determine the amount of borrowing costs during the years were as follows:

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Borrowing costs included in project development costs (Million Baht)	411	360	-	-
Capitalisation rates (%)	3.38 - 6.09	2.98 - 5.85	-	-

10. Other current assets

			(Unit: Thousand Baht)	
	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Deposit for construction	22,725	23,954	1,675	9,288
Prepaid expenses	195,719	126,998	6,467	20,136
Cost to obtain contracts	119,488	6,841	-	-
Input tax refundable	99,265	67,704	341	509
Others	36,322	45,494	7,785	7,628
Total other current assets	473,519	270,991	16,268	37,561

A reconciliation of the net book values of costs to obtain contracts for the years 2022 and 2021 are presented below.

			(Unit: Thousand Baht)	
	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Net book value at beginning of year	6,841	140,194	-	110
Addition during the year	213,255	71,919	-	-
Increase from acquisition of subsidiary	11,691	-	-	-
Decrease from disposal of subsidiaries	(83,975)	(100,572)	-	-
Amortisation	(28,324)	(104,700)	-	(110)
Net book value at end of year	119,488	6,841	-	-

11. Restricted bank deposits

As at 31 December 2022, pledged bank deposits amounting to Baht 389 million are the deposits which the Group has pledged with the banks to secure credit facilities and to issue bank guarantees (2021: Baht 86 million).

As at 31 December 2022 and 2021, a subsidiary maintained a fixed deposit amounting to Baht 1 million as a reserve in accordance with the Notification of the Office of Insurance Commission regarding the rules and conditions for the issue and renewal of license to operate as a life and non-life insurance broker B.E. 2554, whereby the subsidiary is required to maintain a reserve not less than 0.25% of net brokerage revenues of the preceding fiscal year and not less than Baht 1 million throughout the time that it is licensed as life and non-life insurance broker as reinsurance broker.

As at 31 December 2022, restricted bank deposits carried interests between 0.10% to 0.60% per annum (2021: 0.05% to 0.275% per annum)

12. Other financial assets

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
<u>Equity instruments designated at FVOCI</u>				
Non-listed equity instrument	8,000	8,000	-	-
Total equity instruments designated at FVOCI	8,000	8,000	-	-
<u>Financial assets at FVTPL</u>				
Open-ended fund - debt securities	100,249	100,000	100,249	100,000
Total financial assets at FVTPL	100,249	100,000	100,249	100,000
Total other financial assets	108,249	108,000	100,249	100,000
Current	100,249	100,000	100,249	100,000
Non-current	8,000	8,000	-	-
Total	108,249	108,000	100,249	100,000

13. Investments in subsidiaries

13.1 Details of investments in subsidiaries as presented in separate financial statements are as follows:

(Unit: Thousand Baht)

Company's name	Paid-up capital		Shareholding percentage		Cost	
	2022	2021	2022	2021	2022	2021
			(%)	(%)		
One Origin Company Limited	1,000,000	1,000,000	100	100	1,012,367	1,012,362
Primo Service Solutions Public Company Limited ("PRI")	160,000	53,500	75	100	125,704	59,189
Origin Condominium Company Limited	500,000	500,000	100	100	508,669	508,637
Britania Public Company Limited	426,403	426,325	70	70	304,833	304,805
Origin Grand Company Limited	377,040	377,040	100	100	377,040	377,040
	200,000 *	200,000 *	-	-	237,200	237,200
Park Luxury Company Limited	1,000,000	1,000,000	100	100	4,007,528	4,007,505
Origin Capital Collage 107 Company Limited	87,400	87,400	100	100	87,400	87,400
Origin Global (Hong Kong) Limited	USD 30,000	USD 30,000	100	100	968	968
Prominent Capital Company Limited	1,000	1,000	100	100	1,000	1,000
Prominent Assets Management Company Limited	25,000	25,000	100	100	25,000	25,000
Origin Healthcare Company Limited	100,165	94,274	95	94	94,671	88,051
Origin Ramkhamhaeng Company Limited	262,000	262,000	100	100	303,035	303,035
Origin Energy Company Limited	2,250	1,000	100	100	2,250	1,000
Prim Insurance Broker Company Limited	5,000	3,000	100	100	5,000	3,000
Origin EEC Company Limited	250,000	250,000	100	-	295,006	-
Origin Music Company Limited	1,000	-	100	-	1,000	-
Origin Knightsbridge Thepharak Company Limited	265,000	265,000	100	-	327,800	-
<u>PRI's subsidiaries</u>						
Passion Realtor Company Limited					1,595	1,593
Primo Management Company Limited					1,674	1,671
Wyde Interior Company Limited					325	324
Uno Service Company Limited					43	43
Crown Residence Company Limited					9	9
Total					7,720,117	7,019,832
Less: Allowance for impairment loss of investment					(24,000)	-
Total investments in subsidiaries - net					7,696,117	7,019,832

* Paid-up preference shares

13.2 Dividend income from subsidiaries

During the years 2022 and 2021, the Company recognised dividend income from the following subsidiaries.

Subsidiaries	(Unit: Thousand Baht)	
	Separate financial statements	
	2022	2021
Primo Service Solutions Public Company Limited	175,200	19,008
Origin Condominium Company Limited	1,790,000	1,275,000
Origin Grand Company Limited	51,933	-
Park Luxury Company Limited	1,185,000	900,000
Origin Capital Collage 107 Company Limited	25,084	111,000
Britania Public Company Limited	-	738,000
Origin Ramkhamhaeng Company Limited	26,200	26,200
Total	3,253,417	3,069,208

13.3 Material non-controlling interests

Company's name	Proportion of equity interest held by non-controlling interests		Accumulated balance of non-controlling interests		Profit/loss allocated to non-controlling interests during the year		Dividend paid to non-controlling interests during the year	
	2022	2021	2022	2021	2022	2021	2022	2021
	(%)	(%)						
Britania Public Company Limited	30	30	1,445	1,002	437	16	-	-
Primo Service Solutions Public Company Limited	25	-	358	-	2	-	-	-

13.4 The changes of investments in subsidiaries

Newly established subsidiary

Subsidiary	Nature of business	Percentage of shareholding	Description	Amount
		(%)		(Thousand Baht)
Origin Music Company Limited	Provide the management and development of artists	100	0.1 million ordinary shares of Baht 10 each	1,000
Total				1,000

The change of investment in joint venture to subsidiary

Subsidiary	Nature of business	Percentage of shareholding		Description	Amount
		Old	New		(Thousand Baht)
		(%)	(%)		
Origin Knightsbridge Thepharak Company Limited	Property development	51	100	The Company purchased 12.99 million ordinary shares at Baht 14.84 each from an unrelated company and the Company reclassified the initial investment in 13.51 million ordinary shares of Baht 10 each to investment in subsidiary.	327,800
Total					327,800

Acquisition of investment in subsidiary

Subsidiary	Nature of business	Percentage of shareholding	Description	Amount
		(%)		(Thousand Baht)
Origin EEC Company Limited	Property development	100	The Company purchased 25 million ordinary shares from One Origin Company Limited, a subsidiary, at net book value of Baht 11.80 each.	295,006
			Total	295,006

Additional investments in subsidiaries

Subsidiaries	Nature of business	Percentage of shareholding	Description	Amount
		(%)		(Thousand Baht)
Origin Healthcare Company Limited	Investing in other companies relating to healthcare business	95	The Company purchased 0.12 million ordinary shares of Baht 10 each from non-controlling interests, at cost. As a result, the Company's percentage of shareholding increased from 94% to 95%. The Company additionally invested in 3.39 million ordinary shares of Baht 10 each in subsidiary (called up capital of Baht 1.60 per share).	6,620
Origin Energy Company Limited	Investing in other companies relating to energy business	100	Additionally invested in 0.50 million ordinary shares of Baht 10 each in subsidiary (called up capital of Baht 2.50 per share)	1,250
Prim Insurance Broker Company Limited	Life and non-life insurance broker	100	Additionally invested in 0.20 million ordinary shares of Baht 10 each in subsidiary (called up capital of Baht 10 per share)	2,000
Primo Service Solutions Public Company Limited	Property management services and investing in other companies	75	Additionally invested in 133 million ordinary shares of Baht 0.50 each in subsidiary (called up capital of Baht 0.50 per share)	66,500

Subsidiaries	Nature of business	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
			Total	76,370

Issuing warrants to purchase the ordinary shares of the Company

The Company recorded cost of investments in the subsidiaries, as a result of the Company's issuing warrants to purchase the ordinary shares of the Company to the directors, executives, and employees of the subsidiaries as described in Note 28 to the financial statements as follows:

Subsidiaries	Nature of business	Percentage of	Amount
		shareholding (%)	(Thousand Baht)
One Origin Company Limited	Property development	100	5
Primo Service Solutions Public Company Limited	Property management services and investing in other companies	75	15
Origin Condominium Company Limited	Property development	100	32
Britania Public Company Limited	Property development	70	28
Park Luxury Company Limited	Property development	100	23
Passion Realtor Company Limited	Real estate agency and services relating to real estate business	100	2
Primo Management Company Limited	Property management services	100	3
Wyde Interior Company Limited	Interior decoration services	100	1
Total			109

13.5 Increase in share capital in subsidiaries

During 7 to 9 December 2021, Britania Public Company Limited (a subsidiary) made an initial public offering of 252.65 million newly issued ordinary shares with a par value of Baht 0.50 each, at an offering price of Baht 10.50 per share, amounting to Baht 2,652.83 million. The subsidiary has received full payment of the additional capital and then registered the increase of its issued and paid-up share capital from Baht 300 million (600 million ordinary shares with a par value of Baht 0.50 each) to Baht 426.33 million (852.65 million ordinary shares with a par value of Baht 0.50 each) with the Ministry of Commerce on 17 December 2021. The Stock Exchange of Thailand approved the ordinary shares of such subsidiary as listed securities, with trading permitted on 21 December 2021. As a result, the Company's shareholding in the subsidiary has changed from 100% to 70%. The Company presents the effect of the change in its ownership interests in the subsidiary, amounting to Baht 1,608 million, as surplus from the change in the ownership interests in subsidiaries in the consolidated statement of financial position.

During 22 to 24 November 2022, Primo Service Solutions Public Company Limited (a subsidiary) made an initial public offering of 80 million newly issued ordinary shares with a par value of Baht 0.50 each, at an offering price of Baht 15 per share, amounting to Baht 1,200 million. The subsidiary has received full payment of the additional capital and then registered the increase of its issued and paid-up share capital from Baht 120 million (240 million ordinary shares with a par value of Baht 0.50 each) to Baht 160 million (320 million ordinary shares with a par value of Baht 0.50 each) with the Ministry of Commerce on 25 November 2022. The Stock Exchange of Thailand approved the ordinary shares of such subsidiary as listed securities, with trading permitted on 30 November 2022. As a result, the Company's shareholding in the subsidiary has changed from 100% to 75%. The Company presents the effect of the change in its ownership interests in the subsidiary, amounting to Baht 807 million, as surplus from the change in the ownership interests in subsidiaries in the consolidated statement of financial position.

14. Investments in joint ventures

14.1 Details of investments in joint ventures

Investments in joint ventures represent investments in entities which are jointly controlled by the Group and other companies. Details of these investments are as follows:

(Unit: Thousand Baht)

Joint ventures	Nature of business	Consolidated financial statements					
		Shareholding		Carrying amounts		Cost	
		percentage		based on equity method			
		2022	2021	2022	2021	2022	2021
		(%)	(%)				
Origin Prime 2 Company Limited	Property development	51	51	124,512	219,418	95,300	195,486
Origin Vertical Company Limited	Property development	51	51	125,673	348,384	112,879	322,513
Origin One Thonglor Company Limited	Property development	51	51	254,410	259,080	331,092	331,092
Origin Park T1 Company Limited	Property development	51	51	1,472,899	970,083	1,174,530	1,174,530
Park Origin Ratchathewi Company Limited	Property development	51	51	418,413	207,278	280,500	280,500
Origin One Phromphong Company Limited	Property development	51	51	188,471	153,686	202,890	166,790
Origin One Sukhumvit 24 Company Limited	Property development	51	51	314,083	225,482	326,400	234,600
Park Origin Praram 4 Company Limited	Property development	51	51	334,273	329,371	459,000	441,150
Origin Knightsbridge Thepharak Company Limited	Property development	-	51	-	164,906	-	135,150

(Unit: Thousand Baht)

Joint ventures	Nature of business	Consolidated financial statements					
		Shareholding		Carrying amounts		Cost	
		percentage		based on equity method			
		2022	2021	2022	2021	2022	2021
		(%)	(%)				
The Origin Dusit Company Limited	Property development	51	51	167,955	67,014	153,438	120,900
One Sukhumvit 59 Company Limited	Property development	51	51	309,417	235,391	347,820	260,992
Origin Latphrao Company Limited	Property development	51	51	172,380	115,692	235,620	169,789
Park Pillar R4 Company Limited	Property development	51	51	90,946	90,797	168,603	168,603
Origin Sukhumvit Sailuat Company Limited	Property development	51	51	161,724	105,974	209,100	141,308
Origin Ramintra Company Limited	Property development	51	51	195,322	151,875	266,322	212,007
Alpha Industrial Solutions Company Limited	Property development	50	50	196,344	116,377	117,500	117,500
Park Ratchada Company Limited	Property development	51	51	151,368	151,943	210,464	210,464
One Phayathai Company Limited	Property development	51	51	129,412	133,535	173,400	173,400
Kin Origin Healthcare Company Limited	Physical therapy clinic and polyclinic business	50	50	35,199	25,860	36,730	26,815
Origin Ramkhamhaeng Interchange Company Limited	Property development	51	51	88,896	100,574	143,259	143,259
Knightsbridge Kaset Interchange Company Limited	Property development	51	51	120,302	29,324	174,586	56,967
Origin Gunkul Energy Company Limited	Generating and selling electricity	50	50	1,806	432	1,750	500
One Origin Bunpha Bangna Company Limited	Property development	50	50	68,816	12,487	69,000	12,500
Origin Bunpha Bangna Company Limited	Property development	50	50	157,050	-	187,300	500
One Sanampao Company Limited	Property development	51	51	188,222	52,861	236,436	91,417
So Origin Phahol 69 Station Company Limited	Property development	51	-	108,202	-	154,262	-
Origin Plug & Play Samutprakan Company Limited	Property development	51	-	80,603	-	121,176	-
One Asset Bloom Company Limited	Property development	50	-	4,642	-	5,000	-
Britania Bangna KM.17 Company Limited	Property development	51	-	98,203	-	108,452	-

(Unit: Thousand Baht)

		Consolidated financial statements					
Joint ventures	Nature of business	Shareholding		Carrying amounts			
		percentage		based on equity method		Cost	
		2022	2021	2022	2021	2022	2021
		(%)	(%)				
Stable Town Company Limited	Property development	51	-	86,990	-	95,447	-
Grand Britania Khukhot Station Company Limited	Property development	51	-	151,711	-	216,750	-
Onedee Kitchen Company Limited	Food & Beverage	50	-	731	-	1,000	-
Origin Play Sri Udom Station Company Limited	Property development	51	-	155,114	-	307,327	-
Origin Plug & Play Charan Ratchawithi Company Limited	Property development	51	-	106,737	-	308,410	-
Britania Amata Phanthong Company Limited	Property development	51	-	188,236	-	295,800	-
Origin Play Bangkhunnon Company Limited	Property development	51	-	65,659	-	149,354	-
Britania Bangna KM.35 Company Limited	Property development	51	-	145,731	-	255,000	-
So Origin Siriraj Company Limited	Property development	51	-	-	-	55,067	-
Origin Bang Bamru Station Company Limited	Property development	51	-	-	-	510	-
Britania Bangna KM.39 Company Limited	Property development	51	-	57,274	-	165,291	-
Britania Sukhumvit 76 Company Limited	Property development	51	-	-	-	510	-
Britania Rayong Company Limited	Property development	51	-	-	-	510	-
One Origin Hospitality Company Limited	Property development	51	-	271,162	-	143,310	-
Total investments in joint ventures				6,988,888	4,267,824	8,097,005	5,188,732

(Unit: Thousand Baht)

		Separate financial statements			
Joint ventures	Nature of business	Shareholding		Cost	
		percentage			
		2022	2021	2022	2021
		(%)	(%)		
Origin Knightsbridge Thepharak Company Limited	Property development	-	51	-	135,150
Origin Latphrao Company Limited	Property development	51	51	235,620	169,789
Alpha Industrial Solutions Company Limited	Property development	50	50	117,500	117,500
Total investments in joint ventures				353,120	422,439

14.2 The changes of investments in joint ventures

The change of investments in subsidiaries to joint ventures

During the current year, the Group disposed the investments in 16 subsidiaries and classified the remaining investments in those companies to investments in joint ventures as described in Note 2.2 to the financial statements. The Group used the fair value of investments on the date that the group lost control in those companies as initial cost as follows:

	(Unit: Thousand Baht)
Joint ventures	Initial cost
So Origin Phahol 69 Station Company Limited	510
Origin Plug & Play Samutprakarn Company Limited	510
Britania Bangna KM.17 Company Limited	510
Stable Town Company Limited	510
Grand Britania Khukhot Station Company Limited	510
Origin Play Sri Udom Station Company Limited	510
Origin Plug & Play Charan Ratchawithi Company Limited	510
Britania Amata Phanthong Company Limited	25,500
Origin Play Bangkhunnon Company Limited	510
Britania Bangna KM.35 Company Limited	25,500
So Origin Siriraj Company Limited	510
Origin Bang Bamru Station Company Limited	510
Britania Bangna KM.39 Company Limited	510
Britania Sukhumvit 76 Company Limited	510
Britania Rayong Company Limited	510
One Origin Hospitality Company Limited	143,310
Total	200,940

The change of investment in joint venture to subsidiary

During the current year, Origin Property Public Company Limited purchased 12.99 million ordinary shares of Origin Knightsbridge Thepharak Company Limited (a joint venture) from an unrelated company at Baht 14.84 each, for a total of Baht 192.65 million. Thus, the shareholding percentage in company changed from 51% to 100%. The Group then classified the investment in this company as the investment in subsidiary.

Newly established joint ventures

Joint ventures	Nature of business	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
One Asset Bloom Company Limited	Property development	50	0.05 million ordinary shares of Baht 10 each	500
Onedee Kitchen Company Limited	Food & Beverage business	50	0.1 million ordinary shares of Baht 10 each	1,000
Total				1,500

Additional investments in joint ventures

Joint ventures	Nature of business	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
Origin One Phromphong Company Limited	Property development	51	Additionally called up capital of Baht 1.65 per share for 21.88 million ordinary shares	36,100
Origin One Sukhumvit 24 Company Limited	Property development	51	Additionally called up capital of Baht 7.50 per share for 12.25 million ordinary shares	91,800
Park Origin Praram 4 Company Limited	Property development	51	Additionally called up capital of Baht 1 per share for 17.85 million ordinary shares	17,850
The Origin Dusit Company Limited	Property development	51	Additionally called up capital of Baht 2 per share for 16.27 million ordinary shares	32,538
One Sukhumvit 59 Company Limited	Property development	51	Additionally called up capital of Baht 2.50 per share for 34.73 million ordinary shares	86,828
Origin Latphrao Company Limited	Property development	51	Additionally called up capital of Baht 2.80 per share for 23.51 million ordinary shares	65,831
Origin Sukhumvit Sailuat Company Limited	Property development	51	Additionally called up capital of Baht 3.25 per share for 20.86 million ordinary shares	67,792
Origin Ramintra Company Limited	Property development	51	Additionally called up capital of Baht 2.50 per share for 21.73 million ordinary shares	54,315

Joint ventures	Nature of business	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
Kin Origin Healthcare Company Limited	Physical therapy clinic and polyclinic business	50	Additionally called up capital of Baht 2.51 per share for 3.95 million ordinary shares	9,915
Knightsbridge Kaset Interchange Company Limited	Property development	51	Additionally called up capital of Baht 6.25 per share for 18.82 million ordinary shares	117,619
Origin Gunkul Energy Company Limited	Generating and selling electricity	50	Additionally invested in 0.50 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 2.50 per share)	1,250
One Origin Bunpha Bangna Company Limited	Property development	50	Additionally called up capital of Baht 5 per share for 2.50 million ordinary shares and additionally invested in 17.60 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 2.50 per share)	56,500
Origin Bunpha Bangna Company Limited	Property development	50	Additionally invested in 23.35 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 8 per share)	186,800
One Sanampao Company Limited	Property development	51	Additionally called up capital of Baht 5.50 per share for 26.37 million ordinary shares	145,019
So Origin Phahol 69 Station Company Limited	Property development	51	Additionally invested in 19.84 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 7.75 per share)	153,752
Origin Plug & Play Samutprakan Company Limited	Property development	51	Additionally invested in 18.56 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 6.50 per share)	120,666

Joint ventures	Nature of business	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
One Asset Bloom Company Limited	Property development	50	Additionally invested in 0.45 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 10 per share)	4,500
Britania Bangna KM.17 Company Limited	Property development	51	Additionally invested in 12.70 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 8.50 per share)	107,942
Stable Town Company Limited	Property development	51	Additionally invested in 11.17 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 8.50 per share)	94,937
Grand Britania Khukhot Station Company Limited	Property development	51	Additionally invested in 21.62 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 10 per share)	216,240
Origin Play Sri Udom Station Company Limited	Property development	51	Additionally invested in 37.18 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 8.25 per share)	306,727
Origin Plug & Play Charan Ratchawithi Company Limited	Property development	51	Additionally invested in 39.73 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 7.75 per share)	307,900
Britania Amata Phanthong Company Limited	Property development	51	Additionally invested in 27.03 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 10 per share)	270,300
Origin Play Bangkhunnon Company Limited	Property development	51	Additionally invested in 22.9 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 6.50 per share)	148,844

Joint ventures	Nature of business	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
Britania Bangna KM.35 Company Limited	Property development	51	Additionally invested in 25.5 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 9 per share)	229,500
So Origin Siriraj Company Limited	Property development	51	Additionally invested in 19.84 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 2.75 per share)	54,557
Britania Bangna KM.39 Company Limited	Property development	51	Additionally invested in 18.31 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 9 per share)	164,781
Total				3,150,803

Deduction in share capital of joint ventures

Joint ventures	Nature of business	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
Origin Prime 2 Company Limited	Property development	51	The joint venture registered a decrease share capital from Baht 383.31 million (38.33 million ordinary shares with a par value of Baht 10 each) to Baht 186.86 million (18.69 million ordinary shares with par value at Baht 10 each) by returning the capital for each share at par value totaling Baht 196.44 million to the shareholders. The Group received Baht 100.19 million for the decrease in share capital.	100,186

Joint ventures	Nature of business	Percentage of shareholding	Description	Amount
		(%)		(Thousand Baht)
Origin Vertical Company Limited	Property development	51	The joint venture registered a decrease share capital from Baht 632.38 million (63.24 million ordinary shares with a par value of Baht 10 each) to Baht 221.33 million (22.13 million ordinary shares with par value at Baht 10 each) by returning the capital for each share at par value totaling Baht 411 million to the shareholders. The Group received Baht 209.63 million for the decrease in share capital.	209,634
Total				309,820

14.3 Share of comprehensive income

During the years 2022 and 2021, the Company recognised its share of profit (loss) from investments in joint ventures in the consolidated financial statements as follows:

Joint ventures	(Unit: Thousand Baht)			
	Consolidated financial statements			
	Share of profit (loss) from investments in joint ventures		Share of other comprehensive income from investments in joint ventures	
	2022	2021	2022	2021
Origin Prime 2 Company Limited	53,174	61,299	-	-
Origin Ramkhamhaeng Company Limited	-	23,090	-	-
Origin Sphere Company Limited	-	4,755	-	-
Origin Vertical Company Limited	44,169	162,829	-	-
Origin One Thonglor Company Limited	(4,670)	(18,034)	-	105
Origin Park T1 Company Limited	502,816	(25,909)	-	-
Park Origin Ratchathewi Company Limited	211,135	(2,469)	-	-

(Unit: Thousand Baht)

Consolidated financial statements				
Joint ventures	Share of profit (loss)		Share of other	
	from investments in		comprehensive income	
	joint ventures		from investments in	
	2022	2021	2022	2021
Origin One Phromphong Company Limited	(1,315)	(487)	-	-
Origin One Sukhumvit 24 Company Limited	(3,199)	(642)	-	-
Park Origin Praram 4 Company Limited	(12,948)	(4,167)	-	-
Origin Knightsbridge Thepharak Company Limited	11,915	66,998	-	-
The Origin Dusit Company Limited	68,403	(40,485)	-	-
One Sukhumvit 59 Company Limited	(12,802)	(11,178)	-	-
Origin Latphrao Company Limited	(9,143)	(23,074)	-	-
Park Pillar R4 Company Limited	149	(27,571)	-	-
Origin Sukhumvit Sailuat Company Limited	(12,042)	(14,073)	-	-
Origin Ramintra Company Limited	(10,868)	(24,880)	-	-
Alpha Industrial Solutions Company Limited	79,967	(1,123)	-	-
Park Ratchada Company Limited	(575)	(35,838)	-	-
One Phayathai Company Limited	(4,123)	(34,146)	-	-
Kin Origin Healthcare Company Limited	(576)	(955)	-	-
Origin Ramkhamhaeng Interchange Company Limited	(11,678)	(21,497)	-	-
Knightsbridge Kaset Interchange Company Limited	(26,641)	(25,876)	-	-
Origin Gunkul Energy Company Limited	124	(68)	-	-
One Origin Bunpha Bangna Company Limited	(171)	(13)	-	-
Origin Bunpha Bangna Company Limited	(20,952)	(9,206)	-	-
One Sanampao Company Limited	(9,658)	(37,161)	-	-
So Origin Phahol 69 Station Company Limited	(32,982)	-	-	-
Origin Plug & Play Samutprakan Company Limited	(33,858)	-	-	-
One Asset Bloom Company Limited	(358)	-	-	-
Britania Bangna KM.17 Company Limited	(8,788)	-	-	-
Stable Town Company Limited	(8,204)	-	-	-

(Unit: Thousand Baht)

	Consolidated financial statements			
	Share of profit (loss)		Share of other	
	from investments in		comprehensive income	
	joint ventures		from investments in	
Joint ventures	2022	2021	2022	2021
Grand Britaina Khukhot Station Company Limited	(7,844)	-	-	-
Onedee Kitchen Company Limited	(269)	-	-	-
Origin Play Sri Udom Station Company Limited	(36,447)	-	-	-
Origin Plug & Play Charan Ratchawithi Company Limited	(46,795)	-	-	-
Britania Amata Phanthong Company Limited	(11,598)	-	-	-
Origin Play Bangkhunnon Company Limited	(29,773)	-	-	-
Britania Bangna KM.35 Company Limited	(19,900)	-	-	-
So Origin Siriraj Company Limited	(18,462)	-	-	-
Origin Bang Bamru Station Company Limited	(50,139)	-	-	-
Britania Bangna KM.39 Company Limited	(9,125)	-	-	-
Britania Sukhumvit 76 Company Limited	(61,792)	-	-	-
Britania Rayong Company Limited	(9,378)	-	-	-
One Origin Hospitality Company Limited	(21,578)	-	-	-
Total	423,201	(39,881)	-	105

As at 31 December 2022, the Group recognised the share of loss from investments in joint ventures, which exceed the cost as part of provision which amounts to Baht 120 million and deferred income amounting to Baht 5 million, totaling Baht 125 million, as part of other current liabilities in the consolidated statement of financial position (2021: Baht 9 million).

14.4 Dividend income from joint ventures

During the years 2022 and 2021, the Group recognised dividend income from the following joint ventures.

Joint ventures	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Origin Ramkhamhaeng Company Limited	-	25,121	-	25,121
Origin Prime 2 Company Limited	47,894	196,989	-	-
Origin Vertical Company Limited	57,246	155,129	-	-
Origin Knightsbridge Thepharak Company Limited	33,150	-	33,150	-
Total	138,290	377,239	33,150	25,121

14.5 Summarised financial information about material joint ventures

Summarised information about financial position as at 31 December 2022 and 2021

	(Unit: Million Baht)							
	Origin Park T1 Company Limited		Park Origin Ratchathewi Company Limited		Park Origin Praram 4 Company Limited		Alpha Industrial Solutions Company Limited	
	2022	2021	2022	2021	2022	2021	2022	2021
Cash and cash equivalents	66	39	102	11	8	40	128	6
Project development costs for sale	4,588	5,418	933	1,070	2,461	1,769	-	-
Other current assets	342	490	73	110	150	180	522	12
Non-current assets	13	185	6	33	58	53	689	354
Total assets	5,009	6,132	1,114	1,224	2,677	2,042	1,339	372
Short-term loans	(745)	-	-	-	(15)	-	(414)	(20)
Other current liabilities	(941)	(1,183)	(283)	(247)	(671)	(437)	(149)	(60)
Long-term loans	(585)	(3,271)	-	(556)	(1,318)	(943)	(321)	-
Other non-current liabilities	(5)	(2)	-	-	-	-	(61)	(59)
Total liabilities	(2,276)	(4,456)	(283)	(803)	(2,004)	(1,380)	(945)	(139)
Net assets	2,733	1,676	831	421	673	662	394	233
Shareholding percentage (%)	51%	51%	51%	51%	51%	51%	50%	50%
Share of net assets	1,394	855	424	215	343	338	197	117
Elimination entries and others	(6)	(9)	(5)	(8)	(9)	(8)	(1)	-
Project development costs for sale	85	125	-	-	-	-	-	-
Carrying amounts of joint ventures based on equity method	1,473	971	419	207	334	330	196	117

Summarised information about financial position as at 31 December 2022 and 2021 (continued)

(Unit: Million Baht)

	Origin One Thonglor Company Limited		One Sukhumvit 59 Company Limited		One Sanampao Company Limited		One Origin Hospitality Company Limited	
	2022	2021	2022	2021	2022	2021	2022	2021
Cash and cash equivalents	90	60	27	19	13	-	73	-
Project development costs for sale	-	-	-	-	-	-	-	-
Other current assets	89	84	49	30	355	-	71	-
Property, plant and equipment	849	915	951	584	-	-	1,038	-
Non-current assets	413	425	817	863	1,356	216	24	-
Total assets	1,441	1,484	1,844	1,496	1,724	216	1,206	-
Short-term loans	-	-	-	-	(340)	-	(106)	-
Other current liabilities	(56)	(64)	(8)	(72)	(104)	-	(183)	-
Long-term loans	(559)	(583)	(439)	(217)	-	(65)	(625)	-
Other non-current liabilities	(327)	(329)	(741)	(719)	(847)	-	(13)	-
Total liabilities	(942)	(976)	(1,188)	(1,008)	(1,291)	(65)	(927)	-
Net assets	499	508	656	488	433	151	279	-
Shareholding percentage (%)	51%	51%	51%	51%	51%	51%	51%	-
Share of net assets	254	259	335	249	221	77	142	-
Elimination entries and others	-	-	(25)	(13)	(33)	(24)	-	-
Property, plant and equipment	-	-	-	-	-	-	129	-
Carrying amounts of joint ventures based on equity method	254	259	310	236	188	53	271	-

Summarised information about comprehensive income for the years ended 31 December 2022 and 2021

(Unit: Million Baht)

	Origin Park T1 Company Limited		Park Origin Ratchathewi Company Limited		Park Origin Praram 4 Company Limited		Alpha Industrial Solutions Company Limited	
	2022	2021	2022	2021	2022	2021	2022	2021
Revenue	3,778	43	1,229	-	5	1	302	-
Income tax income (expense)	265	(12)	103	(1)	(6)	(2)	53	-
Profit (loss)	1,057	(49)	409	(4)	(24)	(6)	161	(2)
Other comprehensive income	-	-	-	-	-	-	-	-
Total comprehensive income	1,057	(49)	409	(4)	(24)	(6)	161	(2)

(Unit: Million Baht)

	Origin One Thonglor Company Limited		One Sukhumvit 59 Company Limited		One Sanampao Company Limited		One Origin Hospitality Company Limited	
	2022	2021	2022	2021	2022	2021	2022	2021
Revenue	197	144	-	-	14	-	5	-
Income tax income (expense)	(2)	(9)	-	(1)	(1)	(7)	(10)	-
Profit (loss)	(9)	(35)	(1)	(2)	(3)	(27)	(40)	-
Other comprehensive income	-	-	-	-	-	-	-	-
Total comprehensive income	(9)	(35)	(1)	(2)	(3)	(27)	(40)	-

15. Investment in associate

15.1 Details of associate

(Unit: Thousand Baht)

Associate	Nature of business	Consolidated financial statements					
		Shareholding percentage		Carrying amounts based on equity method		Cost	
		2022	2021	2022	2021	2022	2021
		(%)	(%)				
Thai Leaf Biotechnology Company Limited	Import and produce hemp seed	25	25	40,343	47,319	49,100	49,100
Total				40,343	47,319	49,100	49,100

15.2 Share of comprehensive income and dividend income

During the years 2022 and 2021, the Group has recognised its share of loss from investment in associate in the consolidated financial statements as follows:

(Unit: Thousand Baht)

Associate	Consolidated financial statements	
	Share of loss from investment in associate	
	2022	2021
Thai Leaf Biotechnology Company Limited	(6,976)	(1,781)
Total	(6,976)	(1,781)

There was no share of other comprehensive income and dividend income from investment in associate during the years 2022 and 2021.

16. Land held for development

As at 31 December 2021, the Company has mortgaged its land which has net book value of Baht 8 million, with commercial banks as collaterals for the subsidiary's loans from banks (2022: Nil).

17. Investment properties

The net book values of investment properties as at 31 December 2022 and 2021 are presented below.

(Unit: Thousand Baht)

	Consolidated financial statements				Separate financial statements
	Building for rent	Condominium units for rent	Assets under construction	Total	Condominium units for rent
As at 31 December 2022:					
Cost	72,229	86,504	136,948	295,681	40,825
Less: Accumulated depreciation	(8,168)	(16,323)	-	(24,491)	(7,384)
Net book value	64,061	70,181	136,948	271,190	33,441

	(Unit: Thousand Baht)				Separate financial statements
	Consolidated financial statements				Condominium units for rent
	Building for rent	Condominium units for rent	Assets under construction	Total	
As at 31 December 2021:					
Cost	72,229	87,254	150,009	309,492	40,251
Less: Accumulated depreciation	(6,695)	(12,893)	-	(19,588)	(5,370)
Net book value	65,534	74,361	150,009	289,904	34,881

A reconciliation of the net book values of investment properties for the years 2022 and 2021 is presented below.

	(Unit: Thousand Baht)		(Unit: Thousand Baht)	
	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Net book value at beginning of year	289,904	412,712	34,881	36,358
Acquisition during the year - at cost	22,934	141,169	574	511
Addition from acquisitions of subsidiaries - net book value as at acquisition date	-	9,689	-	-
Capitalised interest	7,318	2,419	-	-
Transfer to project development costs for sale - net book value as at transfer date	(952)	(57,744)	-	-
Transfer to property, plant and equipment - net book value as at transfer date (Note 18)	(42,741)	(160,647)	-	-
Decrease from disposal of subsidiaries - net book value as at transfer date	-	(38,351)	-	-
Depreciation charged for the year	(5,273)	(19,343)	(2,014)	(1,988)
Net book value at end of year	271,190	289,904	33,441	34,881

The fair values of the investment properties as at 31 December 2022 and 2021 are presented below.

	(Unit: Million Baht)		(Unit: Million Baht)	
	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Buildings for rent	82	82	-	-
Condominium units for rent	127	129	58	58
Assets under installation	137	150	-	-

The fair values of some of the buildings for rent and condominium units for rent have been determined based on valuation performed by an accredited independent valuer based on market prices.

The fair value of some of the buildings for rent have been determined based on valuation performed by an accredited independent valuer base on the income approach. Key assumptions used in the valuation include yield rate, inflation rate and long-term growth in real rental rates.

As at 31 December 2021, the Group has mortgaged investment properties which had the total net book value of Baht 84 million with commercial banks as collaterals for loans from banks (2022: Nil).

18. Property, plant and equipment

Movement of the property, plant and equipment account for the years ended 31 December 2022 and 2021 are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements						Total
	Land	Hotel building and building improvements	Temporary buildings and leasehold improvements	Furniture, fixture and office equipment	Motor vehicles	Assets under construction and installation	
Cost							
As at 1 January 2021	501,852	791,443	297,192	301,485	35,556	159,307	2,086,835
Additions	30	30	60,507	36,083	-	171,719	268,369
Addition from acquisitions of subsidiaries	-	-	-	2,427	-	-	2,427
Capitalised interest	-	-	-	-	-	23,194	23,194
Disposals	-	-	-	(1,728)	-	-	(1,728)
Write-off	-	-	(67,215)	(2,748)	-	-	(69,963)
Transfer	-	-	32,172	-	-	(32,172)	-
Transfer from right-of-use assets (Note 26)	-	-	-	-	649	-	649
Transfer to project development costs for sale	(21,962)	-	-	-	-	-	(21,962)
Transfer from (to) investment properties (Note 17)	-	-	212,194	-	-	(51,547)	160,647
Decrease from disposal of subsidiaries	-	-	(54,033)	(6,879)	-	(124,035)	(184,947)
As at 31 December 2021	479,920	791,473	480,817	328,640	36,205	146,466	2,263,521
Additions	354,449	3,900	6,535	51,185	-	257,167	673,236
Addition from acquisition of subsidiary (Note 36)	-	-	-	307	-	-	307
Addition from business acquisition (Note 37)	617,248	734,252	-	-	-	-	1,351,500
Capitalised interest	-	-	-	-	-	14,049	14,049
Disposals	-	-	-	(15,230)	-	-	(15,230)
Write-off	-	-	-	(8,349)	-	-	(8,349)
Transfer	-	-	155,207	-	-	(155,207)	-
Transfer from other current assets	-	309	-	20,700	491	-	21,500
Transfer to project development costs for sale	(32,945)	-	-	(876)	-	(310)	(34,131)
Transfer from (to) investment properties (Note 17)	(46,349)	-	-	-	-	89,090	42,741
Decrease from disposal of subsidiaries (Note 35)	(617,248)	(738,461)	(44,987)	(25,568)	(491)	(28,600)	(1,455,355)
As at 31 December 2022	755,075	791,473	597,572	350,809	36,205	322,655	2,853,789

(Unit: Thousand Baht)

	Consolidated financial statements						
	Land	Hotel building and building improvements	Temporary buildings and leasehold improvements	Furniture, fixture and office equipment	Motor vehicles	Assets under construction and installation	Total
Accumulated depreciation							
As at 1 January 2021	-	4,264	147,153	99,198	26,991	-	277,606
Depreciation for the year	-	16,917	49,311	40,251	5,065	-	111,544
Accumulated depreciation from acquisitions of subsidiaries	-	-	-	1,856	-	-	1,856
Accumulated depreciation on disposals	-	-	-	(1,349)	-	-	(1,349)
Accumulated depreciation on write-off	-	-	(60,924)	(2,413)	-	-	(63,337)
Decrease from disposals of subsidiaries	-	-	(5,987)	(631)	-	-	(6,618)
As at 31 December 2021	-	21,181	129,553	136,912	32,056	-	319,702
Depreciation for the year	-	38,166	74,735	46,069	3,699	-	162,669
Accumulated depreciation from acquisition of subsidiary (Note 36)	-	-	-	249	-	-	249
Accumulated depreciation on disposals	-	-	-	(15,095)	-	-	(15,095)
Accumulated depreciation on write-off	-	-	-	(8,099)	-	-	(8,099)
Accumulated depreciation on transfer to project development costs for sale	-	-	-	(440)	-	-	(440)
Decrease from disposals of subsidiaries (Note 35)	-	(21,248)	(10,351)	(2,927)	(66)	-	(34,592)
As at 31 December 2022	-	38,099	193,937	156,669	35,689	-	424,394
Allowance for impairment loss							
As at 1 January 2021	1,086	-	-	-	-	-	1,086
Increase during the year	1,065	-	-	-	-	-	1,065
As at 31 December 2021	2,151	-	-	-	-	-	2,151
As at 31 December 2022	2,151	-	-	-	-	-	2,151
Net book value							
As at 31 December 2021	477,769	770,292	351,264	191,728	4,149	146,466	1,941,668
As at 31 December 2022	752,924	753,374	403,635	194,140	516	322,655	2,427,244
Depreciation for the year							
2021 (Baht 47 million included in cost of hotel operations and rental, and the balance in cost of services, selling and administrative expenses)							111,544
2022 (Baht 127 million included in cost of hotel operations and rental, and the balance in cost of services, selling and administrative expenses)							162,669

(Unit: Thousand Baht)

Separate financial statements					
	Land	Temporary buildings and leasehold improvements	Furniture, fixture and office equipment	Motor vehicles	Total
Cost					
As at 1 January 2021	15,321	85,030	83,141	32,878	216,370
Additions	-	-	1,057	-	1,057
Write-off	-	(8,419)	-	-	(8,419)
Transfer from right-of-use assets (Note 26)	-	-	-	649	649
As at 31 December 2021	15,321	76,611	84,198	33,527	209,657
Additions	-	133	6,644	-	6,777
Disposals	-	-	(15,230)	-	(15,230)
Write-off	-	-	(82)	-	(82)
As at 31 December 2022	15,321	76,744	75,530	33,527	201,122
Accumulated depreciation					
As at 1 January 2021	-	57,430	60,453	25,513	143,396
Depreciation for the year	-	5,879	11,442	4,530	21,851
Accumulated depreciation on write-off	-	(8,419)	-	-	(8,419)
As at 31 December 2021	-	54,890	71,895	30,043	156,828
Depreciation for the year	-	5,757	8,634	3,097	17,488
Accumulated depreciation on disposals	-	-	(15,095)	-	(15,095)
Accumulated depreciation on write-off	-	-	(67)	-	(67)
As at 31 December 2022	-	60,647	65,367	33,140	159,154
Allowance for impairment loss					
As at 1 January 2021	11,184	-	-	-	11,184
Increase during the year	2,174	-	-	-	2,174
As at 31 December 2021	13,358	-	-	-	13,358
Increase during the year	1,963	-	-	-	1,963
As at 31 December 2022	15,321	-	-	-	15,321
Net book value					
As at 31 December 2021	1,963	21,721	12,303	3,484	39,471
As at 31 December 2022	-	16,097	10,163	387	26,647
Depreciation for the year					
2021 (included in selling and administrative expenses)					21,851
2022 (included in selling and administrative expenses)					17,488

18.1 As at 31 December 2022, the Group has mortgaged land and construction thereon which net book value of Baht 1,510 million (2021: Baht 1,113 million), with a commercial bank as collateral for credit facilities.

18.2 As at 31 December 2022, certain items of plant and equipment of the Group were fully depreciated but are still in use. The gross carrying amount before deducting accumulated

depreciation of those assets amounted to approximately Baht 178 million (2021: Baht 106 million) (the Company only: Baht 112 million, 2021: Baht 68 million).

18.3 As at 31 December 2022, the Group has land under servitude total 22.53 rai (2021: 3.83 rai) (the Company only: 1.23 rai, 2021: 1.23 rai) with net book values amounting to Baht 40.73 million (2021: Baht 28 million) (the Company only: Nil, 2021: Baht 2 million).

19. Intangible assets

The net book values of intangible assets as at 31 December 2022 and 2021 are presented below.

(Unit: Thousand Baht)

Consolidated financial statements						
	Brand*	Franchise agreement	Computer software	Software under installation	Other	Total
As at 31 December 2022:						
Cost	247,946	380	66,992	10,665	388	326,371
Less: Accumulated amortisation	(118,439)	(44)	(38,432)	-	-	(156,915)
Less: Allowance for impairment loss	-	-	(4,019)	(10,524)	-	(14,543)
Net book value	129,507	336	24,541	141	388	154,913
As at 31 December 2021:						
Cost	247,946	310	61,714	13,027	-	322,997
Less: Accumulated amortisation	(92,684)	-	(30,589)	-	-	(123,273)
Less: Allowance for impairment loss	-	-	(4,019)	(10,524)	-	(14,543)
Net book value	155,262	310	27,106	2,503	-	185,181

(Unit: Thousand Baht)

Separate financial statements			
	Computer software	Software under installation	Total
As at 31 December 2022:			
Cost	49,473	-	49,473
Less: Accumulated amortisation	(32,251)	-	(32,251)
Net book value	17,222	-	17,222
As at 31 December 2021:			
Cost	47,403	2,503	49,906
Less: Accumulated amortisation	(26,220)	-	(26,220)
Net book value	21,183	2,503	23,686

*Brand acquired through business combination is the brand “Park” which is for luxury condominium projects.

A reconciliation of the net book values of intangible assets for the years 2022 and 2021 are presented below.

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Net book value at beginning of year	185,181	219,430	23,686	26,799
Acquisition	10,353	4,942	1,654	3,702
Addition from acquisition of subsidiary (Note 36)	2	-	-	-
Disposal	(696)	-	(2,087)	-
Amortisation for the year	(33,775)	(24,648)	(6,031)	(6,815)
Decrease from impairment	-	(14,543)	-	-
Decrease from disposal of subsidiaries (Note 35)	(6,152)	-	-	-
Net book value at end of year	<u>154,913</u>	<u>185,181</u>	<u>17,222</u>	<u>23,686</u>

20. Goodwill

Since 2 October 2017, the Company had gained controls over Park Luxury Company Limited according to a “Share purchase agreement”. Then the Company had determined the fair value of identifiable assets acquired and liabilities assumed of Park Luxury Company Limited and compared it to the fair value of shares held in Park Luxury Company Limited. The excess of the cost of an acquisition over the fair value of the Company’s share of the net identifiable assets of the acquired subsidiary undertaking at the date of acquisition is recognised as goodwill in the consolidated statement of financial position.

The Group determined the recoverable amounts of the cash generating units (CGUs) based on value in use, using cash flow projections covering a 5-year period based on current project development plan. These cash flow projections were prepared with reference to financial budgets approved by the management.

Key assumptions used in the value-in-use calculations are as follows:

	(Unit: Percent per annum)
Pre-tax discount rate	4.89 - 7.70

The management has considered the market potential and the price level of each asset unit. This includes the investments in accordance with the investment plan with reference to the actual occurrence based on the agreements and the historical data used in the

forecast as well as the discount rate which is a pre-tax that reflects the specific risk of the particular business unit.

From the cash flow projection mentioned above, the management has considered that goodwill is not impaired.

21. Bank overdrafts and short-term loans from banks

	(Unit: Thousand Baht)					
	Interest rate (% per annum)		Consolidated		Separate	
			financial statements		financial statements	
	2022	2021	2022	2021	2022	2021
Bank overdrafts	-	MOR	-	20,981	-	-
Short-term loans	3.25 - 3.975	3.00 - 3.48	817,468	772,440	300,000	430,000
Total bank overdrafts and short-term loans from banks			817,468	793,421	300,000	430,000

Bank overdrafts are secured by the mortgage of the Group's land and construction thereon and short-term loans from banks are in form of the promissory notes that the Group issued to banks, with collaterals of the Group's land and construction thereon and guaranteed by the Company (the Company only: Nil, 2021: the subsidiaries' land and construction thereon). The loan agreements contain secured covenants which, among other things, require subsidiaries to maintain the shareholding structure and interest-bearing debt to equity ratio at the rate prescribed in the agreements.

22. Bills of exchange

	(Unit: Thousand Baht)			
	Interest rate (% per annum)		Consolidated / Separate	
			financial statements	
	2022	2021	2022	2021
Face value	2.60 - 2.90	3.50 - 3.65	1,500,000	1,240,000
Less: Prepaid interest			(9,869)	(8,924)
Bills of exchange - net			1,490,131	1,231,076

The bills of exchange were issued to institutional investors and private placements, without collateral.

23. Trade and other payables

		(Unit: Thousand Baht)			
		Consolidated		Separate	
		financial statements		financial statements	
		2022	2021	2022	2021
<u>Trade payables and accrued construction costs</u>					
Related parties					
Trade payables		-	-	44,368	-
Total		-	-	44,368	-
Unrelated parties					
Trade payables		1,189,023	884,856	11,731	13,902
Accrued construction costs		954,593	680,296	87	3,789
Total		2,143,616	1,565,152	11,818	17,691
Total trade payables and accrued construction costs		2,143,616	1,565,152	56,186	17,691
<u>Other payables</u>					
Related parties					
Other payables		3,651	3,708	15,533	11,840
Accrued expenses		14,498	4,382	1,249	9,027
Total		18,149	8,090	16,782	20,867
Unrelated parties					
Other payables		235,789	228,958	5,908	28,076
Accrued expenses		278,276	158,241	71,582	43,274
Retentions		223,902	247,946	11,973	37,058
Dividend payable		2	-	-	-
Others		118,228	10,128	10,334	3,921
Total		856,197	645,273	99,797	112,329
Total other payables		874,346	653,363	116,579	133,196
Total trade and other payables		3,017,962	2,218,515	172,765	150,887

24. Long-term loans

(Unit: Thousand Baht)								
	Interest rate				Consolidated		Separate	
	per agreement				financial statements		financial statements	
Long-term loans	(% per annum)		Repayment schedule					
obtained by	2022	2021	2022	2021	2022	2021	2022	2021
The Company	MLR-3.10	MLR-3.10	Within February	Within February	12,056	123,314	12,056	123,314
		to MLR-1.50	2024	2024				
Subsidiaries	MLR-2.75 to	MLR-2.00	Within December	Within December	6,090,037	4,672,902	-	-
	MLR-1.35	to MLR-1.875	2030	2030				
Total					6,102,093	4,796,216	12,056	123,314
Less: Deferred financial fees					(5,808)	(12,703)	(629)	(4,348)
Net long-term loans					6,096,285	4,783,513	11,427	118,966
Less: Current portion					(1,936,988)	(2,632,940)	(9,786)	(106,915)

Movements of the long-term loans account during the years ended 31 December 2022 and 2021 are as follows:

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Beginning balance	4,796,216	8,087,212	123,314	535,484
Add: Drawdown	6,820,863	6,248,535	-	508,500
Less: Repayment	(3,825,778)	(9,081,811)	(111,258)	(920,670)
Less: Decrease from disposal of subsidiaries	(1,689,208)	(457,720)	-	-
Ending balance	6,102,093	4,796,216	12,056	123,314

Long-term loans of the Group have principal repayment conditions as stipulated in the loan agreements when the collaterals mortgaged with the banks are redeemed or repayment are made monthly and quarterly. The interests are repayable monthly.

As at 31 December 2022 and 2021, the loans are secured by the mortgage of the Group's land and construction thereon.

The loan agreements contain secured covenants which, among other things, require the Group to maintain the shareholding structure, interest-bearing debt to equity ratio and debt service coverage ratio at the rate prescribed in the agreements.

As at 31 December 2022, the Group have the long-term credit facilities which have not yet been drawn down amounting to Baht 7,003 million (2021: Baht 4,027 million) (the Company only: 2022 and 2021: Nil).

25. Debentures

As at 31 December 2022 and 2021, details of debentures are as follows.

Series	Maturity date	No. of units (Thousand units)	Par value (Baht)	Interest rate (% p.a.)	Term of interest payment	(Unit: Thousand Baht)			
						Consolidated financial statements		Separate financial statements	
						Carrying amount		Carrying amount	
						2022	2021	2022	2021
1	Entirely redeemed on 10 May 2022 (3 years)	1,607	1,000	4.15	Quarterly	-	1,607,000	-	1,607,000
2	Entirely redeemed on 12 September 2022 (3 years)	1,919	1,000	4.10	Quarterly	-	1,919,000	-	1,919,000
3	Entirely redeemed on 3 September 2023 (3 years)	703	1,000	4.40	Quarterly	703,100	703,100	703,100	703,100
4	Entirely redeemed on 25 March 2023 (2 years)	1,129	1,000	4.00	Quarterly	1,128,700	1,128,700	1,128,700	1,128,700
5	Entirely redeemed on 25 March 2024 (3 years)	684	1,000	4.50	Quarterly	683,600	683,600	683,600	683,600
6	Entirely redeemed on 16 July 2023 (2 years)	868	1,000	3.95	Quarterly	868,300	868,300	868,300	868,300
7	Entirely redeemed on 16 July 2024 (3 years)	1,432	1,000	4.45	Quarterly	1,431,700	1,431,700	1,431,700	1,431,700
8	Entirely redeemed on 16 July 2024 (2 years 2 months)	535	1,000	3.25	Quarterly	535,000	-	535,000	-
9	Entirely redeemed on 27 April 2025 (3 years)	2,965	1,000	3.90	Quarterly	2,965,000	-	2,965,000	-
10	Entirely redeemed on 16 July 2023 (1 year 1 month)	500	1,000	3.00	Semi annually	500,000	-	500,000	-
11	Entirely redeemed on 1 September 2023 (1 year)	495	1,000	3.00	Quarterly	495,300	-	495,300	-
12	Entirely redeemed on 1 September 2024 (2 years)	808	1,000	3.50	Quarterly	807,800	-	807,800	-
13	Entirely redeemed on 1 September 2025 (3 years)	982	1,000	3.95	Quarterly	982,200	-	982,200	-
14	Entirely redeemed on 1 September 2026 (4 years)	715	1,000	4.25	Quarterly	714,700	-	714,700	-
15	Entirely redeemed on 22 November 2024 (2 years)	505	1,000	4.00	Quarterly	505,100	-	-	-
16	Entirely redeemed on 22 November 2025 (3 years)	995	1,000	4.70	Quarterly	994,900	-	-	-
Total						13,315,400	8,341,400	11,815,400	8,341,400
Less: Deferred debenture issuing costs						(56,233)	(25,543)	(44,525)	(25,543)
Net debentures						13,259,167	8,315,857	11,770,875	8,315,857
Less: Current portion						(3,687,540)	(3,521,884)	(3,687,540)	(3,521,884)
Debentures - net of current portion						9,571,627	4,793,973	8,083,335	4,793,973

The debentures are unsecured and unsubordinated debentures in Baht currency with fixed interest rates.

The debentures contain conditions regarding the responsibilities of the issuer of the debenture, which include restrictions on the transfer of assets, the announcement or payment of dividends in the event that the issuer failed to make principal and/ or interest payments or default on any liabilities and conditions regarding the maintenance of a debt to equity ratio.

26. Leases

26.1 The Group as a lessee

The Group has lease contracts for assets use in its operations. Leases generally have lease terms 2 to 15 years (2021: 2 to 63 years).

a) Right-of-use assets

Movement of the right-of-use assets for the years ended 31 December 2022 and 2021 are summarised as follows:

(Unit: Thousand Baht)

	Consolidated financial statements					
	Land	Leasehold improvements	Condominium units	Motor vehicles	Others	Total
1 January 2021	366,580	138,753	-	799	-	506,132
Additions	23,839	-	-	-	-	23,839
Transfer to property, plant and equipment - net book value as at transfer date (Note 18)	-	-	-	(649)	-	(649)
Decrease from disposal of subsidiary	(353,470)	-	-	-	-	(353,470)
Depreciation for the year	(10,611)	(21,462)	-	(150)	-	(32,223)
31 December 2021	26,338	117,291	-	-	-	143,629
Additions	71,136	-	532,625	-	1,975	605,736
Decrease from disposal of subsidiaries (Note 35)	(20,117)	-	-	-	-	(20,117)
Depreciation for the year	(15,292)	(21,106)	(64,326)	-	(66)	(100,790)
31 December 2022	62,065	96,185	468,299	-	1,909	628,458

(Unit: Thousand Baht)

	Separate financial statements			
	Leasehold			Total
	Land	improvements	Motor vehicles	
1 January 2021	667	4,822	799	6,288
Additions	1,987	-	-	1,987
Transfer to property, plant and equipment - net book value as at transfer date (Note 18)	-	-	(649)	(649)
Depreciation for the year	(1,416)	(707)	(150)	(2,273)
31 December 2021	1,238	4,115	-	5,353
Additions	2,737	-	-	2,737
Depreciation for the year	(1,983)	(707)	-	(2,690)
31 December 2022	1,992	3,408	-	5,400

b) Lease liabilities

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Lease liabilities	709,753	162,493	2,122	1,290
Less: Deferred interest expenses	(43,450)	(17,155)	(75)	(30)
Total	666,303	145,338	2,047	1,260
Less: Current portion	(193,342)	(26,733)	(1,172)	(1,003)
Lease liabilities - net of current portion	472,961	118,605	875	257

Movements of the lease liability account for the years ended 31 December 2022 and 2021 are summarised below:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Balance at beginning of year	145,338	456,414	1,260	790
Additions	633,501	23,839	2,737	1,987
Accretion of interest	136	9,042	-	-
Repayments	(91,857)	(27,332)	(1,950)	(1,517)
Decrease from disposal of subsidiaries (Note 35)	(20,815)	(316,625)	-	-
Balance at end of year	666,303	145,338	2,047	1,260

A maturity analysis of lease payments is disclosed in Note 42 under the liquidity risk.

c) Expenses relating to leases that are recognised in profit or loss

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Depreciation expense of right-of-use assets	100,790	32,223	2,690	2,273
Interest expense on lease liabilities	13,536	5,912	136	60
Expense relating to short-term leases	20,144	10,290	1,089	847

d) Others

The Group had total cash outflows for leases for the year ended 31 December 2022 of Baht 126 million (2021: Baht 44 million) (the Company only: Baht 3 million, 2021: Baht 2 million), including the cash outflow related to short-term leases.

26.2 The Group as a lessor

The Group has entered into operating leases for its investment property portfolio consisting of buildings and condominium units for rent of the lease terms are between 1 and 3 years (2021: 2 and 10 years).

The Group has future minimum rentals receivable under non-cancellable operating leases as at 31 December 2022 and 2021 as follows:

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Within 1 year	3,401	608	-	197
Over 1 and up to 5 years	3,896	1,145	-	-
Over 5 years	-	173	-	-
Total	7,297	1,926	-	197

27. Share capital

27.1 During the year 2022, the Company issued ordinary shares as a result of warrants exercised and registered the increase in paid-up capital with the Ministry of Commerce as below.

Registered date	Type of warrant exercised	Number of issued and paid-up ordinary shares (share)
1 April 2022	ORI-WD	1,260,000

Total number of issued and paid-up ordinary shares in 2022	1,260,000
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- 27.2 On 29 April 2022, the Annual General Meeting of shareholders passed a solution to decrease Baht 318,714,996 in the Company's registered share capital by cancelling 637,429,992 ordinary shares with a par value of Baht 0.50 each remaining from the allocation of newly-issued ordinary shares reserved for the exercise of warrants (ORI-WD).
- 27.3 Reconciliations of number of registered ordinary shares and issued and paid-up ordinary shares for the years 2022 and 2021 are as follows:

	Registered ordinary shares	(Unit: Share) Issued and paid-up ordinary shares
Number of ordinary shares at 1 January 2021	3,091,552,445	2,452,862,453
Number of ordinary shares at 31 December 2021	3,091,552,445	2,452,862,453
Issue ordinary shares as a result of warrants exercised	-	1,260,000
Decrease capital by cancelling remaining registered share capital	(637,429,992)	-
Number of ordinary shares at 31 December 2022	2,454,122,453	2,454,122,453

28. Warrants

The reconciliation of number of warrants for the year as follows:

	Number of warrants				
Type of warrant	Outstanding as at 1 January 2022	Exercised during the year	Cancelled during the year	Expired during the year	Outstanding as at 31 December 2022
ORI-WD	4,425,000	(1,260,000)	(180,000)	(2,985,000)	-

The warrants issued to the directors, executives, and employees of the Group are warrants to purchase ordinary shares of the Company, which are non-transferable and free of charge. The warrants have an exercise ratio and exercise price as stipulated. In case that the Warrant Holder ceases to be a director, executive or employee, the Executive Committee of the Company is authorised to accordingly allocate such unexercised warrants to the executives and employees of the Group. The issuance of the warrants was made in accordance with a resolution of the Annual General Meeting of the Company's shareholders to issued up units of "Warrants to Purchase Ordinary Shares of Origin Property Public Company Limited Issued to the Directors, Executives, and Employees of the Company and its Subsidiaries".

The directors, executives and employees may exercise their warrants twice a year, at as prescribed by the Company, on the last working day in March and September of each year. The first and the last exercise date are as stipulated.

Details of the Company's warrants are as follows:

Type of warrant	Issued up units	Exercise price per share	Exercise ratio per 1 warrant	The first exercise date	The last exercise date
ORI-WD	8.0 million units	10.00	1:1	30 September 2019	31 March 2022

During the years, the Group recorded expenses related to the warrants schemes as personnel expenses, together with a corresponding increase in "Capital reserve for share-based payments" in shareholders' equity, as below.

Type of warrant	(Unit: Thousand Baht)			
	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
ORI-WC	-	597	-	155
ORI-WD	136	1,362	27	247
Total	136	1,959	27	402

The Company calculated fair values by applying the Black-Scholes model. The fair values did not materially differ from the fair values calculated by applying the Lattice model, which is an appropriate model given the conditions regarding the exercise of rights.

Fair values and details of the model input^(*) are as follows:

Type of warrant	Issued date	Estimated fair values	Share price per share	Expected volatility	Expected dividend yield	Contractual life	Risk-free interest rate
		(Baht)	(Baht)	(%)	(%)	(Years)	(%)
ORI-WD	4 June 2019	0.50 - 1.53	7.10	58.16 - 67.14	5.45	3.0	1.78 - 1.86

** The model inputs were at grant date that issued warrants to the directors, executives, and employees of the Group.*

29. Statutory reserve

Pursuant to Section 116 of the Public Limited Companies Act B.E. 2535, the Company is required to set aside a statutory reserve at least 5% of its net profit after deducting accumulated deficit brought forward (if any), until the reserve reaches 10% of the registered capital. The statutory reserve is not available for dividend distribution. At present, the statutory reserve has fully been set aside.

30. Revenue from sales of real estate

Revenue to be recognised for the remaining performance obligations

As at 31 December 2022, the Group has property sale and purchase contracts with customers, but ownership has not been transferred* with a value of Baht 10,378 million (2021: Baht 6,899 million) (the Company only: Nil 2021: Baht 96 million). The Group expects to satisfy the performance obligations under the contracts within 3 years (2021: 3 years) (the Company only: Nil 2021: 1 year).

*Revenue to be recognised for the remaining performance obligations is subject to several internal and external factors including an ability to make installment payments by customers and an approval for credit facilities granted by banks, the progression of projects construction of the Company and its subsidiaries as well as economic and political conditions.

31. Finance cost

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Interest expenses on borrowings	376,242	290,796	535,916	455,654
Interest expenses on lease liabilities	13,536	5,912	136	60
Total finance cost	389,778	296,708	536,052	455,714

32. Expenses by nature

Significant expenses classified by nature are as follows:

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Land development cost and				
construction cost during the year	14,718,417	8,355,108	61,137	17,656
Change in project development costs for sale	(8,521,010)	583,581	65,308	509,016
Salaries and other employee benefits	579,232	647,439	78,726	78,384
Depreciation and amortization	299,896	180,952	28,223	32,926
Advertising and promotion expenses	536,179	353,387	38,855	43,092
Transfer and specific business tax charges	468,790	565,278	9,776	38,250
Consulting fees and professional fees	102,850	84,083	13,090	17,773

33. Income tax

Income tax expenses for the years ended 31 December 2022 and 2021 are made up as follows:

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Current income tax:				
Current income tax charge	1,193,263	922,098	17,520	50,441
Deferred tax:				
Deferred tax from origination and reversal of temporary differences	(246,168)	(57,079)	(7,216)	3,483
Income tax expense reported in profit or loss	947,095	865,019	10,304	53,924

The amount of income tax relating to each component of other comprehensive income for the years ended 31 December 2022 and 2021 are as follows:

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Deferred tax on actuarial gain (loss)	(61)	2,611	-	1,103

The reconciliation between accounting profit and income tax expenses is shown below:

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Accounting profit before tax	5,159,273	4,242,112	3,334,478	3,361,504
Applicable tax rate	20%	20%	20%	20%
Accounting profit before tax multiplied by income tax rate	1,031,855	848,422	666,896	672,300
Share of (profit) loss from investments in joint ventures and associate	(83,245)	8,332	-	-
Effects of eliminated transactions	(7,115)	2,591	-	-
Difference in tax rate in the Group	(195)	(390)	-	-
Effects about temporary differences and tax losses	12,352	5,634	-	438
Effects of:				
Exempt revenues	(150)	(709)	(657,313)	(618,866)
Non-deductible expenses	9,299	4,343	874	812
Additional expense deductions allowed	(15,706)	(3,204)	(153)	(760)
Total	(6,557)	430	(656,592)	(618,814)

	Consolidated		(Unit: Thousand Baht)	
			Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Income tax expenses reported in profit or loss	947,095	865,019	10,304	53,924

The components of deferred tax assets and deferred tax liabilities are as follows:

	Consolidated		(Unit: Thousand Baht)	
			Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Deferred tax assets				
Accumulated depreciation - investment				
properties and buildings	6,827	5,623	3,306	2,849
Deposits and advances received from customers	12	20	256	13
Provision for long-term employee benefits	5,657	4,464	921	810
Unused tax loss	118,611	58,354	-	-
Project development costs for sale	176,272	25,483	-	-
Provision for liabilities	11,287	9,704	1,907	266
Allowance for impairment loss of investment	-	-	4,800	-
Allowance for impairment loss of assets	2,909	2,909	-	-
Leases	2,292	816	9	-
Total	323,867	107,373	11,199	3,938
Deferred tax liabilities				
Project development costs for sale	(449,990)	(478,659)	-	-
Cost to obtain contracts	(26,180)	(1,368)	-	-
Investment properties	(25,470)	(26,437)	-	-
Property, plant and equipment	(22,917)	(23,833)	-	-
Intangible assets	(2,474)	(6,715)	-	-
Leases	-	-	-	(4)
Gain on disposal of investment to related parties	(21,311)	(22,921)	-	-
Others	(90)	-	(49)	-
Total	(548,432)	(559,933)	(49)	(4)
Net deferred tax assets (liabilities)	(224,565)	(452,560)	11,150	3,934

The movements of net deferred tax assets (liabilities) are as follows:

	Consolidated		(Unit: Thousand Baht)	
			Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Balance as at 1 January	(452,560)	(471,549)	3,934	8,520
Deferred tax income (expense) recognised in profit or loss	246,168	57,079	7,216	(3,483)
Deferred tax income (expense) recognised in other comprehensive income	61	(2,611)	-	(1,103)

Increase in deferred tax liabilities from acquisition of investments in subsidiary	(3,135)	(684)	-	-
Increase in deferred tax liabilities from business acquisition	(64,600)	-	-	-
Decrease in deferred tax assets (liabilities) from disposal of investments in subsidiaries	49,501	(34,795)	-	-
Balance as at 31 December	<u>(224,565)</u>	<u>(452,560)</u>	<u>11,150</u>	<u>3,934</u>

As at 31 December 2022, the Group has unused tax losses totaling Baht 118 million (2021: Baht 82 million), on which deferred tax assets have not been recognised as the Group believes future taxable profits may not be sufficient to allow utilisation of unused tax losses.

The unused tax losses amounting to Baht 737 million (2021: Baht 370 million) (the Company only: Nil, 2021: Nil) will expire by 2027 (2021: by 2026).

34. Earnings per share

Basic earnings per share is calculated by dividing profit for the year attributable to equity holders of the Company (excluding other comprehensive income) by the weighted average number of ordinary shares in issue during the year.

Diluted earnings per share is calculated by dividing profit for the year attributable to equity holders of the Company (excluding other comprehensive income) by the weighted average number of ordinary shares in issue during the year, and the weighted average number of ordinary shares which would need to be issued to convert all dilutive potential ordinary shares into ordinary shares. The calculation assumes that the conversion took place either at the beginning of the year or on the date the potential ordinary shares were issued.

The warrants ORI-WD is excluded from the potential ordinary shares for the year ended 31 December 2022 (2021: for ORI-WC and ORI-WD) since their exercise price is in excess of the fair value of the ordinary shares.

The following table sets forth the computation of basic and diluted earnings per share:

	Consolidated		Separate	
	financial statement		financial statement	
	2022	2021	2022	2021
Profit attributable to equity holders of the Company (Thousand Baht)	3,774,536	3,193,935	3,324,174	3,307,580
Weighted average number of ordinary shares (Thousand shares)	2,453,812	2,452,862	2,453,812	2,452,862
Basic earnings per share and diluted earnings per share (Baht/share)	1.5382	1.3021	1.3547	1.3485

35. Loss of control in the subsidiaries

During the current year, the Group had lost control of the subsidiaries as mentioned in Note 2 to the financial statements. The values of assets and liabilities on the date that the Group lost the control are as follows:

(Unit: Thousand Baht)

	So Origin Phahol 69 Station Company Limited	Origin Plug & Play Samutprakam Company Limited	Britania Bangna KM.17 Company Limited	Stable Town Company Limited	Grand Britania Khukhot Station Company Limited	Origin Play Sri Udom Station Company Limited	Origin Plug & Play Charan Ratchawithi Company Limited	Britania Amata Phanthong Company Limited	Origin Play Bangkhunnon Company Limited
Cash and cash equivalents	2,983	457	1,037	916	86	970	9,257	46,699	879
Other receivables	-	4	664	8,258	1,151	-	59	78	-
Project development costs for sale	387,980	51,777	367,333	300,537	543,418	693,131	588,908	865,186	154,205
Advance payment for construction	30,800	-	-	316	5,778	29,660	74,860	91	5,460
Other current assets	10,462	36	16	16	-	-	76,385	991	5
Restricted bank deposits	-	-	-	-	-	-	-	-	-
Property, plant and equipment	26,783	9,780	128	37	471	6,402	17,989	344	3,600
Right-of-use assets	-	-	-	-	-	7,176	-	-	-
Intangible assets	-	-	-	-	-	-	-	-	-
Deferred tax assets	4,149	2,853	59	42	26	2,704	8,356	-	22
Other non-current assets	90	90	300	60	-	500	-	-	90
Short-term loans from banks	(245,320)	-	-	-	-	-	-	-	-
Trade and other payables	(86,615)	(30,678)	(11,282)	(5,847)	(208,745)	(271,795)	(380,910)	(664,492)	(149,247)
Short-term loans from related parties	(143,112)	(44,680)	(119,448)	(107,412)	(101,289)	(471,000)	(378,835)	(85,500)	(14,000)
Deposits and advances received from customers	(3,751)	-	-	-	-	-	(48,443)	(342)	-
Other current liabilities	(46)	(51)	(44)	(88)	-	(52)	(49)	(496)	(102)
Long-term loans from banks	-	-	(238,000)	(196,000)	(240,000)	-	-	(93,083)	-
Lease liabilities	-	-	-	-	-	(7,510)	-	-	-
Deferred tax liabilities	-	-	-	-	-	-	-	(3,895)	-
Net assets (liabilities) before elimination entries and others	(15,597)	(10,412)	763	835	896	(9,814)	(32,423)	65,581	912
Elimination entries and others	(9,047)	(1,755)	(2,628)	(328)	(112,046)	(216,001)	(270,260)	(203,749)	(105,641)
Net assets (liabilities)	(24,644)	(12,167)	(1,865)	507	(111,150)	(225,815)	(302,683)	(138,168)	(104,729)
Cash received from disposal of investments in subsidiaries	73,848	60,208	53,365	35,490	490	490	490	24,500	490
<u>Less: Cash and cash equivalents of subsidiaries</u>	<u>(2,983)</u>	<u>(457)</u>	<u>(1,037)</u>	<u>(916)</u>	<u>(86)</u>	<u>(970)</u>	<u>(9,257)</u>	<u>(46,699)</u>	<u>(879)</u>

Net cash receipt from (paid for) disposals of subsidiaries	70,865	59,751	52,328	34,574	404	(480)	(8,767)	(22,199)	(389)
	(Unit: Thousand Baht)								
	Britania Bangna KM. 35 Company Limited	So Origin Siriraj Company Limited	Whale Energy Move Company Limited	Origin Bang Bamru Station Company Limited	Britania Bangna KM.39 Company Limited	Britania Sukhumvit 76 Company Limited	Britania Rayong Company Limited	One Origin Hospitality Company Limited	Total
Cash and cash equivalents	4,571	998	391	-	1,190	1,000	1,000	72,940	145,374
Other receivables	-	-	1,102	1,000	-	-	-	57,462	69,778
Project development costs for sale	576,846	134,356	-	500	363,363	500	-	-	5,028,040
Advance payment for construction	2,423	-	-	-	-	-	-	-	149,388
Other current assets	5	5	40	-	-	-	-	5,879	93,840
Restricted bank deposits	21,268	-	-	-	-	-	-	-	21,268
Property, plant and equipment	172	-	420	-	90	-	-	1,354,547	1,420,763
Right-of-use assets	-	-	-	-	-	-	-	12,941	20,117
Intangible assets	-	-	-	-	-	-	-	6,152	6,152
Deferred tax assets	798	21	2,561	26	66	22	21	-	21,726
Other non-current assets	16	90	-	-	-	-	-	4,411	5,647
Short-term loans from banks	(9,802)	-	-	-	-	-	-	-	(255,122)
Trade and other payables	(204,610)	(122,469)	(209)	(129)	(227,436)	(109)	(107)	(108,617)	(2,473,297)
Short-term loans from related parties	(152,643)	(12,087)	-	(500)	(34,403)	(500)	-	(105,640)	(1,771,049)
Deposits and advances received from customers	-	-	-	-	-	-	-	-	(52,536)
Other current liabilities	(242)	-	-	-	(4)	-	-	(24,632)	(25,806)
Long-term loans from banks	(191,995)	-	-	-	(102,130)	-	-	(624,968)	(1,686,176)
Lease liabilities	-	-	-	-	-	-	-	(13,305)	(20,815)
Deferred tax liabilities	-	-	-	-	-	-	-	(67,332)	(71,227)
Net assets (liabilities) before elimination entries and others	46,807	914	4,305	897	736	913	914	569,838	626,065
Elimination entries and others	(172,041)	(81,449)	-	-	(193,640)	-	-	-	(1,368,585)
Net assets (liabilities)	(125,234)	(80,535)	4,305	897	(192,904)	913	914	569,838	(742,520)
Cash received from disposal of investments in subsidiaries	24,500	490	2,174	490	490	490	490	264,306	542,801
<u>Less:</u> Cash and cash equivalents of subsidiaries	(4,571)	(998)	(391)	-	(1,190)	(1,000)	(1,000)	(72,940)	(145,374)

Net cash receipt from (paid for) disposals of subsidiaries	<u>19,929</u>	<u>(508)</u>	<u>1,783</u>	<u>490</u>	<u>(700)</u>	<u>(510)</u>	<u>(510)</u>	<u>191,366</u>	<u>397,427</u>
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As at 31 December 2022, the Group had net cash flows from disposal of investments in subsidiaries amounting to Baht 276 million and recognised other receivables relating to the sales of investment in Whale Energy Move Company Limited, Britannia Rayong Company Limited and One Origin Hospitality Company Limited in statement of consolidated financial position amounting to Baht 267 million.

36. Acquisition of investment in subsidiary

During the current year, the Company had additionally invested in ordinary shares of subsidiary as mentioned in Note 14.2 to the financial statements. The values of assets and liabilities on the date that the Group gained control are as follows:

	(Unit: Thousand Baht)
	Origin
	Knightsbridge
	Thepharak
	Company Limited
Cash and cash equivalents	12,035
Other receivables	12,068
Project development costs for sale	411,526
Other current assets	22,711
Equipment	58
Intangible assets	2
Trade and other payables	(23,607)
Short-term loan from related party	(92,074)
Deposits and advances received from customers	(37)
Income tax payable	(2,320)
Other current liabilities	(599)
Deferred tax liabilities	(13,993)
Fair value of net assets of subsidiary	325,770
Cost of acquiring investment in subsidiary	192,650
Less: Cash and cash equivalents of subsidiary	(12,035)
Net cash paid for acquisition of investment in subsidiary	180,615

37. Business acquisition

On 20 January 2022, the Board of Directors' Meeting of One Origin Company Limited (a subsidiary) passed a resolution for One Origin hospitality Company Limited (a subsidiary of One Origin Company Limited) to acquire three hotels from an unrelated company at the price of Baht 1,050 million. One Origin Hospitality Company Limited entered into a Property Purchase Agreement and paid a deposit of Baht 105 million on 28 January 2022 and subsequently, paid the remaining Baht 945 million on 29 April 2022 (acquisition date). As the Group's management had exercised judgement and determined that the transaction was a business combination in accordance with Thai Financial Reporting Standard No. 3 Business Combinations, the Group measured the fair value of the identifiable assets acquired and liabilities assumed as at the acquisition date. The assessment was completed during the year.

The fair values of the identifiable assets acquired and liabilities assumed as at the acquisition date were as follows:

	(Unit: Thousand Baht)
	Amount
Property, plant and equipment	1,351,500
Other current assets	21,500
Deferred tax liabilities	(64,600)
Total net assets from business acquisition	1,308,400
Cash paid for business acquisition	(1,050,000)
Gain from bargain purchase	258,400

38. Segment information

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.

For management purposes, the Group is organised into business units based on its products and services and have four reportable segments as follows:

- Property development business segment - Condominium projects
- Property development business segment - Housing estate projects
- Property development business segment - Hotels and buildings for rent
- Other business segment which is services relating to real estate business

No operating segments have been aggregated to form the above reportable operating segments.

The chief operating decision maker monitors the operating results of the business units separately for the purpose of making decisions about resource allocation and assessing performance. Segment performance is measured based on operating profit or loss and on a basis consistent with that used to measure operating profit or loss in the financial statements.

The basis of accounting for any transactions between reportable segments is consistent with that for third party transactions.

The following tables present revenue and profit information regarding the Group's operating segments for the years ended 31 December 2022 and 2021.

(Unit: Million Baht)

For the year ended 31 December 2022	Property development business				Total reportable segments	Adjustments and eliminations	Consolidated financial statements
	Condominium projects	Housing estate projects	Hotels and buildings for rent	Other business			
Revenue from external customers	7,494	5,863	539	640	14,536	-	14,536
Inter-segment revenue	(19)	11	173	275	440	(440)	-
Total revenues	7,475	5,874	712	915	14,976	(440)	14,536
Dividend income	175	-	260	-	435	(435)	-
Gain on disposals of investments in subsidiaries	503	418	77	-	998	(95)	903
Gain from bargain purchase	-	-	258	-	258	-	258
Interest income							43
Total expenses							(10,607)
Operating profit							5,133
Share of profit (loss) from investments in joint ventures and associate	611	(137)	(58)	-	416	-	416
Finance cost							(390)
Income tax expenses							(947)
Profit for the year							4,212

(Unit: Million Baht)

For the year ended 31 December 2021	Property development business				Total reportable segments	Adjustments and eliminations	Consolidated financial statements
	Condominium projects	Housing estate projects	Hotels and buildings for rent	Other business			
Revenue from external customers	10,857	3,816	280	307	15,260	-	15,260
Inter-segment revenue	13	-	15	183	211	(211)	-
Total revenues	10,870	3,816	295	490	15,471	(211)	15,260
Dividend income	757	-	-	-	757	(757)	-
Gain on disposals of investments in subsidiaries	281	-	395	-	676	-	676
Interest income							7
Total expenses							(11,362)
Operating profit							4,581
Share of profit (loss) from investments in joint ventures and associate	60	-	(102)	-	(42)	-	(42)
Finance cost							(297)
Income tax expenses							(865)
Profit for the year							3,377

Geographic information

The Group operates in Thailand only. As a result, all the revenues and assets as reflected in these financial statements pertain exclusively to this geographical reportable segment.

Major customers

For the years 2022 and 2021, the Group has no major customer with revenue of 10% or more of an entity's revenues.

39. Dividends

Dividends	Approved by	Total dividends (Million Baht)	Dividend per share (Baht)
Final dividends for 2020	Annual General Meeting of the Company's Shareholders on 29 April 2021	957	0.39
Interim dividends for 2021	Board of Directors' Meeting on 11 August 2021	294	0.12
Total dividends for 2021		1,251	0.51
Final dividends for 2021	Annual General Meeting of the Company's Shareholders on 29 April 2022	1,031	0.42
Interim dividends for 2022	Board of Directors' Meeting on 15 August 2022	368	0.15

Dividends	Approved by	Total dividends (Million Baht)	Dividend per share (Baht)
Total dividends for 2022		1,399	0.57

40. Commitments and contingent liabilities

40.1 Capital commitments

As at 31 December 2022 and 2021, the Group has outstanding construction and capital commitments as follows:

	(Unit: Million Baht)			
	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Construction agreements	9,250	7,481	6	-
Hotel construction agreements and other investment properties	120	117	-	-
Sale and purchase of land agreements	6,219	6,280	-	-

As at 31 December 2022 and 2021, joint ventures have outstanding construction and capital commitments as follows:

	(Unit: Million)		
	Currency	2022	2021
Construction agreements	Baht	5,596	5,354
Hotel construction agreements and other investment properties	Baht Yen	1,705 2	1,814 3
Sale and purchase of land agreements	Baht	740	628

40.2 Uncalled portion of investments

As at 31 December 2022 and 2021, the Group has commitments in respect of the uncalled portion of investments as below:

	(Unit: Thousand Baht)			
Investment in	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Subsidiaries	-	-	268,933	270,603
Joint ventures	1,158,429	1,146,428	-	65,831
Total	1,158,429	1,146,428	268,933	336,434

40.3 Long-term service commitments

Two subsidiaries and five joint ventures entered into management agreement with a company, whereby the latter will provide the hotel management services. The term of the management agreement is 20 years, starting from the date of the hotel opening. Under the terms of the agreement, the subsidiaries and joint ventures agree to pay administrative, advertising and promotional fees at various rates based on the revenues from the hotel operations and agree to comply with the terms and conditions set out in the agreements.

A subsidiary accepted a transfer of rights under 3 hotel franchise agreements as a result of business acquisition as described in Note 37 to the financial statements, to which an unrelated company was a counterparty. The agreements allowed the subsidiary to use the counterparty's trademark for the purpose of hotel operations. The term of the franchise agreements was stipulated in the agreements. Under the terms of the agreements, the subsidiary agrees to pay administrative, advertising and promotional fees at varying rates based on the revenues from the hotel operations and agrees to comply with the terms and conditions set out in the agreements.

40.4 Guarantees

- 1) As at 31 December 2022, the Company has guaranteed bank credit facilities of its subsidiaries amounting to Baht 1,326 million (2021: Baht 1,080 million).

As at 31 December 2022, the Company has guaranteed bank credit facilities of its joint ventures amounting to Baht 4,617 million (2021: Baht 1,443 million).

As at 31 December 2021, the subsidiaries have guaranteed bank credit facilities of the Company amounting to Baht 641 million (2022: Nil).

- 2) As at 31 December 2022 and 2021, there were outstanding bank guarantees issued by banks on behalf of the Group to guarantee the followings:

	(Unit: Million Baht)	
	Consolidated financial statements	
	2022	2021
Possible damages from construction	-	5
Utility use	1,127	1,120
Payments due to creditors	1	1
Payments due to insurance broker guarantee	1	-
Total	1,129	1,126

As at 31 December 2022 and 2021, there were outstanding bank guarantees issued by bank on behalf of joint ventures to guarantee the followings:

	(Unit: Million Baht)	
	2022	2021
Utility use	512	-
Payments due to creditors	3	-
Total	515	-

- 3) As at 31 December 2022, there were outstanding promissory notes which are availed by banks on behalf of the Group to guarantee payment to purchase lands amounting to Baht 809 million (2021: Baht 374 million).

As at 31 December 2022, there were outstanding promissory notes which are availed by banks on behalf of joint ventures to guarantee payment to purchase lands amounting to Baht 193 million (2021: Nil).

41. Fair value hierarchy

As at 31 December 2022 and 2021, the Group had significant assets and liabilities that were disclosed at fair value using levels of inputs as follows:

	(Unit: Million Baht)							
	Consolidated financial statements							
	As at 31 December 2022				As at 31 December 2021			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Assets measured at fair value								
<i>Financial assets measured at FVTPL</i>								
Investment in open-ended fund -								
debt securities	-	100	-	100	-	100	-	100
<i>Financial assets measured at FVOCI</i>								
Non-listed equity investment	-	-	8	8	-	-	8	8
Assets for which fair value are disclosed								
Investment properties	-	127	219	346	-	129	232	361
Liabilities for which fair value are disclosed								
Debentures	-	13,390	-	13,390	-	8,391	-	8,391

(Unit: Million Baht)

	Separate financial statements							
	As at 31 December 2022				As at 31 December 2021			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Assets measured at fair value								
<i>Financial assets measured at FVTPL</i>								
Investment in open-ended fund -								
debt securities	-	100	-	100	-	100	-	100
Assets for which fair value are disclosed								
Investment properties	-	58	-	58	-	58	-	58
Liabilities for which fair value are disclosed								
Debentures	-	11,882	-	11,882	-	8,391	-	8,391

42. Financial instruments

42.1 Financial risk management objectives and policies

The Group's financial instruments principally comprise cash and cash equivalents, trade and other receivables, loans, trade and other payables, lease liabilities, loans from banks and debentures. The financial risks associated with these financial instruments and how they are managed is described below.

Credit risk

The Group is exposed to credit risk primarily with respect to trade and other receivables and loans. The Group manages the risk by adopting appropriate credit control policies and procedures and therefore does not expect to incur material financial losses. The maximum exposure to credit risk is limited to the carrying amounts of trade and other receivables and loans as stated in the statement of financial position.

Interest rate risk

The Group's exposure to interest rate risk relates primarily to loans, bank overdrafts and short-term loans from banks, bills of exchange, lease liabilities, long-term loans from banks, and debentures. Most of the Group's financial assets and liabilities bear floating interest rates or fixed interest rates which are close to the market rate.

The Group manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings.

As at 31 December 2022 and 2021, significant financial assets and liabilities classified by type of interest rate are summarised in the table below, with those financial assets and liabilities that carry fixed interest rates further classified based on the maturity date, or the repricing date (if this occurs before the maturity date) as follows:

(Unit: Million Baht)

	Consolidated financial statements										
	Fixed interest rate										
	Within 1 year		Over 1 year to 5 years		Floating interest rate		Non-interest bearing		Total		Effective interest rate
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021	(% p.a.)
Financial assets											
Cash and cash equivalent	-	-	-	-	3,163	1,954	20	12	3,183	1,966	Note 7
Trade and other receivables	-	-	-	-	-	-	3,360	1,306	3,360	1,306	-
Short-term loan to related parties	1,157	230	-	-	-	-	-	-	1,157	230	Note 6
Restricted bank deposits	-	-	-	-	390	87	-	-	390	87	Note 11
	1,157	230	-	-	3,553	2,041	3,380	1,318	8,090	3,589	
Financial liabilities											
Bank overdrafts and short-term											
loan from banks	817	772	-	-	-	21	-	-	817	793	Note 21
Bills of exchange	1,490	1,231	-	-	-	-	-	-	1,490	1,231	Note 22
Trade and other payables	-	-	-	-	-	-	3,018	2,219	3,018	2,219	-
Short-term loan from related											
parties and related person	515	303	-	-	-	-	-	-	515	303	Note 6
Long-term loans from banks	-	-	-	-	6,096	4,784	-	-	6,096	4,784	Note 24
Debentures	3,688	3,522	9,571	4,794	-	-	-	-	13,259	8,316	Note 25
Lease liabilities	193	27	473	119	-	-	-	-	666	146	Note 26
	6,703	5,855	10,044	4,913	6,096	4,805	3,018	2,219	25,861	17,792	

(Unit: Million Baht)

	Separate financial statements										Effective interest rate (% p.a.)
	Fixed interest rate				Floating		Non-interest		Total		
	Within 1 year		Over 1 year to 5 years		interest rate		bearing				
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021	
Financial assets											
Cash and cash equivalent	-	-	-	-	273	774	5	7	278	781	Note 7
Trade and other receivables	-	-	-	-	-	-	2,032	1,066	2,032	1,066	-
Short-term loans to related parties	1,877	276	-	-	-	-	-	-	1,877	276	Note 6
Long-term loans to related parties	-	-	16,930	14,341	-	-	-	-	16,930	14,341	Note 6
	1,877	276	16,930	14,341	273	774	2,037	1,073	21,117	16,464	
Financial liabilities											
Bank overdrafts and short-term											
loan from banks	300	430	-	-	-	-	-	-	300	430	Note 21
Bills of exchange	1,490	1,231	-	-	-	-	-	-	1,490	1,231	Note 22
Trade and other payables	-	-	-	-	-	-	173	151	173	151	-
Short-term loan from related											
parties and related persons	1,104	1,372	-	-	-	-	-	-	1,104	1,372	Note 6
Long-term loans from banks	-	-	-	-	11	119	-	-	11	119	Note 24
Debentures	3,688	3,522	8,083	4,794	-	-	-	-	11,771	8,316	Note 25
Lease liabilities	1	1	1	-	-	-	-	-	2	1	Note 26
	6,583	6,556	8,084	4,794	11	119	173	151	14,851	11,620	

The following table demonstrates the sensitivity of the Group's profit before tax to a reasonably possible change in interest rates on that portion of floating rate loans from affected as at 31 December 2022 and 2021.

Currency	2022		2021	
	Increase/ decrease	Effect on profit before tax	Increase/ decrease	Effect on profit before tax
	(%)	(Thousand Baht)	(%)	(Thousand Baht)
Baht	+1.00	11,549	+1.00	19,706
	- 1.00	(11,549)	- 1.00	(19,706)

Liquidity risk

The Group monitors the risk of a shortage of liquidity through the use of bank overdrafts, loans from related parties and related persons, bank loans and lease contracts. The Group has assessed the concentration of risk with respect to refinancing its debt and concluded it to be low.

The table below summarises the maturity profile of the Group's non-derivative financial liabilities and derivative financial instruments as at 31 December 2022 and 2021 based on contractual undiscounted cash flows:

(Unit: Thousand Baht)

	Consolidated financial statements				
	As at 31 December 2022				
	On demand	Less than 1 year	1 to 5 years	> 5 years	Total
Non-derivatives					
Bank overdraft and short-term loans					
from banks	-	823,969	-	-	823,969
Bills of exchange	-	1,500,000	-	-	1,500,000
Trade and other payables	-	2,926,147	-	-	2,926,147
Short-term loans from related parties					
and related persons	529,848	-	-	-	529,848
Lease liabilities	-	213,379	496,374	-	709,753
Long-term loans from banks	-	2,066,065	4,637,507	-	6,703,572
Debentures	-	3,695,400	9,620,000	-	13,315,400
Total non-derivatives	<u>529,848</u>	<u>11,224,960</u>	<u>14,753,881</u>	<u>-</u>	<u>26,508,689</u>

(Unit: Thousand Baht)

Consolidated financial statements					
As at 31 December 2021					
	On demand	Less than 1 year	1 to 5 years	> 5 years	Total
Non-derivatives					
Bank overdraft and short-term loans					
from banks	-	796,704	-	-	796,704
Bills of exchange	-	1,240,000	-	-	1,240,000
Trade and other payables	-	2,172,419	-	-	2,172,419
Short-term loans from related parties					
and related persons	307,384	-	-	-	307,384
Lease liabilities	-	32,437	130,056	-	162,493
Long-term loans from banks	-	2,704,188	2,222,117	-	4,926,305
Debentures	-	3,809,575	5,001,349	-	8,810,924
Total non-derivatives	307,384	10,755,323	7,353,522	-	18,416,229

(Unit: Thousand Baht)

Separate financial statements					
As at 31 December 2022					
	On demand	Less than 1 year	1 to 5 years	> 5 years	Total
Non-derivatives					
Bank overdraft and short-term loans					
from banks	-	301,531	-	-	301,531
Bills of exchange	-	1,500,000	-	-	1,500,000
Trade and other payables	-	105,386	-	-	105,386
Short-term loans from related parties					
and related persons	1,104,041	-	-	-	1,104,041
Lease liabilities	-	1,231	891	-	2,122
Long-term loans from banks	-	10,803	1,652	-	12,455
Debentures	-	3,695,400	8,120,000	-	11,815,400
Total non-derivatives	1,104,041	5,614,351	8,122,543	-	14,840,935

(Unit: Thousand Baht)

	Separate financial statements				
	As at 31 December 2021				
	On demand	Less than 1 year	1 to 5 years	> 5 years	Total
Non-derivatives					
Bank overdraft and short-term loans					
from banks	-	430,775	-	-	430,775
Bills of exchange	-	1,240,000	-	-	1,240,000
Trade and other payables	-	103,164	-	-	103,164
Short-term loans from related parties					
and related persons	1,380,560	-	-	-	1,380,560
Lease liabilities	-	1,032	258	-	1,290
Long-term loans from banks	-	112,707	12,425	-	125,132
Debentures	-	3,809,575	5,001,349	-	8,810,924
Total non-derivatives	1,380,560	5,697,253	5,014,032	-	12,091,845

42.2 Fair values of financial instruments

Since the majority of the Group's financial instruments are short-term in nature or carrying interest at rates close to the market interest rates, their fair value is not expected to be materially different from the amounts presented in the statement of financial position.

The methods and assumptions used by the Group in estimating the fair value of financial instruments are as follows:

- For financial assets and liabilities which have short-term maturity, including cash and cash equivalents, trade and other receivables, loans, bank overdrafts and short-term loans from banks, bills of exchange, trade and other payables, and current portion of long-term loans, their carrying amounts in the statement of financial position approximate their fair value.
- The fair value of equity securities is generally derived from quoted market prices.
- For long-term loans carrying interest approximate to the market rate, their carrying amounts in the statement of financial position approximate their fair value.

- d) For debentures, fair value is derived from quoted market prices of the Thai Bond Market Association at the close of the business on the reporting date. The carrying amount and fair value as at 31 December 2022 and 2021 as follows:

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Carrying amount	13,315	8,341	11,815	8,341
Fair value	13,390	8,391	11,882	8,391

During the current year, there were no transfers within the fair value hierarchy.

43. Capital management

The primary objective of the Group's capital management is to ensure that it has appropriate capital structure in order to support its business and maximise shareholder value and it meets financial covenants attached to the loan agreements. The Group has complied with these covenants throughout the reporting periods.

In managing its capital position the Group refers to its interest bearing debt-to-equity ratio, in order to ensure compliance with a condition of short-term loans, long-term loan agreements from banks and also debentures issuance as discussed in Note 21, 24 and 25.

For the purpose of calculating this financial ratio, equity consists of shareholders' equity and debt is defined as interest-bearing debt.

As at 31 December 2022, the Group's interest bearing debt-to-equity ratio was 1.11:1 (2021: 0.97:1) (The Company only: 1:1, 2021: 0.90:1).

44. Subsequent events after reporting period

44.1 The Group established 2 new subsidiaries in Thailand in accordance with a resolution of the Board of Directors' Meeting as detailed below.

Investors	Subsidiaries	Nature of business	Registered share capital (Million Baht)	Paid-up share capital (Million Baht)	Shareholding percentage (%)	Date of incorporation
Britania Public Company Limited	Britania Pracha Uthit 90 Company Limited	Property development	1	1	100	13 January 2023
Primo Service Solutions Public Company Limited	Wyde Furniture Company Limited	Manufacture and distribution of furniture and retail development	21.3	10.2	93	9 February 2023

44.2 On 6 February 2023, the Board of Directors' Meeting of Park Luxury Company Limited (a subsidiary) passed a resolution to purchase the common shares of 2 joint ventures as below.

- 1) 49% of common share in Origin Prime 2 Company Limited, a joint venture of Park Luxury Company Limited (a subsidiary), from an unrelated foreign company. The subsidiary is in the process of signing the agreement.
- 2) 49% of common share in Origin Vertical Company Limited, a joint venture of Park Luxury Company Limited (a subsidiary), from an unrelated foreign company. The subsidiary is in the process of signing the agreement.

44.3 On 27 February 2023, the Board of Directors' meeting of One Origin Company Limited (a subsidiary) passed the resolutions to process the conversion from a limited company to a public company under the Public Limited Companies Act B.E. 2535, the change of the company's name, the increase in the subsidiary's registered share capital, the allocation of newly issued ordinary shares for an initial public offering, the allocation of newly issued ordinary shares and warrants to purchase ordinary shares of the subsidiary issued to the directors, managements and employees of the Group. The subsidiary will proceed after approval from the Annual General Meeting of the Company's Shareholders and Extraordinary General Meeting of Shareholders of One Origin Company Limited.

44.4 On 28 February 2023, the Board of Directors' Meeting of the Company passed the resolutions for the payment of a cash dividend of Baht 0.57 per share to the shareholders, totaling Baht 1,399 million that will be paid and recorded after it is approved by the Annual General Meeting of the Company's Shareholders which will be held on 27 April 2023.

45. Approval of financial statements

These financial statements were authorised for issue by the Company's Board of Directors on 28 February 2023.

Part 4

Certification of the Accuracy of Information

The Company carefully reviewed the information in this annual registration statement/annual report with caution. The Company hereby certifies that such information is accurate, complete and contains no false or misleading statements. There are no omissions of any materiality facts that should have been stated therein. In addition to this, the Company certifies that:

1. The financial statements and the financial information summarized in the annual registration statement/annual report are shown to be accurate and complete in regards to the financial position, operating results, and cash flow of the Company and its subsidiaries.
2. The Company organized a good disclosure system to ensure that the important information of the Company and its subsidiaries are accurately and completely disclosed. The Company also supervises the implementation of the aforementioned systems.
3. The Company organized a good internal control system and supervised the implementation of the system. The Company notified the assessment results of the internal control system on February 28, 2023 to the auditor and the Audit Committee of the Company This covers any errors and major changes of the internal control system as well as any misconducts that may affect the financial reporting of the Company and its subsidiaries.

In this regard, to evidence that all documents are the same as the certified documents, the Company assigned Ms. Kanokpailin Wilaikaew or Miss Warisa Warakansai to sign every page of these documents. If any document does not contain Ms. Kanokpailin Wilaikaew or Miss Warisa Warakansai's signature, it will be deemed that such documents do not contain the information that the Company has certified the accuracy.

Name	Position	Signature
Mrs. Arada Jaroon-ek	Director Authorized Signatory	
Mr. Niwat Lamunpandh	Director Authorized Signatory	

Attorney	Position	Signature
Ms. Kanokpailin Wilaikaew	Director Authorized Signatory	
Ms. Warisa Warakansai	Company Secretary	

Directors and Management Team Details

Details of Directors, Executives, Controlling Persons and Company Secretary

Mr. Lucksananoi Punkrasamee (Age: 70 years)

Appointed Date: February 6, 2014

Current Position: Chairman of the Board / Independent Director / Nomination and Remuneration Committee /
Corporate Governance Committee

Shareholding: Director 1,086,354 shares (0.044%)

Spouse / Cohabiting couple None

Minor Children None

Family Relationship among Directors and Executives: None

Academic Degree

- Master Degree of Business Administration (MBA), Chulalongkorn University
- Bachelor Degree of Commerce and Accountancy, Chulalongkorn University
- Certificate in Management Development Program The Wharton School of the University of Pennsylvania
- Certificate in Inno-Leadership program INSEAD University (France)
- Certificate "Executive development Program" Graduate School of business, Columbia University

Training Program

- Director Accreditation Program (DAP) SCC/2004 Thai Institute of Directors
- Director Certification Program (DCP) 122/2009 Thai Institute of Directors

Work Experience

2014 – Present	Chairman of the Board	Origin Property Public Company Limited
2019 – Present	Independent Director	Origin Property Public Company Limited
2015 – Present	Nomination and Remuneration Committee	Origin Property Public Company Limited
2021 – Present	Corporate Governance Committee	Origin Property Public Company Limited

2020 – Present	Independent Director and Audit Committee	SCG Ceramics Public Company Limited
2019 – Present	Advisor and Director of Tax Accounting	Federation of Accounting Professions Under The Royal Patronage of His Majesty The King
2018 – Present	Advisor	Securities and Exchange Commission
2016 – Present	Independent Director and Audit Committee	MC GROUP Public Company Limited
2016 – Present	Nomination and Remuneration Committee	MC GROUP Public Company Limited
2014 – Present	Chairman of the Audit Committee and Chairman of the Nomination and Remuneration Committee	Buono (Thailand) Company Limited
2013 – Present	Advisor to Vice President of Finance and Investment	The Siam Cement Group Public Company Limited
2013 – Present	Chairman of the Audit Committee and Independent Director	Singer Thailand Public Company Limited
2013 – Present	Director	Singer Leasing (Thailand) Company Limited
2013 – 2020	Director	SG Capital Public Company Limited
2015 – 2016	Independent Director	Nok Scoot Airlines Company Limited
2005 – 2012	Managing Director	SCG Accounting Services Company Limited

Position in other company Listed

Listed: 5 Companies

Non-Listed: 2 Companies

Illegal record in the last 10 years None

* 1st re-appointed at the AGM 2016 of April 5, 2016

* 2nd re-appointed at the AGM 2019 of April 25, 2019

* 3rd re-appointed at the AGM 2022 of April 29, 2022

Mr. Sahas Treetipbut (Age: 75 years)

Appointed Date:	February 6, 2014	
Current Position:	Chairman of the Audit Committee / Independent Director / Nomination and Remuneration Committee / Risk Management Committee	
Shareholding:	Director	803,188 shares (0.033%)
	Spouse / Cohabiting couple	None
	Minor Children	None
Family Relationship among Directors and Executives:	None	

Academic Degree

- Master in Computer and Information Sciences, Syracuse University, USA
- Bachelor of Commerce and Accountancy, Chulalongkorn University

Training Program

- Director Accreditation Program (DAP) 28/2004 Thai Institute of Directors
- Successful Formulation & Execution of Strategy (SFE) 17/2013 Thai Institute of Directors
- How to Measure the Success of Corporate Strategy (HMS) 2/2013 Thai Institute of Directors

Work Experience

2014 – Present	Chairman of the Audit Committee	Origin Property Public Company Limited
2014 – Present	Independent Director	Origin Property Public Company Limited
2015 – Present	Nomination and Remuneration Committee	Origin Property Public Company Limited
2021 – Present	Risk Management Committee	Origin Property Public Company Limited
2012 – Present	Chairman of the Board	Thiensurat Public Company Limited
2008 – Present	Executive Director	Internet Thailand Public Company Limited
2006 – Present	Nomination and Remuneration Committee	Internet Thailand Public Company Limited

2018 – 2021	Chairman of Risk Management Committee	Origin Property Public Company Limited
1999 – Present	Director	Internet Thailand Public Company Limited
2013 – 2019	Director	Netbay Company Limited
2008 – 2020	Chairman, Independent Director Audit Committee and Chairman of the Corporate Governance Committee	COL Public Company Limited
2008 – 2012	Chairman of the Board	KTB General Services Company Limited
2008 – 2012	Director	Trade Siam Company Limited
2004- 2008	Managing Director	Krungthai AXA Life Insurance Public Company Limited

Position in other company Listed

Listed: 2 Companies

Non-Listed: None

Illegal record in the last 10 years None

* 1st re-appointed at the AGM 2016 of April 5, 2016

* 2nd re-appointed at the AGM 2019 of April 25, 2019

* 3rd re-appointed at the AGM 2022 of April 29, 2022

Air Chief Marshal Bureerat Ratanavanich (Age: 74 years)

Appointed Date:	February 6, 2014	
Current Position:	Audit Committee / Independent Director / Chairman of the Nomination and Remuneration Committee	
Shareholding:	Director	4,857 shares (0.000%)
	Spouse / Cohabiting couple	None
	Minor Children	None
Family Relationship among Directors and Executives:	None	

Academic Degree

- Royal Thai Army War College
- National Defense College (Class 42)
- Air War College (Class 28)

Training Program

- Director Accreditation Program (DAP) 26/2004 Thai Institute of Directors
- Director Certification Program (DCP) 122/2009 Thai Institute of Directors
- Corporate Governance for Directors and Top Executives of State Enterprises and Public Organizations (Class 5), Public Director Institute (PDI)

Work Experience

2014 – Present	Independent Director	Origin Property Public Company Limited
2014 – Present	Audit Committee	Origin Property Public Company Limited
2015 – Present	Chairman of Nomination and Remuneration Committee	Origin Property Public Company Limited
2009 – Present	Independent Director	Salee Industry Public Company Limited
2015 – Present	Chairman of the Board	Salee Industry Public Company Limited

2015 – Present	Audit Committee	Salee Industry Public Company Limited
2009 – 2015	Chairman of the Audit Committee	Salee Industry Public Company Limited
2015 – Present	Independent Director and Audit Committee	Eastern Technical Engineering Public Company Limited
2015 – Present	Chairman of Nomination and Remuneration Committee	Eastern Technical Engineering Public Company Limited
2012 – 2013	Vice Chairman of the Board	Aeronautical Radio of Thailand Ltd.
2012 – 2013	Chairman of Risk Management Committee	Aeronautical Radio of Thailand Ltd.
2009	Deputy highest Military Commander	Royal Thai Armed Forces Headquarter
2009 – 2011	Audit Committee & Remuneration Committee Member	Airports of Thailand Public Company Limited

Position in other company Listed

Listed: 2 Companies

Non-Listed: None

Illegal record in the last 10 years None

* 1st re-appointed at the AGM 2016 of April 5, 2016

* 2nd re-appointed at the AGM 2019 of April 25, 2019

* 3rd re-appointed at the AGM 2022 of April 29, 2022

Mr. Chinapat Visuttiapat (Age: 54 years)

Appointed Date: June 18, 2016

Current Position: Independent Director / Audit Committee / Director / Chairman of Corporate Governance Committee

Shareholding: Director None

Spouse / Cohabiting couple None

Minor Children None

Family Relationship among Directors and Executives: None

Academic Degree

- Master of Law, Thammasat University.
- Bachelor of Law, Thammasat University
- Graduate Diploma Program in Business Law, Thammasat University

Training Program

- Director Diploma Program (DDP) 36/2013 Thai Institute of Directors
- Director Certification Program (DCP) 162/2012 Thai Institute of Directors

Work Experience

2021 – Present	Chairman of Corporate Governance Committee	Origin Property Public Company Limited
2018 – Present	Independent Director	Origin Property Public Company Limited
2018 – Present	Audit Committee	Origin Property Public Company Limited
2016 – Present	Director	Origin Property Public Company Limited
2021 – Present	Chairman of the Audit Committee	Sahacogen (Chonburi) Public Company Limited
2019 – Present	Director	One Law Office Company Limited
2019 – Present	Director	One Law Club Company Limited
2019 – Present	Independent Director and Audit Committee	Chin Huay Public Company Limited

2018 – Present	Director	ChocoToss Company Limited
2018 – Present	Director	Toon Tossakan Company Limited
2018 – Present	Director	OO One Branding Company Limited
2018 – Present	Director	Weil Law Company Limited
2018 – Present	Independent Director and Audit Committee	TQM Corporation Public Company Limited
2016 – Present	Independent Director and Chairman of The Audit Committee	Abatek (Asia) Public Company Limited
2016 – Present	Independent Director and Chairman of The Audit Committee	Shera Public Company Limited
2014 – Present	Director	KHKP Company Limited
2015 – Present	Partner	Siam City Law Offices GP Company Limited
2018 – 2019	Director	159 Capitals Company Limited
2018 – 2018	Director	JKN Global Media Public Company Limited
2017 – 2019	Director	Zarina Group Public Company Limited
2016 – 2019	Director	Frim Company Limited
2016 – 2018	Independent Director and Audit Committee	Quick Leasing Company Limited
2016 – 2018	Independent Director and Chairman of The Audit Committee	Thai Ace Capital Company Limited
2014 – 2019	Partner	SCL Tax Consultants Company Limited
2015 – 2016	Director and Audit Committee	Green Resources Public Company Limited
2011 – 2015	Partner	Kompass Law Company Limited
2010 – 2014	Partner	HNP Legal Company Limited
2008 – 2010	Director of Tax Law	Dusit Thani Public Company Limited

Position in other company Listed

Listed: 5 Companies

Non-Listed: 8 Companies

Illegal record in the last 10 years None

* 1st re-appointed at the AGM 2017 of April 4, 2017

* 2nd re-appointed at the AGM 2020 of August 27, 2020

Mr. Niwat Lamunpandh (Age: 62 years)

Appointed Date: October 10, 2014

Current Position: Director

Shareholding: Director None

Spouse / Cohabiting couple None

Minor Children None

Family Relationship among Directors and Executives: None

Academic Degree

- Master of Political Science, Suan Sunandha Rajabhat University
- Bachelor of Political Science, Ramkhamhaeng University
- National Defence College (Class 49)
- Advanced Certificate Course in Politics and Governance in Democratic Systems for Executives Class 9

Training Program

- Director Accreditation Program (DAP) 105/2013 Thai Institute of Directors
- Director Certification Program (DCP) 269/2019 Thai Institute of Directors
- Role of the Chairman Program (RCP) 44/2019 Thai Institute of Directors
- Advanced Audit Committee Program (AACP) 36/2020 Thai Institute of Directors

Work Experience

2014 – Present	Director	Origin Property Public Company Limited
2021 – Present	Director	Britania Public Company Limited
2021 – Present	Director	SRT Asset Company Limited
2018 – Present	Director	Metropolitan Electricity Authority
2015 – Present	Central Land Allocation Committee	Ministry of Interior

2014 – 2022	Chairman of the Board	Primo Service Solutions Company Limited
2021 – 2021	Chairman of the Board	Britania Company Limited
2017 – 2021	Chairman of the Executive Committee	Origin Property Public Company Limited
2015 – 2017	Executive Committee	Origin Property Public Company Limited
2011 – 2015	Executive Director	Origin Property Public Company Limited
2011 – 2015	Independent Director and Audit Committee	Wiik & Hoeglund Public Company Limited

Position in other company Listed

Listed: 1 Companies

Non-Listed: 3 Companies

Illegal record in the last 10 years None

* 1st re-appointed at the AGM 2017 of April 4, 2017

* 2nd re-appointed at the AGM 2020 of August 27, 2020

Mr. Mayta Chanchamcharat (Age: 57 years)

Appointed Date: May 9, 2015

Current Position: Director / Chairman of Risk Management Committee

Shareholding: Director None

Spouse / Cohabiting couple None

Minor Children None

Family Relationship among Directors and Executives: None

Academic Degree

- Master of Business Administration, Indiana University, USA
- Bachelor of Finance and Banking, Faculty of Commerce and Accountancy, Chulalongkorn University

Training Program

- Director Certification Program (DCP) 124/2009 Thai Institute of Directors
- Role of the Chairman Program (RCP) 45/2019 Thai Institute of Directors
- Credit Rating Analysis - Organized by ASEAN Forum on Credit Rating Agencies (AFCRA) in: Malaysia; Indonesia; Philippines and Thailand
- Credit Rating Analysis - Organized by Standard & Poor's, New York
- Corporate Banking and Project Financing - Organized by Fortis Bank SA/NV, Brussels, Belgium

Work Experience

2015 – Present	Director	Origin Property Public Company Limited
2021 – Present	Chairman of Risk Management Committee	Origin Property Public Company Limited
2021 – Present	Chairman of the Board	Britania Public Company Limited
2021 – Present	Chairman of Risk Management Committee	Britania Public Company Limited
2021 – Present	Director	Prominent Asset Management Company Limited
2021 – Present	Director	Park Luxury Company Limited

2016 – Present	Chairman of the Board	Origin Vertical Company Limited
2019 – Present	Chairman of the Board	Park Origin Rama 4 Company Limited
2018 – Present	Chairman of the Board	Park Origin Ratchathewi Company Limited
2017 – Present	Chairman of the Board	Origin Park T1 Company Limited
2017 – Present	Chairman of the Board	Origin Prime 2 Company Limited
2019 – 2021	Chairman of the Board	Park Luxury Company Limited
2018 – 2021	Risk Management Committee	Origin Property Public Company Limited
2018 – 2021	Chairman of Risk Management Committee	Primo Service Solutions Company Limited
2017 – 2021	Chairman of the Board	Origin Ramkhamhaeng Company Limited
2018 – 2021	Chairman of the Board	Origin Sphere Company Limited
2016 – 2021	Director	Britania Company Limited
2016 – 2018	Director	Origin One Thonglor Company Limited
2015 – 2017	Chairman of the Executive Committee	Origin Property Public Company Limited
2015 – 2021	Director	Primo Service Solution Company Limited
2018 – 2021	Chairman of Risk Management Committee	Primo Service Solution Company Limited
2010 – 2014	Director	Pruksha-HDC Housing Company Limited
2010 – 2014	Director	Pruksha-Mohan Mutha Real Estate Company Limited
2010 – 2014	Director	Pruksha-Luxora Housing Company Limited
2009 – 2014	Director	Pruksha Real Estate Public Company Limited
2009 – 2014	Director	Pruksha Overseas Company Limited
2009 – 2014	Director	Pruksha Overseas Service Company Limited
2009 – 2014	Director	Pruksha International Company Limited

Position in other company Listed

Listed: 1 Company

Non-Listed: 7 Companies

Illegal record in the last 10 years: None

* 1st re-appointed at the AGM 2017 of April 4, 2017

* 2nd re-appointed at the AGM 2021 of April 29, 2021

Mr. Chatchai Payuhanaveechai (Age: 62 years)

Appointed Date: May 13, 2021

Current Position: Director / Chairman of the Executive Director

Shareholding: Director None

Spouse / Cohabiting couple None

Minor Children None

Family Relationship among Directors and Executives: None

Academic Degree

- Honorary Doctor of Business Administration, Thammasat University
- Doctor of Philosophy (Ph.D.) in Public Administration, Eastern Asia University
- Honorary Doctor of Business Administration (D.B.A), Suan Sunandha Rajabhat University
- Honorary Doctor of Philosophy Program (Ph.D.) in Liberal Arts (Finance and Banking), Sripatum University
- Honorary Doctor of Philosophy (Ph.D.) in Liberal Arts (Public Policy and Management), Kasem Bundit University
- Honorary Doctor of Philosophy (Ph.D.) in Business Administration (Management), Rajamangala University of Technology Lanna
- Master of Business Administration (MBA), Chulalongkorn University
- Bachelor of Business Administration (BBA), Thammasat University

Training Program

- Director Certification Program (DCP), Class 116, Thai Institute of Directors Association (IOD)
- Advanced Master of Management Program (AMM, Class 2), Graduate School of Public Administration, National Institute of Development Administration (NIDA)
- The Program for Senior Executives on Justice Administration (Class 21), College of Justice, Ministry of Justice
- Top Executive Program (Class 22), Capital Market Academy
- Advanced Certificate Course in Public Administration and Law for Executives (Class 6), King Prajadhipok's Institute

Work Experience

2021 – Present Director

Origin Property Public Company Limited

2021 – Present	Executive Chairman	Origin Property Public Company Limited
2022 – Present	Chairman of the Board	Food Orderly Company Limited
2022 – Present	Chairman of the Board	Takuni Group Public Company Limited
2021 – Present	Independent Director, Nomination and Remuneration Committee	Amata VN Public Company Limited
2021 – Present	Director	Wind Energy Holding Company Limited
2021 – Present	Chairman of the Board	Park Origin Company Limited
2021 – Present	Chairman of the Board	Origin Condominium Company Limited
2021 –2022	Chairman of the Board	Whale Energy Move Company Limited
1992 – Present	Director	Lakthong Company Limited
2020 – 2021	Advisor	Dhipaya Insurance Public Company Limited
2019 – 2020	Director	Innospace (Thailand) Company Limited
2018 - 2020	Director	Dhipaya Life Assurance Public Company Limited
2015 – 2020	Director / President	Government Savings Bank
2015 – 2020	Director	Dhipaya Insurance Public Company Limited
2015 – 2018	Director	MFC Asset Management Public Company Limited
2012 – 2014	Deputy Managing Director	Kasikorn Bank Public Company Limited
2008 – 2014	Director	Kasikorn Leasing Company Limited

Position in other company Listed

Listed: 2 Companies

Non-Listed: 4 Companies

Illegal record in the last 10 years: None

* Appointed in 2021 of May 13, 2021 replace Miss Kanokpailin Wilaikaew

Mr. Peerapong Jaroon- ek (Age: 46 years)

Appointed Date: December 16, 2009

Current Position: Director / Executive Director / Nomination and Remuneration committee /
Chief Executive Officer

Shareholding: Director 714,666,054 shares (29.121%)
Spouse / Cohabiting couple 196,817,356 shares (8.020%)
Minor Children None
Peerada Capital Company Limited 618,779,918 shares (25.214%)

Family Relationship among Directors and Executives: He is Mrs. Arada Jaroon – ek's husband

Academic Degree

- Honorary Doctorate Degree of Arts in Real Estate Business Management for the Academic Year 2019, Kasem Bundit University
- Master of Business and Administration (International Program), Kasetsart University (KIMBA)
- Master of Engineering, University of New South Wales, Australia
- Bachelor of Civil Engineering, Khon Kaen University

Training Program

- Director Certification Program (DCP) 122/2009 Thai Institute of Directors
- International Construction and Engineering Contract, The Engineering Institute of Thailand Under H.M. The King's Patronage
- Director Certification – Capital Market Academy (CMA 27)
- Executive Integrated Medical Management Program (4/2020), Chulabhorn International College of Medicine, Thammasat University
- Top Executive Program on China Business Insights and Network

Work Experience

2009 – Present	Board of Director	Origin Property Public Company Limited
2014 – Present	Executive Committee	Origin Property Public Company Limited

2015 – Present	Nomination and Remuneration Committee Member	Origin Property Public Company Limited
2009 – Present	Chief Executive Officer	Origin Property Public Company Limited
2022 – Present	President	Thai Condominium Association
2022 – Present	Director	Britania Public Company Limited
2022 – Present	Director	One Sanampao Company Limited
2021 – Present	Chairman of the Board	Alpha Industrial Solutions Company Limited
2021 – Present	Chairman of the Board	Origin Gunkul Energy Company Limited
2021 – Present	Chairman of the Board	Origin Energy Company Limited
2021 – Present	Chairman of the Board	One Phayathai Company Limited
2021 – Present	Chairman of the Board	One Sukhumvit 59 Company Limited
2021 – Present	Director	Prominent Asset Management Company Limited
2018 – Present	Chairman of the Board	One Origin Promphong Company Limited
2018 – Present	Chairman of the Board	Origin Food Company Limited
2017 – Present	Chairman of the Board	Origin One Sukhumvit 24 Company Limited
2014 – Present	Director	Origin One Thonglor Company Limited
2014 – Present	Chairman of the Board	Peerada Capital Company Limited
2021 – 2022	Chairman of the Board	Origin Healthcare Company Limited
2021 – 2022	Chairman of the Board	One Origin Bunpha Bangna Company Limited
2019 – 2022	Director	Park Origin Rama 4 Company Limited
2019 – 2020	Director	Park Pillar R4 Company Limited
2018 – 2022	Director	Park Origin Ratchathewi Company Limited
2018 – 2022	Director	Origin Park T1 Company Limited

2018 – 2019	Chairman of the Board	Origin Capital Collage 107 Company Limited
2018 – 2019	Chairman of the Board	Origin Collage 107 Company Limited
2018 – 2019	Chairman of the Board	Origin Capital Collage 109 Company Limited
2018 - 2019	Director	The Origin Dusit Company Limited
2017 – 2022	Director	Park Luxury Company Limited
2017 – 2022	Director	Origin Prime 2 Company Limited
2017 – 2021	Director	Origin Sphere Company Limited
2017 – 2021	Director	Origin Ramkhamhaeng Company Limited
2017 – 2019	Director	Origin Grand Company Limited
2017 –2019	Director	Origin Capital 1 Company Limited
2017 – 2022	Director	Origin Vertical Company Limited
2016 – 2019	Director	Origin Sathorn Company Limited
2011 – 2014	Chief Executive Officer	One Origin Company Limited

Position in other company Listed

Listed: 1 Company

Non-Listed: 14 Companies

Illegal record in the last 10 years None

* 1st re-appointed at the AGM 2015 of April 30, 2015

* 2nd re-appointed at the AGM 2018 of April 30, 2018

* 3rd re-appointed at the AGM 2021 of April 29, 2021

Mrs. Arada Jaroon - ek (Age: 46 years)

Appointed Date: December 16, 2009

Current Position: Director / Executive Director / President / Corporate Governance Committee

Shareholding:

Director	196,817,356 shares (8.020%)
Spouse / Cohabiting couple	714,666,054 shares (29.121%)
Minor Children	None
- Peerada Capital Company Limited	618,779,918 shares (25.226%)

Family Relationship among Directors and Executives: She is Mr. Peerapong Jaroon – ek's wife

Academic Degree

- Master of Business and Administration, Major in Banking and Finance, Thammasat University
- Master of Commerce, Commerce and Accountancy Faculty, Sydney University, Australia
- Bachelor of Business Administration, Major in Banking and Finance, Chulalongkorn University

Training Program

- Director Accreditation Program (DAP) 111/2014 Thai Institute of Director
- Risk Management Program for Corporate Leaders (RCL) 4/2016 Thai Institute of Director

Work Experience

2021 – Present	Corporate Governance Committee	Origin Property Public Company Limited
2017 – Present	President	Origin Property Public Company Limited
2014 – Present	Executive Committee	Origin Property Public Company Limited
2009 – Present	Board of Director	Origin Property Public Company Limited
2014 – Present	Director	Peerada Capital Company Limited
2011 – 2021	Director	One Origin Company Limited
2018	Director	One Sukhumvit 59 Company Limited

2018 – 2019	Director	Origin Sathorn Company Limited
2018 – 2019	Director	Origin Capital Collage 107 Company Limited
2018 – 2019	Director	Origin Capital Collage 109 Company Limited
2018 – 2019	Director	Origin One Promprong Company Limited
2017 – 2022	Director	Park Origin Company Limited
2017 – 2019	Director	Origin Grand Company Limited
2017 – 2018	Director	Origin One Sukhumvit 24 Company Limited
2017	Director	Origin Ramkhamhaeng Company Limited
2017	Director	Origin Prime 2 Company Limited
2017 – 2019	Director	Origin Capital 1 Company Limited
2016 – 2018	Director	Origin One Thonglor Company Limited
2016 – 2017	Director	Origin Sphere Company Limited
2016 – 2017	Director	Origin Vertical Company Limited
2009 – 2017	Chief Operation Officer	Origin Property Public Company Limited
2009 - 2014	Chief Operation Officer	One Origin Company Limited.

Position in other company Listed

Listed: None

Non-Listed: 1 Company

Illegal record in the last 10 years None

* 1st re-appointed at the AGM 2015 of April 30, 2015

* 2nd re-appointed at the AGM 2018 of April 30, 2018

* 3rd re-appointed at the AGM 2021 of April 29, 2021

Ms. Kanokpailin Wilaikaew (Age: 39 years)

Appointed Date: August 3, 2015

Current Position: Executive Director / Chief Financial Officer

Shareholding: Director 141,258 shares (0.006%)

Spouse / Cohabiting couple None

Minor Children None

Family Relationship among Directors and Executives: None

Academic Degree

- Master of Business and Administration, Khon Kaen University
- Bachelor of Business Administration, Major in Finance, Khon Kaen University

Training Program

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Work Experience

2016 – Present	Executive Committee	Origin Property Public Company Limited
2016 – Present	Chief Financial Officer	Origin Property Public Company Limited
2022 – Present	Director	Origin Music Company Limited
2022 – Present	Director	Origin EEC Company Limited
2022 – Present	Director	Origin Chachoengsao Company Limited
2022 – Present	Director	One Hampton Phayathai Company Limited
2022 – Present	Director	One Hampton Thonglor Company Limited
2022 – Present	Director	One Hampton Sriracha Company Limited
2022 – Present	Director	One Hampton Rayong Company Limited
2022 – Present	Chairman of the Board	Ori Saute Company Limited

2021 – Present	Director	Alpha Industrial Solutions Company Limited
2021 – Present	Director	Origin Bunpha Bangna Company Limited
2021 – Present	Director	Origin Healthcare Company Limited
2021 – Present	Director	Prominent Asset Management Company Limited
2016 – Present	Director	Origin Condominium Company Limited
2021 – Present	Director	Origin Energy Company Limited
2021 – Present	Director	One Hampton Deluxe Ocean Sriracha Company Limited
2021 – Present	Director	One Hampton Knightsbridge Samutprakan City Company Limited
2021 – Present	Director	One Hampton Next to Emporium Company Limited
2020 – Present	Director	Origin Sathorn Company Limited
2019 – Present	Director	The Origin Dusit Company Limited
2019 – Present	Director	Origin Grand Company Limited
2019 – Present	Director	Prominent Capital Company Limited
2018 – Present	Director	Origin Capital Collage 107 Company Limited
2018 – Present	Director	Origin Capital Rama IX Company Limited
2018 – Present	Director	Park Origin Phayathai Company Limited
2018 – Present	Director	Park Origin T2 Company Limited
2018 – Present	Director	Origin Knightsbridge Thepharak Company Limited
2017 – Present	Director	Park Luxury Company Limited
2017 – Present	Director	Origin Kaset Society Company Limited
2017 – Present	Director	Origin Prime Company Limited

2019 – Present	Director	Origin Gunkul Energy Company Limited
2021 – Present	Director	Whale Energy Move Company Limited
2020 – 2021	Director	Origin Property Public Company Limited
2019	Director	Origin Latprao Company Limited
2019 – 2020	Director	Park Pillar R4 Company Limited
2019 – 2021	Director	Origin Ramintra Company Limited
2019 – 2021	Director	Origin Sukhumvit Sailuad Company Limited
2019 – 2021	Director	Park Ratchada Company Limited
2019 – 2021	Director	Origin Lad Krabang Company Limited
2018	Director	Park Origin Ratchathewi Company Limited
2018 – 2021	Director	Origin Ramkhamhaeng Interchange 107 Company Limited
2018 – 2019	Director	Origin Knightsbridge Phra Khanong Company Limited
2018 – 2019	Director	Park Origin Rama 4 Company Limited
2017 – 2018	Director	Origin Capital 1 Company Limited
2017 – 2018	Director	Origin Park T1 Company Limited
2017 – 2018	Director	Origin One Sukhumvit 24 Company Limited
2017	Director	Origin Ramkhamhaeng Company Limited
2017	Director	Origin Vertical Company Limited
2016 – 2018	Director	Origin One Thonglor Company Limited
2016 – 2017	Director	Origin Sphere Company Limited
2015 – Present	Director	One Origin Company Limited
2015 – 2016	Senior Vice President of Finance and Accounting	Origin Property Public Company Limited
2015	Finance Manager	Serm Sang Palang Ngan Company Limited

2011 - 2015	Project Finance Department Manager	National Power Supply Public Company Limited
2009 – 2011	Finance Manager	National Power Supply Public Company Limited
2009 – 2011	Finance Manager	NPS Ocean Star Company Limited
2004 – 2009	Acting Finance Manager	I-Town Holding Company Limited

Position in other company Listed

Listed: None

Non-Listed: 29 Companies

Illegal record in the last 10 years None

Mr. Pitipong Trinurak (Age: 44 years)

Appointed Date: November 13, 2014

Current Position: Executive Director / Chief Business Development Officer / Executive Vice President of New Business Development / Executive Vice President of Business Development

Shareholding: Director 120,000 shares (0.005%)

Spouse / Cohabiting couple 743,759 shares (0.030%)

Minor Children None

Family Relationship among Directors and Executives: None

Academic Degree

- Master of Real Estate Business, Faculty of Commerce and Accountancy, Thammasat University
- Bachelor of Engineering, Thammasat University

Training Program

- Executive Integrated Medical Management Program (4/2020), Chulabhorn International College of Medicine, Thammasat University
- Director Accreditation Program (DAP) 191/2022 Thai Institute of Directors

Work Experience

2015 – Present	Executive Committee	Origin Property Public Company Limited
2022 – Present	Co-Chief Executive Officer	Origin Property Public Company Limited
2017 – Present	Chief Business Development Officer	Origin Property Public Company Limited
2017 – Present	Executive Vice President of New Business Development	Origin Property Public Company Limited
2014 – Present	Executive Vice President of Business Development	Origin Property Public Company Limited

2022 – Present	Director	Origin Plug & Play Phetkasem Company Limited
2022 – Present	Director	Origin Place Ramkhamhaeng 153 Company Limited
2022 – Present	Director	Origin Music Company Limited
2022 – Present	Chairman of the Board	Alpha Industrial KM.19 Company Limited
2022 – Present	Chairman of the Board	Alpha Industrial Suwinthawong Company Limited
2022 – Present	Chairman of the Board	Alpha Industrial Laem Chabang Company Limited
2022 – Present	Chairman of the Board	Alpha Industrial Rungsit Company Limited
2022 – Present	Chairman of the Board	One Origin Hospitality Company Limited
2022 – Present	Chairman of the Board	Origin Chachoengsao Company Limited
2022 – Present	Chairman of the Board	One Hampton Phayathai Company Limited
2022 – Present	Chairman of the Board	One Hampton Thonglor Company Limited
2022 – Present	Chairman of the Board	One Hampton Rayong Company Limited
2022 – Present	Chairman of the Board	One Dee Kitchen Company Limited
2022 – Present	Chairman of the Board	One Asset Bloom Company Limited
2022 – Present	Chairman of the Board	One Origin Hua Hin Company Limited
2022 – Present	Chairman of the Board	Origin Place Samutprakan Company Limited
2021 – Present	Director	Alpha Industrial Solutions Company Limited
2021 – Present	Chairman of the Board	Kin Origin Healthcare Company Limited
2021 – Present	Director	Prominent Asset Management Company Limited
2021 – Present	Director	So Origin Phahol 69 Station Company Limited
2021 – Present	Director	Origin Bunpha Bangna Company Limited
2021 – Present	Director	Origin Energy Company Limited
2021 – Present	Director	Origin Gunkul Energy Company Limited

2021 – Present	Director	Origin Healthcare Company Limited
2021 – Present	Chairman of the Board	Origin Place Samutprakan Company Limited
2021 – Present	Chairman of the Board	Origin Play Phahol N19 Station Company Limited
2021 – Present	Chairman of the Board	Origin Plug & Play Samutprakan Company Limited
2021 – Present	Chairman of the Board	Origin Plug & Play Charan Ratchawithi Company Limited
2021 – Present	Chairman of the Board	Origin Plug & Play E22 Station Company Limited
2021 – Present	Chairman of the Board	One Hampton Deluxe Ocean Sriracha Company Limited
2021 – Present	Chairman of the Board	One Hampton Knightsbridge Samutprakan City Company Limited
2021 – Present	Chairman of the Board	One Hampton Next to Emporium Company Limited
2021 – Present	Director	Origin Bunpha Bangna Company Limited
2021 – Present	Director	One Phayathai Company Limited
2021 – Present	Director	One Wellness Sukhumvit 107 Company Limited
2021 – Present	Director	One Sukhumvit 59 Company Limited
2021 – Present	Director	One Sanampao Company Limited
2020 – Present	Director	Origin Sathorn Company Limited
2019 – Present	Director	One Origin Company Limited
2019 – Present	Director	One Ramintra Company Limited
2018 – Present	Director	One District Rayong 2 Company Limited
2018 – Present	Director	One District Rayong Company Limited
2018 – Present	Chairman of the Board	Park Origin Phayathai Company Limited
2018 – Present	Chairman of the Board	Park Origin T2 Company Limited
2018 – Present	Director	Origin One Promprong Company Limited

2018 – Present	Director	Origin Food Company Limited
2018 – Present	Director	Origin Capital Rama IX Company Limited
2018 – Present	Director	Origin Capital Collage 107 Company Limited
2018 – Present	Director	Origin Knightsbridge Theparak Company Limited
2018 – Present	Director	One District Rayong Company Limited
2017 – Present	Director	Origin One Thonglor Company Limited
2017 – Present	Director	Origin EEC Company Limited
2017 – Present	Director	Origin One Sukhumvit 24 Company Limited
2017 – Present	Director	Origin Kaset Society Company Limited
2017 – Present	Director	Origin Grand Company Limited
2017 – Present	Chairman of the Board	Origin Prime Company Limited
2021 – 2022	Director	Whale Energy Move Company Limited
2019 – 2022	Director	Park Pillar R4 Company Limited
2019 – 2022	Chief Executive Officer	One Origin Company Limited
2019 – 2021	Director	Origin Ramintra Company Limited
2019 – 2021	Director	Origin Sukhumvit Sailuat Company Limited
2018 – 2022	Director	Origin Collage 107 Company Limited
2018 – 2022	Director	Origin Latprao Company Limited
2018 – 2019	Director	The Origin Dusit Company Limited
2018 – 2019	Director	Park Origin Rama 4 Company Limited
2018 – 2019	Director	Origin Knightsbridge Phra Khanong Company Limited
2018	Director	Park Origin Ratchathewi Company Limited
2017 – 2022	Director	Origin Capital 1 Company Limited

2017 – 2022	Chairman of the Board	Origin One Rayong Company Limited
2017 – 2022	Director	Park Luxury Company Limited
2017	Director	Origin Property Public Company Limited
2017	Director	Origin Ramkhamhaeng Company Limited
2017	Director	Origin Vertical Company Limited
2017	Director	Origin Prime 2 Company Limited
2016 – 2022	Director	Origin Condominium Company Limited
2017– 2018	Director	Origin Sphere Company Limited
2017 – 2021	Director	Crown Residence Company Limited
2017– 2018	Director	Origin Park T1 Company Limited
2017 – 2021	Director	Origin Ramkhamhaeng Interchange 107 Company Limited
2016 – 2017	Co-Chief Executive Officer	Origin Property Public Company Limited
2009 – 2014	Operation Manager	Chewathai Company Limited

Position in other company Listed

Listed: None

Non-Listed: 58 Companies

Illegal record in the last 10 years None

Mr. Somsakul Sangsuwan (Age: 59 years)
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Appointed Date: October 22, 2016

Current Position: Executive Director / Chief Design Officer

Shareholding: Director 14,039 shares (0.001%)

Spouse / Cohabiting couple None

Minor Children None

Family Relationship among Directors and Executives: None

Academic Degree

- Master of Business Administration, Faculty of Commerce and Accountancy, Chulalongkorn University
- Bachelor of Architecture, Faculty of Architecture, Chulalongkorn University

Training Program

- Director Accreditation Program (DAP) 186/2021 Thai Institute of Directors

Work Experience

2016 – Present	Executive Committee	Origin Property Public Company Limited
2022 – Present	Director	Origin Chachoengsao Company Limited
2022 – Present	Chairman of the Board	Prim Insurance Broker Company Limited
2021 – Present	Chairman of the Board	UPM Design Studio Company Limited
2021 – Present	Chairman of the Board	Hampton Hotel & Residence Management Company Limited
2020 – Present	Chairman of the Board/Chief Executive Officer	United Project Management Company Limited
2020 – Present	Chairman of the Board	Passion Realtor Company Limited
2020 – Present	Chairman of the Board	Uno Service Company Limited
2020 – Present	Director	Primo Service Solutions Public Company Limited

2020 – Present	Chairman of the Board	Primo Management Company Limited
2020 – Present	Chairman of the Board	Wyde Interior Company Limited
2020 – Present	Chairman of the Board	Crown Residence Company Limited
2018 – Present	Chief Design Officer	Origin Property Public Company Limited
2019 – Present	Director	Origin Kaset Society Company Limited
2018 – Present	Director	Origin Prime Company Limited
2018 – Present	Director	Origin Sphere Company Limited
2018 – Present	Director	Origin EEC Company Limited
2018 – Present	Director	Origin Park T1 Company Limited
2020 – 2022	Director	One Sukhumvit 59 Company Limited
2020 – 2022	Director	Origin One Sukhumvit 24 Company Limited
2020 – 2022	Director	Origin One Thonglor Company Limited
2020 – 2022	Director	One Sanampao Company Limited
2021 – 2022	Director	Primo Insurance Broker Company Limited
2021 – 2022	Director	Britania Public Company Limited
2021 – 2022	Chairman of the Board	P Coin Company Limited
2020 – 2022	Director	Origin One Promphong Company Limited
2020 – 2021	Director	Origin Sathorn Company Limited
2019 – 2022	Director	Park Origin Rama 4 Company Limited
2019 – 2022	Director	One Origin Company Limited
2019 – 2020	Director	Park Pillar R4 Company Limited
2019 – 2021	Director	Park Ratchada Company Limited
2018 – Present	Director	Park Origin Ratchathewi Company Limited

2018 – 2021	Director	Park Luxury Company Limited
2018 – Present	Director	Origin Vertical Company Limited
2018 – Present	Director	Origin Prime 2 Company Limited
2017 – 2021	Director	Origin Ramkhamhaeng Company Limited
2017 – Present	Director	Origin Condominium Company Limited
2017 – 2018	Senior Executive Vice President of Design & Development	Origin Property Public Company Limited
2016 – 2017	Executive Vice President of Design & Development	Origin Property Public Company Limited
2011 – 2015	Architect Director	The Mall Group Company Limited
2006 - 2011	Senior Associate	HASSELL (Thailand) Company Limited
2004 – 2006	Deputy Managing Director	Development IQ Company Limited
2003 – 2004	Design Manager	Areeya Property Public Company Limited

Position in other company Listed

Listed: 1 Company

Non-Listed: 16 Companies

Illegal record in the last 10 years None

Mr. Siripong Srisawangeong (Age: 50 years)
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Appointed Date: February 25, 2019

Current Position: Chief of Marketing and Sales Officer

Shareholding: Director None

Spouse / Cohabiting couple None

Minor Children None

Family Relationship among Directors and Executives: None

Academic Degree

- Master of Housing Development (MH. D) Faculty of Architecture, Chulalongkorn University

Training Program

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Work Experience

2019 – Present	Chief of Marketing and Sales Officer	Origin Property Public Company Limited
2022 – Present	Director	Origin Play Bangkhunnon Company Limited
2022 – Present	Director	Origin Place Lasalle Company Limited
2022 – Present	Director	So Origin Sukhumvit Company Limited
2022 – Present	Director	So Origin Siriraj Company Limited
2022 – Present	Director	Park Luxury Company Limited
2022 – Present	Director	Park Origin Ratchthewi Company Limited
2022 – Present	Director	Origin Prime 2 Company Limited
2022 – Present	Director	Park Origin Phraram 4 Company Limited
2022 – Present	Director	Ori Saute Company Limited

2022 – Present	Director	Origin Park T1 Company Limited
2022 – Present	Chairman of the Board	Park Ratchada Company Limited
2021 – Present	Chairman of the Board	Origin Sphere Company Limited
2021 – Present	Chairman of the Board	Origin Ramkhamhaeng Company Limited
2020 – Present	Chairman of the Board	Park Pillar R4 Company Limited
2020 – Present	Chairman of the Board	Knightsbridge Kaset Interchange Company Limited
2019 – Present	Chairman of the Board	Knightsbridge Sukhumvit Punnaewithi Company Limited
2016 – 2019	Managing Director	Grand Unity Development Company Limited
2015 – 2016	Executive Committee	Origin Property Public Company Limited
2015 – 2016	Co-Chief Executive Officer	Origin Property Public Company Limited
2012 – 2015	Head Executive Business Unit Condo 2	Ananda Development PCL
2006 – 2011	Director of Business Development – Business Unit Condo 1	Prukha Real Estate Public Company Limited
2006 - 2011	Assistant Director of Business Development – Business Unit Condo 1	Prukha Real Estate Public Company Limited
2006 – 2011	Project Manager - Business Unit Condo 1	Prukha Real Estate Public Company Limited

Position in other company Listed

Listed: None

Non-Listed: 17 Companies

Illegal record in the last 10 years None

Mr. Kreingkrai Kreebongkan (Age: 51 years)

Appointed Date: August 10, 2018

Current Position: Chief Construction Management Officer / Chief Operating Officer / Executive Committee

Shareholding: Director 100,000 shares (0.004%)

Spouse / Cohabiting couple None

Minor Children None

Family Relationship among Directors and Executives: None

Academic Degree

- Master of Public and Private Management (M.P.P.M), National Institute of Development Administration (NIDA)
- Bachelor of Civil Engineering, Chiang-Mai University

Training Program

- -

Work Experience

2021 – Present	Executive Committee	Origin Property Public Company Limited
2021 – Present	Chief Operating Officer	Origin Property Public Company Limited
2018 – Present	Chief Construction Management Officer	Origin Property Public Company Limited
2022 – Present	Director	The Origin Ramkhamhaeng 142 Company Limited
2022 – Present	Director	The Origin Phetkasem Bangkhae Company Limited
2022 – Present	Director	Origin Place Ramkhamhaeng 153 Company Limited
2022 – Present	Director	Origin Plug & Play Sri Lasalle Station Company Limited
2022 – Present	Director	Origin Play Sri Udom Station Company Limited
2022 – Present	Director	Origin Gunkul Energy Company Limited
2022 – Present	Director	V Construction and Supply Company Limited

2021 – Present	Director	Origin Place Samutprakarn Company Limited
2021 – Present	Director	Origin Bunpha Bangna Company Limited
2021 – Present	Director	Origin Play Phahol N Nineteen Station Company Limited
2021 – Present	Director	Origin Plug & Play Samutprakarn Company Limited
2021 – Present	Director	Origin Plug & Play Jaran Ratjavithi Company Limited
2021 – Present	Director	Origin Plug & Play E22 Company Limited
2021 – Present	Director	So Origin Phahol 69 Station Company Limited
2021 – Present	Director	Origin Ramintra Company Limited
2021 – Present	Director	Origin Ramkhamhaeng Interchange 107 Company Limited
2021 – Present	Director	Origin Sukhumvit Sailuat Company Limited
2021 – Present	Director	Digital Butler Company Limited
2021 – Present	Director	Origin Comdominium Company Limited
2021 – 2022	Director	The Origin Dusit Company Limited
2021	Director	Prominent Capital Company Limited
2019 – 2020	Director	Primo Service Solutions Company Limited
2018	Chief Corporate Management Officer	Origin Property Public Company Limited
2018 – 2022	Director	Origin Collage 107 Company Limited
2018 – 2022	Director	Origin EEC Company Limited
2017 – 2022	Director	Origin Capital 1 Company Limited
2017 – 2021	Director	Crown Residence Company Limited
2017 – 2018	Chief Executive Officer	Primo Service Solutions Company Limited
2009 – 2016	Chief Executive Officer	Inter Thai Development Company Limited
2009 – 2016	Chairman of the Board Director	304 Plaza group Company Limited

2009 – 2016	Director of the group company	304 Industrial Park group Company Limited
2009 – 2016	Director	Tawa Ravadee Resort Company Limited
2009 – 2016	Chairman of the Procurement Committee	Double A (1991) Public Company Limited

Position in other company Listed

Listed: None

Non-Listed: 23 Companies

Illegal record in the last 10 years None

Mrs. Jarunee Kunasit (Age: 41 years)

Appointed Date: January 4, 2017

Current Position: Senior Vice President of Accounting

Shareholding: Director None

Spouse / Cohabiting couple None

Minor Children None

Family Relationship among Directors and Executives: None

Academic Degree

- Bachelor Degree of Business and Administration, Major in Accountancy, Thammasat University

Training Program

- -

Work Experience

2017 – Present	Senior Vice President of Accounting	Origin Property Public Company Limited
2022 – Present	Director	Origin Healthcare Company Limited
2016 – 2017	Assistant Accounting Manager	Wema Environmental Technology Company Limited
2012 – 2016	Accounting Department Manager	E85 Company Limited
2009 – 2011	Assistant Costing Manager	Bangkok Ranch Public Company Limited
2004 - 2009	Assistant Costing Manager	Double A 1991 Public Company Limited

Position in other company Listed

Listed: None

Non-Listed: 1 Company

Illegal record in the last 10 years None

Ms. Warisa Warakansai (Age: 36 years)

Appointed Date: June 14, 2014

Current Position: President of Law Department / Company Secretary

Shareholding: Director 10,062 shares (0.000%)

Spouse / Cohabiting couple None

Minor Children None

Family Relationship among Directors and Executives: None

Academic Degree

- Master of Finance and Securities Laws, Chulalongkorn University
- Bachelor of Law, Thammasat University

Training Program

- Company Secretary Program (CSP) 61/2015 Thai Institute of Director
- Board Reporting Program (BRP) 37/2021 Thai Institute of Director

Work Experience

2016 – Present	Company Secretary	Origin Property Public Company Limited
2016 – Present	Vice President of Law Department	Origin Property Public Company Limited
2021 – Present	Director	Prominent Asset Management Company Limited
2021 – 2022	Director	Origin Healthcare Company Limited
2021 – 2022	Director	Whale Energy Move Company Limited
2014 – 2016	Manager of Law Department	Origin Property Public Company Limited
2010 – 2013	Manager of Law Department	304 Plaza Company Limited

Position in other company Listed

Listed: None

Non-Listed: 1 Company

Illegal record in the last 10 years None

* Company Secretary's duties and responsibilities is in Section 2, Item 7, Section 7.6.1.

Attachment 1.2 – Detail of Directors, Management Team and The authorized signatories of the Company (As of 31 December 2022)

	Company	Company's Subsidiary 1	Company's Subsidiary 2	Company's Subsidiary 3	Company's Subsidiary 4	Company's Subsidiary 5	Company's Subsidiary 6	Company's Subsidiary 7	Company's Subsidiary 8	Company's Subsidiary 9	Company's Subsidiary 10	Company's Subsidiary 11	Company's Subsidiary 12	Company's Subsidiary 13	Company's Subsidiary 14	Company's Subsidiary 15
1. Mr. Lucksananoi Punkrasamee	X															
2. Mr. Niwat Lamunpandh	/					/										
3. Mr. Sahas Treetipbut	/												X			
4. Air Chief Marshal Bureerat Ratanavanich	/															
5. Mr. Mayta Chanchamcharat	/					X										
6. Mr. Chinapat Visuttiapat	/															
7. Mr. Peerapong Jaroon – ek	/, //, ///	/				/										
8. Mrs. Arada Jaroon – ek	/, //, ///															
9. Mr. Chatchai Payuhanaveechai	/, //				X											
10. Mr. Pitipong Trinurak	//, ///	/					X	X	/					X	X	
11. Mr. Somsakul Sangsuwan	//, ///		/	X			/		/	X	X	X			/	
12. Ms. Kanokpailin Wilaikaew	//, ///				/		/	/	/					/	/	
13. Mrs. Jarunee Kunasit	///															
14. Mr. Kreingkrai Kreebongkan	///				/		/						/		/	
15. Mr. Siripong Srisawangeong	///															

Note: X = Chairman / = Director // = Executive Director /// = Management team

Attachment 1.2 – Detail of Directors, Management Team and The authorized signatories of the Company (As of 31 December 2022)

	Company's Subsidiary 16	Company's Subsidiary 17	Company's Subsidiary 18	Company's Subsidiary 19	Company's Subsidiary 20	Company's Subsidiary 21	Company's Subsidiary 22	Company's Subsidiary 23	Company's Subsidiary 24	Company's Subsidiary 25	Company's Subsidiary 26	Company's Subsidiary 27	Company's Subsidiary 28	Company's Subsidiary 29	Company's Subsidiary 30	Company's Subsidiary 31	Company's Subsidiary 32	Company's Subsidiary 33
1. Mr.Lucksananoi Punkrasamee																		
2. Mr. Niwat Lamunpandh																		
3. Mr. Sahas Treetipbut																		
4. Air Chief Marshal Bureerat Ratanavanich																		
5. Mr. Mayta Chancharat		/												/				
6. Mr. Chinapat Visuttiapat																		
7. Mr. Peerapong Jaroon – ek													X	/		X		X
8. Mrs. Arada Jaroon – ek																		/
9. Mr. Chatchai Payuhanaveechai		X																
10. Mr. Pitipong Trinurak	X					X	X			X	X	X	/	/	X	/		
11. Mr. Somsakul Sangsuwan				X														
12. Ms. Kanokpailin Wilaikaew		/	X			/	/			/		/		/	/	/		/
13. Mrs. Jarunee Kunasit																		
14. Mr. Kreingkrai Kreebongkan				/														
15. Mr. Siripong Srisawangeong			/					X	X									

Note: X = Chairman / = Director // = Executive Director /// = Management team

Attachment 1.2 – Detail of Directors, Management Team and The authorized signatories of the Company (As of 31 December 2022)

	Company's Subsidiary 34	Company's Subsidiary 35	Company's Subsidiary 36	Company's Subsidiary 38	Company's Subsidiary 39	Company's Subsidiary 40	Company's Subsidiary 41	Company's Subsidiary 42	Company's Subsidiary 43	Company's Subsidiary 44	Company's Subsidiary 45	Company's Subsidiary 46	Company's Subsidiary 47	Company's Subsidiary 48	Company's Subsidiary 49	Company's Subsidiary 50
1. Mr.Lucksananoi Pankrasamee																
2. Mr. Niwat Lamunpandh																
3. Mr. Sahas Treetipbut																
4. Air Chief Marshal Bureerat Ratanavanich																
5. Mr. Mayta Chanchamcharat																
6. Mr. Chinapat Visuttiapat																
7. Mr. Peerapong Jaroon – ek																
8. Mrs. Arada Jaroon – ek																
9. Mr. Chatchai Payuhanaveechai																
10. Mr. Pitipong Trinurak	X	X				X	X	X		X			X	X	X	X
11. Mr. Somsakul Sangsuwan											X	X				
12. Ms. Kanokpailin Wilaikaew													/	/	/	/
13. Mrs. Jarunee Kunasit																
14. Mr. Kreingkrai Kreebongkan	/							/		/						
15. Mr. Siripong Srisawangeong									X							

Note: X = Chairman / = Director // = Executive Director /// = Management team

Attachment 1.2 – Detail of Directors, Management Team and The authorized signatories of the Company (As of 31 December 2022)

	Company's Subsidiary 51	Company's Subsidiary 52	Company's Subsidiary 53	Company's Subsidiary 54	Company's Subsidiary 55	Company's Subsidiary 56	Company's Subsidiary 57	Company's Subsidiary 58	Company's Subsidiary 59	Company's Subsidiary 60	Company's Subsidiary 61	Company's Subsidiary 62	Company's Subsidiary 63	Company's Subsidiary 64	Company's Subsidiary 65	Company's Subsidiary 66
1. Mr.Lucksananoi Punkrasamee																
2. Mr. Niwat Lamunpandh																
3. Mr. Sahas Treetipbut																
4. Air Chief Marshal Bureerat Ratanavanich																
5. Mr. Mayta Chanchamcharat																
6. Mr. Chinapat Visuttiapat																
7. Mr. Peerapong Jaroon – ek																
8. Mrs. Arada Jaroon – ek																
9. Mr. Chatchai Payuhanaveechai																
10. Mr. Pitipong Trinurak		/						X	X	X	/	/				
11. Mr. Surin Sahachatpocanun	X															
12. Mr. Somsakul Sangsuwan									/			/				
13. Ms. Kanokpailin Wilaikaew																
14. Mrs. Jarunee Kunasit			/			/	/				/					
15. Mr. Kreingkrai Kreebongkan				X	X											
16. Mr. Siripong Srisawangeong																

Note: X = Chairman / = Director // = Executive Director /// = Management team

Attachment 1.2 – Detail of Directors, Management Team and The authorized signatories of the Company (As of 31 December 2022)

	Company's Subsidiary 67	Company's Subsidiary 68	Company's Subsidiary 69	Company's Subsidiary 70	Company's Subsidiary 71	Company's Subsidiary 72
1. Mr.Lucksananoi Punkrasamee						
2. Mr. Niwat Lamunpandh						
3. Mr. Sahas Treetipbut						
4. Air Chief Marshal Bureerat Ratanavanich						
5. Mr. Mayta Chanchamcharat						
6. Mr. Chinapat Visuttiapat						
7. Mr. Peerapong Jaroon – ek						
8. Mrs. Arada Jaroon – ek						
9. Mr. Chatchai Payuhanaveechai						
10. Mr. Pitipong Trinurak		X	X	X		X
11. Mr. Surin Sahachatpocanun						
12. Mr. Somsakul Sangsuwan		/	/	/	/	/
13. Ms. Kanokpailin Wilaikaew						
14. Mrs. Jarunee Kunasit						
15. Mr. Kreingkrai Kreebongkan						

Note: X = Chairman / = Director // = Executive Director /// = Management team

Attachment 1.2 – Detail of Directors, Management Team and The authorized signatories of the Company (As of 31 December 2022)

	Joint Venture Company 1	Joint Venture Company 2	Joint Venture Company 3	Joint Venture Company 4	Joint Venture Company 5	Joint Venture Company 6	Joint Venture Company 7	Joint Venture Company 8	Joint Venture Company 9	Joint Venture Company 10	Joint Venture Company 11	Joint Venture Company 12	Joint Venture Company 13	Joint Venture Company 14	Joint Venture Company 15
1. Mr.Lucksananoi Punkrasamee															
2. Mr. Niwat Lamunpandh															
3. Mr. Sahas Treetipbut															
4. Air Chief Marshal Bureerat Ratanavanich															
5. Mr. Mayta Chanchamcharat	X		X	X	X				X						
6. Mr. Chinapat Visuttiapat															
7. Mr. Peerapong Jaroon – ek		/					X	X							
8. Mrs. Arada Jaroon – ek															
9. Mr. Chatchai Payuhanaveechai															
10. Mr. Pitipong Trinurak		/					/	/						X	X
11. Mr. Somsakul Sangsuwan															
12. Ms. Kanokpailin Wilaikaew										X				/	
13. Mrs. Jarunee Kunasit															
14. Mr. Kreingkrai Kreebongkan						/							X	/	
15. Mr. Siripong Srisawangeong	/		/	/	/				/		X	X			

Note: X = Chairman / = Director // = Executive Director /// = Management team

Attachment 1.2 – Detail of Directors, Management Team and The authorized signatories of the Company (As of 31 December 2021)

	Joint Venture Company 16	Joint Venture Company 17	Joint Venture Company 18	Joint Venture Company 19	Joint Venture Company 20	Joint Venture Company 21	Joint Venture Company 22	Joint Venture Company 23	Joint Venture Company 24	Joint Venture Company 25	Joint Venture Company 26	Joint Venture Company 27	Joint Venture Company 28	Joint Venture Company 29	Joint Venture Company 30
1. Mr.Lucksananoi Punkrasamee															
2. Mr. Niwat Lamunpandh															
3. Mr. Sahas Treetipbut															
4. Air Chief Marshal Bureerat Ratanavanich															
5. Mr. Mayta Chanchamcharat															
6. Mr. Chinapat Visuttipat															
7. Mr. Peerapong Jaroon – ek			X	X	X			X	X						
8. Mrs. Arada Jaroon – ek															
9. Mr. Chatchai Payuhanaveechai															
10. Mr. Pitipong Trinurak			/	/	/	/	X	/	/					X	X
11. Mr. Somsakul Sangsuwan															
12. Ms. Kanokpailin Wilaikaew						/		/							
13. Mrs. Jarunee Kunasit						/									
14. Mr. Kreingkrai Kreebongkan	X	X	/								X	X	/		
15. Mr. Siripong Srisawangeong										X					

Note: X = Chairman / = Director // = Executive Director /// = Management team

Attachment 1.2 – Detail of Directors, Management Team and The authorized signatories of the Company (As of 31 December 2021)

	Joint Venture Company 31	Joint Venture Company 32	Joint Venture Company 33	Joint Venture Company 34	Joint Venture Company 35	Joint Venture Company 36	Joint Venture Company 37	Joint Venture Company 38	Joint Venture Company 39	Joint Venture Company 40	Joint Venture Company 41	Joint Venture Company 42	Joint Venture Company 43	Joint Venture Company 44
1. Mr.Lucksananoi Punkrasamee														
2. Mr. Niwat Lamunpandh														
3. Mr. Sahas Treetipbut														
4. Air Chief Marshal Bureerat Ratanavanich														
5. Mr. Mayta Chanchamcharat														
6. Mr. Chinapat Visuttiapat														
7. Mr. Peerapong Jaroon – ek														
8. Mrs. Arada Jaroon – ek														
9. Mr. Chatchai Payuhanaveechai														
10. Mr. Pitipong Trinurak										X	X	X		
11. Mr. Somsakul Sangsuwan														
12. Ms. Kanokpailin Wilaikaew														
13. Mrs. Jarunee Kunasit														
14. Mr. Kreingkrak Kreebongkan	X													/
15. Mr. Siripong Srisawangeong		X	X											

Note: X = Chairman / = Director // = Executive Director /// = Management team

Company's Subsidiary

Company's Subsidiary 1 = One Origin Co., Ltd.	Company's Subsidiary 2 = Primo Service Solution Public Co., Ltd.	Company's Subsidiary 3 = Passion Realtor Co., Ltd.
Company's Subsidiary 4 = Origin Condominium Co., Ltd.	Company's Subsidiary 5 = Britania Co., Ltd.	Company's Subsidiary 6 = Origin Prime Co., Ltd.
Company's Subsidiary 7 = Origin Sathorn Co., Ltd.	Company's Subsidiary 8 = Origin EEC Co., Ltd.	Company's Subsidiary 9 = Uno Service Co., Ltd.
Company's Subsidiary 10 = Primo Management Co., Ltd.	Company's Subsidiary 11 = Wyde Interior Co., Ltd.	Company's Subsidiary 12 = Digital Butler Co., Ltd.
Company's Subsidiary 13 = Origin Grand Co., Ltd.	Company's Subsidiary 14 = Origin Kaset Society Co., Ltd.	Company's Subsidiary 15 = Stable Home Property Co., Ltd.
Company's Subsidiary 16 = One Origin Rayong Co., Ltd.	Company's Subsidiary 17 = Park Luxury Co., Ltd.	Company's Subsidiary 18 = Origin Saute Co., Ltd.
Company's Subsidiary 19 = Crown Residence Co., Ltd.	Company's Subsidiary 20 = V Construction and Supply Co., Ltd.	Company's Subsidiary 21 = Origin Capital Collage 107 Co., Ltd.
Company's Subsidiary 22 = Origin Capital Rama IX Co., Ltd.	Company's Subsidiary 23 = Origin Sphere Co., Ltd.	Company's Subsidiary 24 = Origin Ramkhamhaeng Co., Ltd.
Company's Subsidiary 25 = Prominent Capital Co., Ltd.	Company's Subsidiary 26 = One District Rayong Co., Ltd.	Company's Subsidiary 27 = Park Origin Phayathai Co., Ltd.
Company's Subsidiary 28 = Origin Food Co., Ltd.	Company's Subsidiary 29 = Prominent Asset Management Co., Ltd.	Company's Subsidiary 30 = Park Origin T2 Co., Ltd.
Company's Subsidiary 31 = Origin Energy Co., Ltd.	Company's Subsidiary 32 = District Grand Real Estate Co., Ltd.	Company's Subsidiary 33 = Origin Global (Hong Kong) Co.,Ltd.
Company's Subsidiary 34 = Origin Place Samutprakan Co., Ltd.	Company's Subsidiary 35 = One Wellness Sukhumvit 107 Co., Ltd.	Company's Subsidiary 36 = Belgravia Bangna Co., Ltd.
Company's Subsidiary 37 = Belgravia Ratchaphreuk Co., Ltd.	Company's Subsidiary 38 = Britania Wongwean Ramintra Co., Ltd.	Company's Subsidiary 39 = One Raminthra Co., Ltd.
Company's Subsidiary 40 = One District Rayong 2 Co., Ltd.	Company's Subsidiary 41 = Origin Plug & Play E22 Station Co., Ltd.	Company's Subsidiary 42 = Knightsbridge Sukhumvit Punnawithi Co., Ltd.
Company's Subsidiary 43 = Origin Play Phahol N 19 Station Co., Ltd.	Company's Subsidiary 44 = United Project Management Co., Ltd.	Company's Subsidiary 45 = Prim Insurance BrokeCo., Ltd.
Company's Subsidiary 46 = One Hampton Deluxe Ocean Sriracha Co., Ltd.	Company's Subsidiary 47 = One Hampton Knightsbridge Samutprakarn City Co., Ltd.	Company's Subsidiary 48 = One Hampton Next to Emporium Co., Ltd.
Company's Subsidiary 49 = One Hampton Rayong Co., Ltd.	Company's Subsidiary 50 = UPM Design Studio Co., Ltd.	Company's Subsidiary 51 = Hampton Hotel And Residence Management Co., Ltd.
Company's Subsidiary 52 = Origin Plug&Play Phertkasem Co., Ltd.	Company's Subsidiary 53 = Origin Plug & Play Sri Lasalle Station Co., Ltd.	Company's Subsidiary 54 = So Origin Sukhumvit Co., Ltd.
Company's Subsidiary 55 = Origin Place Lasalle Co., Ltd.	Company's Subsidiary 56 = The Origin Phetkasem Bangkai Co., Ltd.	Company's Subsidiary 57 = The Origin Ramkhamhaeng 142 Co., Ltd.
Company's Subsidiary 58 = Alpha Industrial Laemchabang Co., Ltd.	Company's Subsidiary 59 = Origin Chachoengsao Co., Ltd.	Company's Subsidiary 60 = Alpha Industrial Suwinthawong Co., Ltd.
Company's Subsidiary 61 = Origin Place Ramkhamhaeng 153Co., Ltd.	Company's Subsidiary 62 = Origin MusicCo., Ltd.	Company's Subsidiary 63 = Grand Britania Prachauthit 76 Co., Ltd.
Company's Subsidiary 64 = Grand Britania Tawi Watthana Co., Ltd.	Company's Subsidiary 65 = Britania Chaiyapreuk-Chaengwattana Co., Ltd.	Company's Subsidiary 66 = Britania Bangna-Thepharak Co., Ltd.
Company's Subsidiary 67 = Britania Rayong Co., Ltd.	Company's Subsidiary 68 = One Hampton Rayong Co., Ltd.	Company's Subsidiary 69 = One Hampton Phayathai Co., Ltd.
Company's Subsidiary 70 = One Hampton Thonglor Co., Ltd.	Company's Subsidiary 71 = One Hampton Sriracha Co., Ltd.	Company's Subsidiary 72 = Origin Knightsbridge Thepharak Co., Ltd.

Joint Venture Company

Joint Venture Company 1 = Origin Vertical Co., Ltd.

Joint Venture Company 2 = Origin One Thonglor Co., Ltd.

Joint Venture Company 3 = Origin Prime2 Co., Ltd.

Joint Venture Company 4 = Origin Park T1 Co., Ltd.

Joint Venture Company 5 = Park Origin Ratchathewi Co., Ltd.

Joint Venture Company 6 = Origin Ladprao Co., Ltd.

Joint Venture Company 7 = Origin One Phromphong Co., Ltd.

Joint Venture Company 8 = Origin One Sukhumvit 24 Co., Ltd.

Joint Venture Company 9 = Park Origin Rama IV Co., Ltd.

Joint Venture Company 10 = The Origin Dusit Co., Ltd.

Joint Venture Company 11 = Park Pillar R 4 Co., Ltd.

Joint Venture Company 12 = Park Ratchada Co., Ltd.

Joint Venture Company 13 = Origin Ramintra Co., Ltd.

Joint Venture Company 14 = Origin Bunpha Bangna Co., Ltd.

Joint Venture Company 15 = One Origin Bunpha Bangna Co., Ltd.

Joint Venture Company 16 = Origin Ramkhamhang Interchange Co., Ltd.

Joint Venture Company 17 = Origin Sukhumvit Sailuad Co., Ltd.

Joint Venture Company 18 = Origin Gunkul Energy Co., Ltd.

Joint Venture Company 19 = One Phayathai Co., Ltd.

Joint Venture Company 20 = One Sukhumvit 59 Co., Ltd.

Joint Venture Company 21 = Origin Healthcare Co., Ltd.

Joint Venture Company 22 = Kin Origin Healthcare Co., Ltd.

Joint Venture Company 23 = Alpha Industrial Solutions Co., Ltd.

Joint Venture Company 24 = One Sanampao Co., Ltd.

Joint Venture Company 25 = Knightbridge Kaset Interchange Co., Ltd.

Joint Venture Company 26 = Knightbridge Kaset Interchange Co., Ltd.

Joint Venture Company 27 = So Origin Phahol 69 Station Co., Ltd.

Joint Venture Company 28 = Origin Play Sri Udom Station Co., Ltd.

Joint Venture Company 29 = Alpha Industrial Rungsit Co., Ltd.

Joint Venture Company 30 = Alpha Industrial KM.19 Co., Ltd.

Joint Venture Company 31 = Origin Plug & Play Jaran Ratchaviti Co., Ltd.

Joint Venture Company 32 = So Origin Siriraj Co., Ltd.

Joint Venture Company 33 = Origin Play Bang Khunnon Co., Ltd.

Joint Venture Company 34 = Britania Bangna KM.17 Co., Ltd.

Joint Venture Company 35 = Britania Bangna KM.35 Co., Ltd.

Joint Venture Company 36 = Stable Town Co., Ltd.

Joint Venture Company 37 = Britania Amata-Phantong Co., Ltd.

Joint Venture Company 38 = Grand Britania Khukhot Station Co., Ltd.

Joint Venture Company 39 = Britania Bangna KM.39 Co., Ltd.

Joint Venture Company 40 = One Origin Hospitality Co., Ltd.

Joint Venture Company 41 = One Asset Bloom Co., Ltd.

Joint Venture Company 42 = One Dee Kitchen Co., Ltd.

Joint Venture Company 43 = Britania Sukhumvit 76 Co., Ltd.

Joint Venture Company 44 = Origin Bangbamru Station Co., Ltd.

Attachment 2 Information of Subsidiaries' Director

Subsidiaries Directors	One Origin	Primo Solution PCL	Britania Public Co., Ltd. (Origin's House)	Origin Condominium	Origin Prime
1. Mr. Lucksananoi Punkrasamee	/				
2. Mr. Niwat Lamunpandh			/		
3. Mr. Mayta Chanchamcharat			X		
4. Mr. Peerapong Jaron – ek	/		/		
5. Ms. Wijitra Srisuphan	/				
6. Mr. Pitipong Trinurak	/				X
7. Ms. Kanokpailin Wilaikaew				/	/
8. Mr. Apisit Soonthronchukiat				/	
9. Mr. Somsakul Sangsuwan	/	/			/
10. Mr. Supachai Sukanindr	/				
11. Ms. Raweekorn Boonprom		/			
12. Mr. Poonsup Prasertsak	/				
13. Ms. Jatuporn Wilaikaew		/			
14. Mr. Maroj Wananan		X			
15. Mr. Kreingkrai Kreebongkan				/	/
16. Mr. Atipong Amandtayakul	/				
17. Mrs. Supaluk Chanpitak			/		
18. Ms. Trithip Siwakritkul			/		
19. Mr. Wijarn Simachaya			/		

	Subsidiaries	One Origin	Primo Solution PCL	Britania Public Co., Ltd. (Origin's House)	Origin Condominium	Origin Prime
	Directors					
	Subsidiaries	One Origin	Primo Solution	Britania (Origin house)	Origin Condominium	Origin Prime
	Directors					
20.	Ms. Supattana Himhuang		/			
21.	Mr. Donlachai Boomyarattanawej			/		
22.	Mr. Tearruj Taranawikari		/			
23.	Mr.Chanchai Phansopha	X				
24.	Mr. Chanchai Pansophar				X	
25.	Mr. Piti Jarukamkorn	/				
26.	Mr. Surin Chaisang				/	
27.	Mr. Panyawath Chanrungsang				/	

Note: X = Chairman / = Director

Attachment 2 Information of Subsidiaries' Director

Subsidiaries Directors	Origin Grand	Origin Kaset Society	Origin Sathorn	One Origin Hua-hin	V Construction and Supply
1. Mr. Pitipong Trinurak	X	X	X	X	
2. Ms. Kanokpailin Wilaikaew	/	/	/		
3. Mr. Surin Sahachapocanun					
4. Mr. Joompol Prawitthana	/				
5. Mr. Somsakul Sangsuwan		/			
6. Mr. Kreingkrai Kreebongkan					X
7. Ms. Jatuporn Wilaikaew		/			
8. Mr. Surin Chaisang					/
9. Mr. Panyawath Chanrungsang					/
10. Mr. Piti Jarukamkorn				/	
11. Ms. Wijitra Srisupan				/	

Note: X = Chairman / = Director

Attachment 2 Information of Subsidiaries' Director

Subsidiaries	Primo Realtor	Digital Butler	Wyde Interior	Primo Management	Uno Service	United Project Management	Crown Residence
Directors							
1. Mr. Somsakul Sangsuwan	X		X	X	X	X	X
2. Ms. Nucharee Jitardhun	/		/	/	/	/	/
3. Mr. Prasit Charushwichakorn	/		/	/	/		/
4. Mr. Arun Sirijanusorn	/		/	/	/	/	/
5. Ms. Jatuporn Wilaikaew	/		/	/	/		/
6. Mr. Kreingkrai Kreebongkan		/					
7. Mr. Sahas Treetipbut		X					
8. Mr. Praphot Jitthong		/					
9. Mr. Werachai Upacha	/			/	/	/	/
10. Mr. Watayuth Thongprom		/					
11. Mr. Wittaya Thanyasrisang		/					
12. Mr. Warakorn Weraphat		/					
13. Mr. Sornkawee Buranachock		/					
14. Mr. Ratchaphon Techaleisirimongkhong		/					
15. Mr. Ronnachat Mahantanaphueng		/					
16. Mr. Pharadon Thanapaisankit						/	
17. Mr. Suriya Tuntiwiwut						/	
18. Mr. Tanai Tanachanun			/				
19. Mr. Komol detchkawinlert						/	

Note: X = Chairman / = Director

Subsidiaries		Attachment 2 Information of Subsidiaries' Director					
Subsidiaries Directors	Origin Capital 1	Origin Capital Collage 107	Park luxury (Park Origin)	Hampton Hotel & Residence Management	UPM Design Studio	P Coin Plaza	Primo Insurance Broker
1. Mr. Mayta Chanchamcharat			/				
2. Mr. Kittichai Assavakatmorakot			/				
3. Mrs. Wijitra Srisupan						/	
4. Mr. Pitipong Trinurak		X				X	
5. Ms. Kanokpailin Wilaikaew	/	/	/			/	
6. Mr. Chatchai Payuhanaveechai			X				
7. Mr. Joompol Prawitthana		/					
8. Mr. Somsakul Sangsuwan				X	X		X
9. Mr. Panyawath Chanrungsang	/		/				
10. Mr. Siripong Srisawangwong	X		/				
11. Ms.Nucharee Jitardhun				/			
12. Ms. Jatuporn Wilaikaew				/			
13. Mr.Arun Sirijanusorn					/		
14. Ms.Warunee Thacheepphan					/		
15. Mr. Olarn Jarungthamchote							/
16. Mr.Bordin Thumcheewonskul							/

Note: X = Chairman / = Director

Attachment 2 Information of Subsidiaries' Director

Subsidiaries Directors	Origin Sphere	Origin Vertical	Origin Prime 2	Origin Ramkhamhaeng	Origin Park T1	Origin One Thonglor	The Origin Dusit	Park Origin Ratchathewi
1. Mr.Mayta Chanchamcharat		X	X		X			X
2. Mr. Panyawath Chanrungsang	/	/	/	/	/			/
3. Mr. Siripong Srisawangeong	X	/	/	X	/			/
4. Mr. Pitipong Trinurak						/		
5. Mr. Peerapong Jaroon-ek						X		
6. Mr. Hideo Takahachi		/	/		/	/		/
7. Mr. Naomi Aenao		/	/		/	/		/
8. Mr. Kritsada Taechamontrikul							/	
9. Mr. Joompol Prawitthana							/	
10. Ms. Kanokpailin Wilaikaew							X	
11. Mr. Sukrit Ngamsagaphong							/	
12. Mr. Kittichai Assavakatmorakot	/							
13. Mr. Piti Jarukamjorn						/	/	
14. Mr.PharaDon Thanapaisankit	/			/				

Note: X = Chairman / = Director

Attachment 2 Information of Subsidiaries' Director

Subsidiaries Directors	Origin Ramintra	Origin Ramkhamhang Interchange	One Phayathai	One Ramintra	Origin Wellness Sukhumvit 107	Park Origin Phayathai	Oigin Sukhumvit Sailuad
1. Mr. Pitipong Trinurak			/	X	X	X	
2. Ms. Kanokpailin Wilaikaew						/	
3. Mr. Joompol Prawitthana						/	
4. Ms. Khajita Wuttikarnkoson					/		
5. Mr. Kreingkrai Kreebongkan	X	X					X
6. Mr. Apisit Soonthronchukiat	/	/					/
7. Mr. Hideo Takahachi	/	/					/
8. Mr. Naomi Aenao	/	/					/
9. Ms. Wijitra Srisuphan			/	/	/		
10. Mr. Tsuyoshi Kojima			/				
11. Mr. Yuki Ohno			/				
12. Mr. Peerapong Jaroon – ek			X				
13. Mr. Panyawath Chanrungsang	/	/					/

Note: X = Chairman / = Director

Attachment 2 Information of Subsidiaries' Director

Subsidiaries Directors	Park Ratchada	Park Origin T2	Knightsbridge Sukhumvit Punnawithi	Park Pillar R4	One Sukhumvit 59	One Sanampao	Knightsbridge Kaset Interchange
1. Mr. Yochinori Chinoro					/		
2. Mr. Yoji Kitaaura					/		
3. Mr. Pitipong Trinurak		X			/	/	
4. Ms. Kanokpailin Wilaikaew		/					
5. Mr. Joompol Prawitthana		/					
6. Mr. Kittichai Assavakatmorakot	/			/			/
7. Mr. Jin Su Yang				/			
8. Mr. Piti Jarukanjorn					/		
9. Mr. Junhayong Park				/			
10. Mr. Siripong Srisawangeong	X		X	X			X
11. Mr. Pharadon Thanapaisankit							
12. Mr. Panyawath Chanrungsang	/		/	/			/
13. Mr. Hideo Takahachi	/						
14. Mr. Naomi Aenao	/						/
15. Mr. Peerapong Jaroon – ek					X	X	/
16. Mr. Tsuyoshi Kojima						/	
17. Mr. Yuki Ohno						/	
18. Ms. Wijitra Srisupan						/	

Note: X = Chairman / = Director

Attachment 2 Information of Subsidiaries' Director

Subsidiaries Directors	Stable Howm Propoerty	District Grand Real Estate	Belgravia Bangna	Belgravia Ratchapruek	Britania Wongwaen Ramintra
1. Mrs. Supaluk Chanpitak		X	X		
2. Mr. Surin Sahachatpocanun	X		/	X	X
3. Ms. Panitaporn Wongprakop			/	/	/
4. Mr.Parama Hemathulin	/		/	/	
5. Mr. Nawin Laknawa		/			/
6. Mr. Keattisak Noosura	/				
7. Mr. Jiroj Sutthiapha		/			
8. Mr, Jakkarin Srisuk		/			

Note: X = Chairman / = Director

Attachment 2 Information of Subsidiaries' Director

Subsidiaries Directors	Britania Bangna KM.17	Britania Bangna KM.35	Stable Town	Britania Amata-Panthong
1. Mr. Buranin Luppanakul	/		/	
2. Mr. Surin Sahachatpocanun	X	X	X	X
3. Ms. Panitaporn Wongprakop	/	/	/	/
4. Mr. Parama Hemathulin				
5. Mr. Nawin Laknawa				
6. Mr. Keattisak Noosura		/		/
7. Mr. Chen Shan Jeir		/		/
8. Mr. Jao Dakun		/		/
9. Mr. Hideo Takahachi	/		/	
10. Mr. Naomi Aenao	/		/	

Note: X = Chairman / = Director

Attachment 2 Information of Subsidiaries' Director

Subsidiaries Directors	One District Rayong	One Hampton Deluxe Ocean Sriracha	One Hampton Knightbridge Samutprakan City	Origin Global (Hong Kong Co.,Ltd.)	One Hampton Next to Emporium	One District Rayong 2	Origin EEC
1. Mr. Peerapong Jaroon – ek				X			
2. Mr. Trirat Jarutat							X
3. Mr. Pitipong Trinurak	X	X	X		X	X	/
4. Ms. Kanokpailin Wilaikaew		/	/	/	/		/
5. Mr. Somsakul Sangsuwan							/
6. Mr. Piti Jarukanjorn	/						
7. Ms.Wijitra Srisuphan	/	/	/		/	/	
8. Mrs. Arada Jaroon – ek				/			
9. Mr. Phumipat Rittitada							/

Note: X = Chairman / = Director

Attachment 2 Information of Subsidiaries' Director

Subsidiaries Directors	OriginPlace Samutprakarn	Origin Ladprao	Origin Play N 19 Station	Prominent Capital	Origin Plug&Play Samutprakarn	So Origin Phaho 69 Station	Origin Plug&Play Jaran Ratchaviti
1. Mr. Pitipong Trinurak	X		X	X			X
2. Ms. Kanokpailin Wilaikaew				/			
3. Mr. Apisit Sunthorn		/	/		/	/	/
4. Mr. Kreingkrai Kreebongkan	/	X	/		X	X	/
5. Ms. Wijitra Srisuphan		/			/	/	
6. Mr. Panyawath Chanrungsang	/		/				
7. Mr. Jin Su Yang		/					
8. Mr. Junhayong Park		/					
9. Mr. Joompol Prawittana				/			
10. Mr. Hideo Takahachi					/	/	
11. Mr. Naomi Aenao					/	/	
12. Mr. Chen Shan Jeir							/
13. Mr. Jao Dakun							/

Note: X = Chairman / = Director

Attachment 2 Information of Subsidiaries' Director

Subsidiaries Directors	Origin Plug & Play E22 Station	Origin Energy	Origin Bunpha Bangna	One Origin Bunpha Bangna	Alpha Industrial Solutions	Origin Gunkul Energy
1. Mr. Pitipong Trinurak	X	/	X	X	/	/
2. Ms. Kanokpailin Wilaikaew		/	/		/	
3. Mr. Kreingkrai Kreebongkan	/		/			/
4. Mr. Peerapong Jaroon – ek		X			X	X
5. Ms.Wijitra Srisuphan	/			/		
6. Mr.Pisitpong Vorasetakarnkij			/	/		
7. Mr.Pongsak Sawatyanon			/	/		
8. Ms.Wareerat Sawatyanon.			/	/		
9. Mr. Jitchai Nimitpunya					/	
10. Mr.Charvanin Bunditkitsada					/	
11. Mr.Eakapong Tungsrisanguan					/	
12. Mr.Somboon Aueatchasai						/
13. Ms.Naruechon Dhumrongpiyawut						/
14. Mr.Phongsakorn Damnoen						/
15. Mr. Piti Jarukanjorn				/		

Note: X = Chairman / = Director

Attachment 2 Information of Subsidiaries' Director

Subsidiaries Directors	Prominent Asset Management	Origin Healthcare	Kin Origin Healthcare
1. Mr. Chaowarat Caochavanil	X		
2. Mr. Peerapong Jaroon – ek	/	X	
3. Mr. Mayta Chanchamcharat	/		
4. Mr. Pitipong Trinurak	/	/	/
5. Ms. Kanokpailin Wilaikaew	/	/	
6. Mr. Joompol Prawitthana	/		
7. Ms. Warisa Warakansai	/	/	
8. Ms. Jarunee Kannasit		/	
9. Mr. Chavakij Bhoomibunchoo		/	/
10. Mr. Trirat Jarutat			X
11. Mr. Thongchai Chockthanormsub			/
12. Mr. Saksit Chenkulprasutr			/
13. Mr. Worapon Prutanopajai			
14. Mr. Chatchai Payuhanaveechai			

Note: X = Chairman / = Director

Attachment 2 Information of Subsidiaries' Director

Subsidiaries Directors	Alpha Industrial Rungsit	Alpha Industrial KM 19	Alpha Industrial Laemchabang	Alpha Industrial Suwinthawong	Origin Music	Origin Chachoengsao	So Origin Sukhumvit	So Origin Siriraj
1. Mr. Pitipong Trinurak	/	/	X	X	/	X		
2. Mr. Patan Somburanasin	X	X	/	/				
3. Dr. Akepong Tangsisagnuan	/	/						
4. Mr. Tsuyoshi Kojima	/	/						
5. Mr. Yuki Ohno	/	/		/				
6. Mr. Apisit Soonthornchukiat					X			
7. Ms. Kanokpailin Wilaikaew					/	/		
8. Mr. Somsakul Sangsuwan						/		
9. Mr. Siripong Srisawangeong							X	X
10. Mr. Wuttiapan Sawangpeun							/	
11. Mr. Panyawath Chanrungsang							/	/
12. Mr. Kittichai Assavakatmorakot								/
13. Mr. Hideo Takahachi								/
14. Mr. Naomi Aenao								/

Note: X = Chairman / = Director

Attachment 2 Information of Subsidiaries' Director

Subsidiaries Directors	Origin Play Sri Udom Station	Origin Plug & Play Phetkhasam	Origin Plug & Play Sri Lasalle Station	Origin Plug & Play Bang Khunnon	Origin Place Lasalle	The Origin Phetkhasam Bangkae	The Origin Ramkhamheang 142 Station	Origin Ramkhamheang 153	Origin Bangbamru Station
1. Mr. Pitipong Trinurak		X						X	
2. Mr. Kreingkrai Kreebongkan	X		X			X	X	/	X
3. Mr. Apisit Soonthornchukiat	/	/	/			/	/	/	/
4. Mr. Siripong Srisawangeong				X	X				
5. Mr. Wuttiapan Sawangpeun		/			/				
6. Mr. Panyawath Chanrungsang	/	/	/	/	/	/	/	/	/
7. Mr. Kittichai Assavakatmorakot				/					
8. Mr. Hideo Takahachi	/			/					
9. Mr. Naomi Aenao	/			/					

Note: X = Chairman / = Director

Attachment 2 Information of Subsidiaries' Director

Subsidiaries Directors	Grand Britaina Khukhot Station	Grand Britaina Prachauthit 76	Britania Bangna KM.39	Grand Britaina Tawi Watthana	Britania Chaiyapreuk- Chaengwattana	Britania Bangna- Thepharak	Britania Sukhumvit 76	Britania Rayong
1. Mr. Surin Sahachatpocanun	X	X	X	X	X	X	X	X
2. Mr. Nawin Laknawa	/						/	
3. Ms. Panitaporn Wongprakop	/	/	/	/	/	/	/	/
4. Mr. Chen Shan Jeir	/							
5. Mr, Jao Dakun	/							
6. Mr.Parama Hemathulin		/						
7. Mr. Jiroj Sutiarpa			/					
8. Mr, Toru Kumaki			/					
9. Mr. Sehe Nosaki			/					
10. Mr. Naomi Aenao					/	/		
11. Mr. Buranin Luppanakul				/				
12. Mr. Keattisak Noosura								/

Note: X = Chairman / = Director

Attachment 2 Information of Subsidiaries' Director

Subsidiaries Directors	One Dee Kitchen	One Origin Hospitality	One Asset Bloom	One Hampton Phayathai	One Hampton Thonglor	One Hampton Sriracha
1. Mr. Pitipong Trinurak	X	X	X	X	X	
2. Ms. Wijitra Srisupan	/	/	/	/	/	/
3. Mr. Wittawas Jantajaronpong	/					
4. Mr. Yossathorn Samitalumpha	/					
5. Mr. Jakarin Konnuat		/				
6. Ms. Khajita Wuttikarnkoson			/			
7. Mr. Channarong Settapreuk			/			
8. Mrs. Nuanthip Khunwisal			/			
9. Mr. Wisarn Khunwisal			/			
10. Ms. Kanokpailin Wilaikaew				/	/	X
11. Mr. Piti Jarukamkorn						/

Note: X = Chairman / = Director

Attachment 3

Details of the Head of Internal Audit

Name – Surname : Ms. Pheerapa Piamudom

Position : Internal Audit Manager

Educational Background : Bachelor's Degree in Business Administration, Accounting Major from Thaksin University and Bachelor's Degree in Law from Thammasat University.

Work Experiences :

- Executive Officer 4 companies of SCB Life Assurance Public Company Limited
- Assistant Internal Auditor of Lease it Public Company Limited
- Internal Audit Supervisor of AEON Thana Sinsap (Thailand) Public Company Limited
- Internal Audit Manager of Charoen Pokphand Foods Public Company Limited.
- Senior Auditor of Bunchikij Co.,Ltd.
- Senior Assistant Consultant of PriceWaterhouseCoopers Company Limited

Training History in 2022:

- Course "Risk Management Framework according to COSO ERM 2017, Accounting Professional Association".
- Seminar "In the midst of a global economic crisis caused by pandemics, energy wars, and inflation. What strategies should businesses adjust to survive the crisis and grow sustainably?" by EY Co., Ltd.
- Seminar "Building Positive Power System, ep.12 " Lessons Learned from START UP", Accounting Professional Association.
- Course "COSO 2013 Internal Control Certificate, Integrated Internal Control Framework" by Accounting Professional Association.
- Seminar "How to deal with the PDPA law as an accountant" by Accounting Professional Association.

Attachment 4
Details of Operating Assets

- None -

Attachment 5**Corporate Governance Policy and Code of Conduct****Corporate Governance Policy**

<https://investor.origin.co.th/th/corporate/corporate-governance/cg-policy>

<https://investor.origin.co.th/storage/download/company-policies/company-document/20210531-ori-policies-cg-policy-2021-th.pdf>

Code of Conduct

<https://investor.origin.co.th/storage/download/company-policies/company-document/20210531-ori-code-of-conduct.pdf>

<https://investor.origin.co.th/storage/download/company-policies/company-document/20230118-ori-suppliers-code-of-conduct-th.pdf>

Company's Policies

<https://investor.origin.co.th/th/corporate/corporate-governance/companys-policies>

Anti-Corruption's Policies and Measures

<https://investor.origin.co.th/storage/download/company-policies/company-document/20221115-ori-policies-anti-corruption-policy-th.pdf>

Business structure and classification management policy

<https://investor.origin.co.th/storage/download/company-policies/company-document/ori-business-org-structure-policy-th.pdf>

Attachment 6

Audit Committee Report

Dear Shareholders of Origin Property Public Company Limited,

The Audit Committee of Origin Property Public Company Limited appointed by the Board of Directors comprises of 3 Independent Directors with characteristics as per The Stock Exchange of Thailand's requirements. The Audit Committee must additionally be qualified with adequate experience to perform their duties within the scope and responsibilities as assigned by the Board of Directors and provided in the Audit Committee Charter, in accordance with the Securities and Exchange Commission's best practices.

In 2021, the Audit Committee held 8 meetings to discuss and consider important matters under responsibilities of the Audit Committee with independence and transparency according to the principles of good governance. At each meeting, the audit committee invited executives, senior management, and relevant personnel to attend in order to provide additional information on important issues, which would increase the effectiveness and efficiency of audits and examinations. In addition, they have reported the meeting results to the Board of Directors for every meetings conducted. In addition, there was 1 meeting held with the auditors and without Management to discuss independently on the operations of important tasks of preparation of financial statements, opinions, scope, work plans, and annual audit guidelines for auditors, as well as 1 meeting with Internal Audit and without Management in order for the internal auditors to independently discuss and share their opinion on various matters. The following is the list of Audit Committee and their meeting attendance:

List of Audit Committee	Position in the Audit Committee	Meeting Attendance/ Total Number of Meetings (Times)
Mr. Sahas Treetipbut	Chairman of Audit Committee	5/5
Air Chief Marshal Bureerat Ratanavanich	Audit Committee	5/5
Mr. Chinapat Visuttiapat	Audit Committee	5/5

All members of the Audit Committee have performed their duties as assigned by the Board of Directors and complied with the Office of the Securities and Exchange Commission (SEC) and The Stock Exchange of Thailand (SET) requirements with an emphasis on defining structures and systematic work process. The Audit Committee has reviewed whether the Company complies with Good Corporate Governance, have appropriate risk management system set up, including internal control system and internal audit that is efficient and effective. To summarize, the annual performance is as follows.

1. Financial Report Review

The Audit Committee has conducted the Company's quarterly and annual financial statement review for the year 2021, which has already been audited and reviewed by the auditors before proposing to the Board of Directors to consider an approval. The Audit Committee held a meeting with the auditors, Management, and Internal Audit to review important matters such as accuracy and completeness of financial reports, important adjusting entries, accounting estimates, appropriateness of accounting policies, scope of audit, and key audit matters, as well as considering connected transactions or transactions that may be subject to conflicts of interest, to ensure that the Company's financial reports are reliable, punctual, and compliant with Thai financial reporting regulations and standards, and with sufficient information disclosure and usefulness to financial report users and all stakeholders. In addition, independence of auditors has also been considered to ensure the standard and Generally Accepted Accounting Principal compliance of the Company's financial statements, as well as their reliability, punctuality, and usefulness to investors and financial statement users.

2. Good Corporate Governance Structure Review

2. Good Corporate Governance Structure Review

The audit committee examined and audited the good governance structure/process to ensure that the company had good corporate governance in accordance with the guidelines of the Securities and Exchange Commission of Thailand and the Stock Exchange of Thailand. The company has established a management structure consisting of the board of directors and subcommittees, including the audit committee, risk management committee, nomination and compensation committee, sustainability committee, and executive committee. Each subcommittee had clear authority and responsibility outlined in their respective charters, and had independent members serving on each committee. The company has also established a code of conduct, announced policies, and manuals for various practices, such as anti-corruption, whistleblowing, conflict of interest, risk management, and communication through the company's website, which were all clearly written. In addition, the audit committee considered and provided recommendations on the governance structure and management of corporate governance for subsidiary groups in accordance with the plan to register the subsidiaries on the Stock Exchange of Thailand. This was to ensure that the subsidiaries that intended to register on the Stock Exchange of Thailand had good governance projects in place.

3. Risk Management and Internal Control System Effectiveness Review

To ensure the Company's efficient, effective, and goal-achieving operations, the Audit Committee has put an emphasis on systematic risk management as per standard practices of COSO-ERM (The Committee of Sponsoring of the Treadway Commission - Enterprise Risk Management) and The Stock Exchange of Thailand.

The Audit Committee has reviewed the Company's risk management process, including risk management policy and internal control system, to ensure that the Company's risk management process is efficient and effective for potential risk management at present and in the future for readiness in handling unexpected situations. The Board of Directors has appointed the Risk Management Committee to perform the duty of supervising the risk management to ensure its continuity and systematic manner, making the risk management an essential mechanism that drives the operations towards the established goals.

The Audit Committee discussed with Administrative Department on key risk issues, and with the auditors and the Internal Audit to review sufficiency of the internal control system by taking into consideration the COSO framework that covers 5 aspects:

- (1) control environment
- (2) risk assessment
- (3) operation control
- (4) information and communication and
- (5) follow-up system

To ensure that the Company has internal control system and measures to manage the risk to an acceptable level (see the internal control assessment details in Section 9) in terms of operations, asset protection, error prevention and reduction, leaks or corruption, financial report reliability, compliance with laws and regulations, in order to ensure the Company's efficient, effective and goal-achieving performance. The auditors have a consistent opinion that none of significant deficiency was found. Furthermore, to ensure that the Company's business operations are still going on the run upon any emergencies or force majeure, the Audit Committee provide support and encouragement to the Management to establish business continuity management plans in preparation of the Company, all employees, and stakeholders to handle the unexpected potential emergencies and provide suggestions for improvement, as well.

Furthermore, in the previous year, the Company has made an improvement and development for the internal control system to be more appropriate and efficient in order to align with management structure and business changes. The significant actions could be summarized as follows.

- The Audit Committee has monitored and audited the operations related to the development and improvement of systems and processes in order to comply with the Personal Data Protection Act of B.E. 2562. They have consulted with management and external experts to establish policies and measures related to the security of personal data, work practices in case of data breaches, the structure of personal data governance, and the awareness of employees on data protection laws.

Additionally, they have implemented information technology systems to manage and control personal data.

- Consider / discuss with the Risk Management Committee and the Management to review significant risk identification in organizational level to align with the business operations, taking into account the changing internal and external factors, to present in the Board of Directors' meeting for their consideration.

4. Supervision of Internal Audit

The Audit Committee has defined the scope of work, roles and responsibilities, and independence of the internal audit unit and internal audit departments. They have also approved the internal audit plan for the year based on a Risk Based Audit, which covers the significant business activities and system processes of the company. In the past year, the Audit Committee has engaged KPMG Phoomchai Business Advisory Co., Ltd., an external audit service provider, to perform an internal audit outsourced service to review and assess the Internal Technology Governance Controls (ITGC), Human Resources and Payroll Management, and Accounting and Financial Management processes to evaluate and provide recommendations on the adequacy and effectiveness of the internal control system. The Audit Committee has also supervised and supported the internal audit team (IA Outsource) to maintain their independence in carrying out their duties, without interference from management in accordance with best practices. They have provided proactive recommendations for the development of the internal audit function, expanding the audit scope to increase the understanding and awareness of employees, which would help reduce errors and prevent fraudulent activities in the organization.

5. Review the Compliance with Laws Regarding Securities and the Stock Exchange, the Stock Exchange of Thailand and the Office of the Securities and Exchange Commission Regulations and Relevant Laws Regarding the Company's Business

The Audit Committee emphasized the importance of the compliance with laws, regulations and regulations of the public sector and regulatory agency by supporting and encouraging the Management Team to collect and follow up on the legal requirements related to the business operations of the Company. This included laws related to real estate development business, the Labor Protection Act, the Personal Information Protection Act, credit control measures of the Bank of Thailand, anti-corruption measures of the Thai Institute of Directors Association, etc This was done to ensure that the Company had proper operations and procedures to prevent and control business activities related to the aforementioned laws. In addition, the Audit Committee reviewed the complaint and whistleblowing process as well as litigation/legal disputes every quarter in order to ensure

that the Company operates its business reasonably, in accordance with good corporate governance principles and code of business conduct.

6. Review Connected Transactions or Potential Conflicts transactions.

In order to follow the regulations of the Stock Exchange of Thailand and the Office of the Securities and Exchange Commission, the Audit Committee considered and reviewed connected transactions or transactions that may have conflicts of interest to ensure that the Company operated reasonably and in accordance with business conditions. This was done with transparency, for the benefit of the Company and sufficient information was disclosed.

In addition, the audit committee has reviewed the compliance with the non-competitive business agreement between Origin and Britania and Origin and Primo, which in 2022 did not appear to have proposed actions that were not in accordance with the terms of such agreements.

7. Consider the Selection, Appointment and Remuneration of the Auditors for the year 2022

The Audit Committee considered, selected, and proposed EY Office Company Limited to be the Company's auditor and determined the audit fee for 2021. After consideration, the Audit Committee was of the opinion that the auditors from EY Office Company Limited have a good understanding of the Company's business, are independent in performing duties, and also provide useful advice. The Audit Committee took into account the Company's best interests and proposed it to the Board of Directors for consideration and requested approval from the Shareholders' Meeting.

In addition, to ensure that the auditors' work was performed independently, the Audit Committee held regular meetings with the auditors without management at least once a year. They also had discussions with the auditor on issues of concern and observations of the auditor every quarter. The Audit Committee also monitored the actions of management to ensure that improvements were made in accordance with the established guidelines.

8. Review the Charter of the Audit Committee

The Audit Committee reviewed the Audit Committee Charter in order to consider the revision of the content regarding the authority, duties and responsibilities of the Audit Committee so that they are clear, up to date, appropriate, and consistent with the good corporate governance principles. In 2021, the Audit Committee reviewed various aspects of the performance of the Audit Committee by using the Audit Committee self-assessment form of the Stock Exchange of Thailand, the good practice of the Audit Committee and the Good Corporate Governance Code (CG Code) as an approach to review the performance of the Audit Committee in order to enhance the Audit Committee's performance, reviewed and revised the Audit Committee Charter so

that it would cover all duties or responsibilities of the Audit Committee as stipulated in the non-competitive contract between Origin and Britannia, which has been approved by the Board of Directors.

In summary, the Audit Committee has performed its duties and responsibilities as specified in the Audit Committee charter, utilizing their knowledge, expertise, caution, independence, and creativity to benefit all parties involved in terms of considering and providing opinions on matters of accuracy, reliability of financial reports, internal control systems, risk management, and good corporate governance oversight. The Audit Committee has attended meetings with the Board of Directors on a regular basis and held joint meetings with management, during which they have been given the opportunity to express their views freely. The company has considered the suggestions and recommendations of the Audit Committee and improved and developed its operations to enhance efficiency.

The Audit Committee is of the opinion that the company's financial reports are accurate, reliable, and comply with generally accepted accounting standards. The company has appropriate risk management, internal control systems, and internal audit processes, and has conducted its operations in compliance with relevant laws and regulations. In addition, the Audit Committee has evaluated themselves according to the self-evaluation form prescribed by the Stock Exchange of Thailand, and used the results to improve their performance to ensure that they meet the qualifications and perform their duties in accordance with the regulations of the SET, SEC, and the Audit Committee Charter.

Mr. Sahas Treetipbut

Chairman of the Audit Committee

Attachment 7**Internal Control System Sufficiency Evaluation Form****Concept and Objectives**

Good internal control is essential for a listed company or a public company as it can help prevent, manage, and mitigate risks and damages that may occur to the Company and the stakeholders. It is, therefore, a duty of the company's board of directors to ensure that the company has in place an appropriate and adequate internal control system for goals and objectives achievement, compliance with applicable laws and regulations, safeguarding of the assets from frauds and damage, and preparing reliable accounts and reports. The Securities and Exchange Commission (the "SEC"), in cooperation with the PricewaterhouseCoopers Thailand ("PwC Thailand"), has developed this internal control sufficiency evaluation form ("evaluation form") as a guide for companies to evaluate their internal control adequacy.

This evaluation form is based on COSO¹'s framework (The Committee of Sponsoring Organizations of the Treadway Commission) revised in May 2013. It was simplified for users to easily understand and was adjusted to be applicable for Thai listed companies. The main questionnaires in the evaluation form are classified into 5 components similar to the original COSO framework and elucidated into 17 principles to clarify the concept.

Application

The companies are recommended to use this evaluation form as a guide for evaluating and reviewing the adequacy of the internal control at least once a year. Extra revision may be necessary in case of any incidents which have significant impacts on the companies' operations. Such assessment should be considered by the audit committee and the board of directors so that they can exchange their views, align their understandings and decide on appropriate practical guidelines for the companies. The answers to each questionnaire should be based on actual practices. If the assessment results in deficiencies in any internal control components (whether it is the reason for neither system existence nor the appropriateness of the existing one), the companies should provide explanations and solutions from such findings.

¹ COSO is a joint committee of 5 professional associations including the American Institute of Certified Public Accountants (AICPA), Financial Executives International (FEI), the American Accounting Association (AAA), The Institute of Internal Auditors (IIA), and the Institute of Management Accountants (IMA)

Control Environment

1. The organization demonstrates its commitment to the values of integrity and ethics.

Questions	Yes	No	< More Details
<p>1.1 The Board of Directors and the management set up principles and guidelines based on integrity and the Codes of Conduct in the following areas:</p> <p>1.1.1 Daily routine operation and decision making.</p> <p>1.1.2 Treatment of trade partners, clients and other parties</p>	✓		<p>The Company adheres to operating its business with integrity and maintaining ethical behavior toward the organization and its business partners, customers, and stakeholders by establishing the Code of Conduct, anti-corruption policy and measures, and a written whistleblowing policy on corruption/unethical practices by defining guidelines and the punishment for employees</p>

Questions	Yes	No	< More Details
<p>1.2 Following written rules are provided to ensure that executives and employees perform the duties with integrity and ethics:</p> <p>1.2.1 Appropriate code of conduct for executives and employees;</p> <p>1.2.2 Prohibitions on any actions by the executives and employees that could cause conflicts of interest with the business; and prohibitions on corruptions which will cause damages to the organization².</p> <p>1.2.3 Appropriate penalties in the case of violation of the aforementioned rules.</p> <p>1.2.4 Communication of the aforementioned rules and penalties to the executives and the employees. For example: they are included in the orientation session for new employees; employees annually sign for acknowledgment of the rules and penalties; the code of conduct is publicized for employees and outsiders.</p>	✓		<p>who violate the Company's rules/regulations and communicating them to employees at all levels to be aware of through the Company's website and also train new employees on orientation day regarding good corporate governance, the Code of Conduct and anti-corruption.</p>
<p>1.3 There are procedures to monitor and assess whether the Code of Conduct is complied with: Code of Conduct</p> <p>1.3.1 Monitoring and assessment by an internal audit unit or a compliance unit; (compliance unit)</p> <p>1.3.2 Self-assessment by executives and employees;</p>	✓		<p>- The Company established an organizational structure that placed the Internal Audit Unit directly under the Audit Committee. The Internal Audit Unit is responsible for monitoring and evaluating the performance of the various departments to ensure compliance with the Company's regulations and policies. This includes monitoring the</p>

² The Company should specify anti-corruption measures suitable to the risk profile of the Company.

Questions	Yes	No	<div><</div> More Details
1.3.3 Assessment by independent professionals, outsiders of the organization.			<p>status of litigation and whistleblowing and submitting reports quarterly to the Audit Committee.</p> <ul style="list-style-type: none"> - The Company required that the Audit Committee conduct self-evaluations at least once a year. - According to the auditor's report, there were no corruption issues or unethical behavior.
<p>1.4 There is timely management upon detection of non-compliance with rules on integrity and code of conduct.</p> <p>1.4.1 There are procedures for timely detection of the violations;</p> <p>1.4.2 There are procedures for suitable and timely punishment or management of the violations;</p> <p>1.4.3 There are timely and suitable corrections for the violations of rules for integrity and code of conduct.</p>	✓		<ul style="list-style-type: none"> - The Company established a whistleblowing policy that covers allegations of illegal activity, unethical behavior, rule and policy violations, and fraudulent intent. <p>The policy identified procedures for whistleblowing reports, from gathering facts to reporting results to the whistleblowers and related persons for acknowledgment by providing fair treatment and protection.</p> <ul style="list-style-type: none"> - The whistleblower may report via whistleblowing channels on the Company's Website. The complaints will be reported directly to The Audit Committee and Chief Operating Officer

2. The Board of Directors demonstrates independence from the management and exercises oversight of the development and performance of internal control.

Questions	Yes	No	More Details
2.1 The roles and duties of the Board of Directors are set separately from those of the management. The authorities of the Board of Directors are clearly defined.	✓		The Company established an organizational structure for the Audit Committee and the Risk Management Committee to be independent of the Management and established a written charter that clearly defines the roles and responsibilities.
2.2 The Board of Directors oversees whether the Company goals are clear and measurable to be used as guidelines for executives' and employees' operation.	✓		The Company sets clear business goals for the overall organization and each business unit, monitors the performance, and reports to the Board of Directors on a quarterly basis.
2.3 The Board of Directors oversees that the Company follows the laws and charters in specifying roles and duties of the Board of Directors, the executives, the Audit Committee, auditors, internal auditors, and the personnel who are responsible for financial statements.	✓		The Company maintains a written charter for subcommittees outlining the Board of Directors' objectives, composition, qualifications, powers, and responsibilities. The subcommittees are comprised of experts with relevant knowledge, skills, and experience in areas such as real estate development, accounting and finance, and legal and regulatory matters, among others.
2.4 The Board of Directors is knowledgeable for the Company business and has expertise beneficial to the Company or can seek advice from experts in a particular area.	✓		The Company conducts business in accordance with sound corporate governance principles. As a result, the corporate governance policy was established. This defined roles and responsibilities of the Board of Directors and

Questions	Yes	No	More Details
2.5 The Board of Directors is composed of independent directors who are knowledgeable, reliable, and truly independent in performing their duties. For example, the independent directors should have no business relationship with the Company or any relationship that could influence their judgment and independent performance.	✓		senior executives, as well as best corporate governance practices. This includes risk management and adequate internal controls, the reliability of financial information, information disclosure, and shareholder participation and communication.
2.6 The Board of Directors oversees the development and implementation of the internal control in the organization. This includes creating a control environment, risk assessment, control activities, information and communication, and monitoring activities.	✓		

3. Management establishes, with Board oversight, structures, reporting line, appropriate authorities, and responsibilities in the pursuit of objectives

Questions	Yes	No	More Details
3.1 Top management set up the organizational structure which supports the pursuit of the Company's objectives by considering the appropriateness of business functions and legal requirements. Also, there is an effective internal control function. For example, there is a separation of duties in important business units which would result in checks and balances; there is an internal audit unit that reports directly to the Audit Committee; there is a clear line of reporting.	✓		<p>-The Company established, reviewed/improved the organizational structure to suit the business, taking into account relevant laws and internal controls and clearly defining the authority and responsibilities of each position.</p> <p>-The Internal Audit Unit is responsible for monitoring the Company's operating procedure and reviewing internal control systems and reporting directly to the Audit Committee.</p>
3.2 Top management establishes a reporting line by considering the appropriateness of authorities, responsibilities, and communication.	✓		
3.3 Authorities and responsibilities among the Board of Directors, top management, management, and employees are appropriately defined and assigned.	✓		<p>In addition, there is a clearly defined approval authority to be used as a guideline for determining authority and responsibilities. This is reviewed as the operating structure changes. In addition, the responsibilities of the Management and employees are defined in the Job Description.</p>

4. The organization demonstrates its commitment to attract, develop and retain competent individuals in

alignment with objectives.

Questions	Yes	No	More Details
4.1 The Company has policies and practices to recruit, develop and retain competent employees and regularly reviews such policies and practices.	✓		The Company encourages all employees to develop their knowledge and abilities. As a result, an employee development plan is developed each year by taking into account the application of knowledge to improve work efficiency.
4.2 The Company has an evaluation process, incentives or rewards for employees with good performance, and management measures for employees who do not achieve the targets. Such processes are well informed to executives and employees.	✓		The Company has a policy to pay monthly bonuses in accordance with the operating results of each company and notify the Management and employees.
4.3 The Company has a process of timely solutions and preparation when lacking competent employees.	✓		The Company prepares a monthly manpower report to compare with the recruitment plan. There are numerous channels to recruit employees. There are numerous methods for recruiting employees. In this regard, personnel for each department will be selected based on their suitability, knowledge, and experience in the line of work. and responsibilities
4.4 The Company has a process of recruitment, development, and retention for executives and employees such as providing a mentoring system and training.	✓		The Company has a manpower plan and individual training records in the My Origin system.
4.5 The Company has a succession plan for important positions.	✓		The Company has a succession plan to ensure that the critical positions are filled in order to continue business operations by focusing on recruiting and the potential of

Questions	Yes	No	More Details
			internal personnel who have leadership skills and vision in accordance with the mission of the organization. The succession plan is developed by taking into account the risk of losing personnel to other organizations due to competitive remuneration market demand for personnel as well as departments with a high turnover rate.

5. The organization holds personnel accountable for their internal control responsibilities in the pursuit of objectives.

Questions	Yes	No	More Details
5.1 The Board of Directors and executives have procedures and communication tools to enforce all employees to take responsibility for internal control and to provide corrective measures for such procedures, if necessary.	✓		The Company established Standard Operating Procedure (SOP) and the work instruction (WI) for main operational processes. This was approved and communicated through the My Origin system. When method/operating principles change, they must be updated to reflect the current operating procedures.
5.2 The Board of Directors and executives set suitable indicators for performance appraisal, incentives, and rewards with regard to the Code of Conduct, and the Company's short-term and long-term objectives.	✓		The Company created a culture of appreciation for employees who behave well and perform well via the Company's communication LINE group and also rewards employees with accumulated points to motivate them to behave well and work hard. As for the criteria for performance evaluation of each employee, the Company requires agreement between employees and supervisors.
5.3 The Board of Directors and executives continuously assess the incentives and rewards by focusing on the connection between the success of the performance and the compliance with the internal control.	✓		
5.4 The Board of Directors and executives do not put excessive pressure on each personnel's duties.	✓		

Risk Assessment

1. The organization specifies the objectives with sufficient clarity to enable the identification and assessment of risks relating to objectives.

Questions	Yes	No	More Details
6.1 The Company is able to comply with the generally accepted accounting principles which are suitable to the business at that time by presenting that transactions in financial statements exist, are complete, correctly show the rights or obligations of the Company, have the right value as well as properly disclosed.	✓		The Company's financial reports are audited by a certified public accountant who expressed the opinion that the Company complied with financial reporting standards in material respects. Then, present the opinion and the results of the review to the Audit Committee for the Board of Directors to consider the approval.
6.2 The Company determines the materiality of the financial statement by considering key factors including financial report users, transaction sizes, and business trends.	✓		The Company determined the financial reports' materiality by taking into account the report's intended audience and the size of transactions, as well as any relevant regulations, such as the main elements of financial statements (Department of Business Development) by the Accounting Department, the presentation of financial statements (Accounting Standards) by the auditor.
6.3 Financial statements reflect the true business operation activities of the Company.	✓		The Company's financial statements were audited by auditors approved by the Audit Committee and found to be accurate representations of the Company's operations prior to proposing to the Board of Directors for approval.
6.4 The Board of Directors or Risk Management Committee approves and communicates risk management policy to executives and all employees. The policy is acknowledged and accepted for practices as a part of the organization's culture.	✓		The Company prepared an enterprise risk management manual which was approved by the Chairman of the Risk Management Committee and the Audit Committee. This was communicated to all employees via the My Origin system and the Company's website.

2. The organization identifies risks to the achievement of the objectives across the entity and analyzes risks as a basis for determining how the risk should be managed.

Questions	Yes	No	More Details
7.1 The Company identifies all risks which may affect business operation at the levels of the organization, business unit, department, and working functions.	✓		The Company identified risks that may affect business operations and set risk assessment criteria in accordance with the risk management framework set by the Company. The Company assessed and monitored the risk management results and reported them to the Risk Management Committee/Audit Committee/Board of Directors quarterly.
7.2 The Company analyzes all risks that could come from both internal and external factors. This includes risks from business strategies, operations, reporting, compliance with laws and regulations, and information technology.	✓		The Company identified and analyzed operational risks by taking into account both internal and external factors that could affect the business. This includes strategic risk, operational risk, financial risk, compliance risk, information and communication risk, and corruption risk
7.3 Executives at all levels participate in risk management.	✓		The Company developed a risk management framework manual to determine the roles, duties, and responsibilities of the Board of Directors and executives regarding enterprise risk management.
7.4 The Company assesses the significance of risks by considering the likelihood and the possible effects.	✓		The Company developed a risk management framework manual that determined risk likelihood and impacts which are classified into 5 levels. The risk likelihood assessment is conducted on a quarterly basis. Risk owners are responsible for establishing measures to manage extremely high risks to be at an acceptable level.
7.5 The Company has measures and operational plans to handle risk by either accepting, reducing, avoiding or sharing risks.	✓		

3. The organization considers the potential for fraud in assessing risks to the achievement of the organization's objectives.

Questions	Yes	No	More Details
8.1 The Company assesses the potential for fraud covering all types of fraud including fraudulent financial reporting, losses of assets, corruption, management override of internal controls, manipulations of important financial information, unauthorized acquisition or disposition of assets, etc.	✓		The Company joined the anti-corruption coalition. To apply for an IOD certificate, the Company is required to conduct a self-assessment to assess and identify its core processes that are susceptible to corruption and assess the risk likelihood to define risk management measures/guidelines. The risk assessment criteria are in accordance with the Company's risk management framework.
8.2 The Company carefully reviews the operational objectives, considering the possibility of achieving the goals. Also, incentives and rewards granted to the employees should be reasonable and would not instigate wrongdoing. For example, the Company does not set expected sales much higher than its capabilities so that it will lead to sales manipulation.	✓		The Company reviewed and set company-level goals and communicated them to employees. The goals were considered and approved at the senior management meeting and the Board of Directors' Meeting as well as encouraging all employees to work on the basis of business ethics and good corporate governance principles.
8.3 The Audit Committee considers and inquires about executives in accordance with the potential for fraud and measures that the Company establishes to prevent or correct the frauds.	✓		The Audit Committee considered and inquired of risk owners regarding risks that may cause potential corruption. Acknowledge the risk management measures/practices of the Management and provide useful advice for risk management.
8.4 The Company communicates to all employees to understand and comply with the policies and guidelines.	✓		The Company communicated risk management policies and practices to all employees via the My Origin system and the Company's website.

4. The organization can identify and assess changes that could have an impact on the system of internal control.

Questions	Yes	No	More Details
9.1 The Company assesses changes in external factors which could affect the business operations, internal control, and financial reporting. Moreover, the Company launches measures to deal with the changes sufficiently.	✓		The Company identified risks based on external factors as well as economic, social, and market conditions. This included amendments to legal requirements and changes to government policies/financial institutions. The Internal Audit Unit planned the audit in accordance with the risk assessment topics in order to establish an internal control system that responds to identified risks.
9.2 The Company assesses changes in business models which could affect business operations, internal control, and financial reporting. Moreover, the Company launches measures to deal with the changes sufficiently.	✓		
9.3 The Company assesses changes in the organizational leaders which could affect the business operation, internal control, and financial reporting. Moreover, the Company launches measures to deal with the changes sufficiently.	✓		The Company established a succession plan to ensure that critical and necessary positions are filled to maintain business continuity.

Control Activities

5. The organization selects and develops control activities that contribute to the mitigation of risks to the achievement of the objectives to the acceptable levels.

Questions	Yes	No	More Details
10.1 The Company's control measures are suitable to the risks and specific characteristics of the organization such as the environment; the work complexity, the characteristics of work, the scope of the operations, and other specific conditions.	✓		<ul style="list-style-type: none"> - The Company established a standard operating procedure (SOP) and a work instruction (WI) by defining significant internal control points in the manual for the main process to have a systematic and efficient operation.
<p>10.2 The Company has written internal control measures covering all procedures appropriately. For example, the Company has policies and procedures in regard to financial transactions, procurement, and general administration. The Company also gives clear scope of authority and approval hierarchy of each management level to prevent fraudulence. For example, the Company establishes a chart of authority approval to each management level to limit amounts of expenditures; project/investment approval manual; procurement and vendors selection manual; decision making on procurement process manual; or equipment/tools disbursement manual. Therefore, the following procedures are provided:</p> <p>10.2.1 Collection of information of major shareholders, directors, executives, and related persons, as well as connected person benefits for monitoring and reviewing related transactions or transactions with</p>	✓		<ul style="list-style-type: none"> - The Company established a standard operating procedure (SOP) and a work instruction (WI), communicated policies, established approval authority as well as preparing an approval form for internal use for finance, accounting, and procurement - The Company Secretary prepares the registration of directors, executives and major shareholders and updates the information regularly to enable the accounting department to monitor and review the connected transactions and report to the Audit Committee every quarter. In terms of third parties, the finance and accounting department follows up on repayment on a monthly basis.

Questions	Yes	No	More Details
<p>conflict of interests. The collection will be consistently up-to-date.</p> <p>10.2.2 In the case that the Company has already approved transactions or entered into the contracts with long-term obligations, such as purchasing and selling contracts, lending, and guaranteeing, the Company monitors whether the conditions of the agreements are followed through the contract periods. For example, monitoring compliance with loan repayment agreements or the contracts is regularly reviewed for appropriateness.</p>			
<p>10.3 The Company sets up suitable varieties of internal control such as manual and automated controls or preventing and monitoring controls.</p>	✓		<p>The Company established a standard operating procedure (SOP) and a work instruction (WI) that covers the main work processes. The Company also developed an OSB system to assist project managers in planning and tracking the progress of each project. The EDMS system provides comprehensive document storage and reduces storage space and prevents document loss. The CRM & REM system is used for project management, at the beginning of project development, construction, sale, and transfer of ownership.</p>
<p>10.4 The Company builds internal control throughout all levels of the organization such as the group of companies, business unit, function, department, division, or process.</p>	✓		
<p>10.5 The Company conducts segregation of duties into the 3 parts as followed for check and balance purposes:</p> <p>(1) Authorization;</p> <p>(2) Recording accounting entries and information and;</p> <p>(3) Custody of assets.</p>	✓		<p>The Company established the standard operating procedures (SOP), the work instruction (WI), and the approval authority framework. This includes an approval request form for internal use that clearly indicates the authority and responsibilities of the accountant, auditor, and approver.</p>

6. The organization selects and develops general control activities over technology to support the achievement of objectives.

Questions	Yes	No	More Details
11.1 The Company should define the relationship between the uses of information technology in the operation process and the general control of the information technology system.	✓		The Company stored the standard operating procedures (SOP), the work instruction (WI), and forms used internally in the My Origin system, with separated data of each department so that only relevant employees can access the information
11.2 The Company should define suitable control measures for the infrastructure of technology systems.	✓		The Company's technology department reviews and determines authority to access information on the Company's systems. There is a cancellation/suspension of access to the system when employees resign.
11.3 The Company should define suitable security control for the technology system.	✓		- The Company set up a policy of information technology security (IT Security Policy) for users and related parties to be aware of the importance of information technology security. The essence of the policy covers information security, software development, procurement, maintenance and backing up, recovery, and emergency plan that may affect the information.
11.4 The Company should define suitable control measures on the process of procurement, development, and maintenance of the technology system.	✓		- The Company communicated the rules and procedures for using computers and communication systems on the Company's website for all employees to adhere to. - Users are required to change their passwords automatically every three months. The user's password is connected with access to various systems within the Company, according to the employee's authority to access information, such as the My Origin system, the CRM & REM system, etc.

7. The organization deploys control activities through policies that establish what is expected and procedures that put the policies into action.

Questions	Yes	No	More Details
12.1 The Company has strict policies to monitor that transactions made by major shareholders, directors, executives, or the related persons must be passed through approval procedures as defined in, for example, by the articles of corporation, the regulation of the Stock Exchange of Thailand and SEC, etc. This is to prevent the exploitation of company benefits against the use for personal gains.	✓		The Company established a Code of Conduct, practice guidelines for employees, directors, and executives to prohibit any actions that seek benefits for oneself or others unlawfully or use insider information to seek benefits or damage the Company. In addition, connected transactions are audited and disclosed, and reported to the Audit Committee every quarter.
12.2 The Company has a policy that a transaction must be approved by the person who has no personal interests in such a transaction.	✓		The Company established a corporate governance policy and connected transactions policy by specifying approval authority and disclosure of connected transactions.
12.3 The Company has a policy to approve transactions by considering the company's best interests, and consider the transactions as at arm's length basis.	✓		
12.4 The Company has a monitoring process for operations of subsidiaries or associated companies. This includes setting guidelines for the person who is appointed as a director or an executive in the subsidiaries or associated companies. (The answer to this question is not required if the Company is not invested in the subsidiary or associated companies).	✓		The Company's policies, work instruction (WI), and announcements are applicable to subsidiaries and associated companies. The Company reviews the operations of the subsidiaries and associated companies weekly.
12.5 The Company assigns roles and responsibilities that executives and employees are to implement regarding the policies and procedures in their operation.	✓		All executives and employees have been informed that they are responsible for adhering to the Company's policies. The Company's policies were communicated through email and the My Origin system.

Questions	Yes	No	More Details
12.6 The Company's policies and procedures are timely implemented by competent personnel including the process of operation correction.	✓		The Company reviewed standard operating procedures (SOP), work instructions (WIs), and policies. When they are modified, the Company will make appropriate adjustments in light of current events and will notify employees via email. All employees have access to the My Origin system, which allows them to view and download documents.
12.7 The Company regularly reviews its policy and procedures.	✓		

Information & Communications

1. The organization obtains or generates and uses relevant and quality information to support the functioning of internal control as intended.

Questions	Yes	No	More Details
13.1 The Company specifies the information required for business operations. The information should be from both internal and external sources, which are quality and related to the Company's business.	✓		The Company establishes the necessary information for operation by including it in the Standard of Operation (SOP) and Work Instruction (WI). There are various systems to assist in recording and storing documents, such as CRM & REM systems that support data recording and storing documents from construction preparation to transfer data. The OSB system monitors project development status and the EDMS system stores sales documents in order to store information/ documents which are necessary to carry out the activities of the Company efficiently and cost-effectively.
13.2 The Company reviewed cost and benefit to gain the information, including quality and accuracy of such information.	✓		
13.3 The Company provides the Board of Directors with essential and sufficient information for their decision-making. Examples of essential information include details of the proposed agenda, reasons and impacts on the Company, and alternatives available.	✓		
13.4 The Company provides the Board of Directors with the invitations to the Board of Directors' meetings and documentation for the meetings which contain necessary and sufficient information for consideration. The documents should be delivered before the meeting date at least a minimum requirement period by the regulations.	✓		The Company is required to deliver the meeting invitation letter and meeting documents in summoning the Board of Directors' Meeting no less than 7 days prior to the date of the Meeting according to the regulations of the SEC / SET.
13.5 The Company provides minutes of the Board of Directors meeting with sufficient details in order to be used for subsequent audits on the appropriateness of each director's responsibilities; such as records of directors' questions; directors' views and remarks on	✓		The Company recorded meeting minutes of the Board of Directors and subcommittees in order to record opinions, observations, and questions of the Board of Directors.

Questions	Yes	No	More Details
the issues; their opposing views and reasons against the proposed agenda, etc.			
<p>13.6 The Company has the following procedures:</p> <p>13.6.1 Filling and classification with completeness on important documents.</p> <p>13.6.2 In the case of a report of deficiency found by the external auditor or internal auditor on deficiencies in internal control, the Company fixes the deficiency thoroughly.</p>	✓		<p>The Company required each department to be responsible for the preparation and storage of their own documents systematically and orderly. However, in the case that the auditor or internal auditors discover deficiencies in internal control, the department will establish corrective action guidelines in accordance with the auditor's or internal auditor's recommendations, including a clear timeline for completion and the person responsible.</p>

2. The organization internally communicates information, including objectives and responsibilities for internal control, necessary to support the functioning of internal control.

Questions	Yes	No	More Details
14.1 The Company has an effective process of internal communication and appropriate channels of communication to support internal control.	✓		The Company has a process of communicating policies, announcements, and information within the organization through various channels. This includes email, digital media, LED screens, activity pictures, welfare for employees, the My Origin system, the Company's communication LINE group, and various social media channels such as the Company's Facebook page so that all employees can access information easily, thoroughly and quickly.
14.2 The Company regularly reports important information to the Board of Directors. The Board of Directors has access to information sources that are vital to the operations or to review any transactions as required. For example, the Company assigned contact personnel for providing other information except those received from the management; requesting information from external auditor and internal auditor; arranging meetings between the Board of Directors and executives as requested by the Board of Directors; conducting other meetings for the Board of Directors and executives except the regular Board of Directors' meetings, etc.	✓		<ul style="list-style-type: none"> - The Company scheduled quarterly meetings of the Board of Directors and the Audit Committee. - The Audit Committee meets with the auditor and the internal audit unit without the presence of management once a year. <p>Assign a person in charge of department coordination to gather meeting information, support, and organize the meeting to run smoothly.</p>
14.3 The Company establishes a whistle-blower hotline in order that personnel could safely inform information or traces of fraud or corruption to the Company.	✓		<p>The Company provided whistleblowing channels for the general public and the Company's employees to report clues or complaints regarding the violation of law, the Code of Conduct, fraud, or internal fraud via the Company's website or by mail. The message will be sent directly to the Chairman of the Audit Committee.</p>

Questions	Yes	No	More Details
			<p>The Company established a whistleblowing policy. The whistleblower's identity will not be disclosed to ensure their safety and prevent any violation of the whistleblower's rights.</p>

3. The organization communicates with external parties about matters affecting the functioning of internal control.

Questions	Yes	No	More Details
15.1 The Company has effective procedures of communication with external stakeholders and appropriate channels of communication to support internal control. For example, the Company sets up an investor relations officers/center or compliant center, etc.	✓		The Company established an Investor Relations (IR) department to be responsible for informing and communicating with investors regarding Company information. The public relations department communicates with various media outlets. There is a complaint center to facilitate external stakeholders in filing complaints via Call Center and the Company's website to facilitate external stakeholders in filing complaints.
15.2 The Company establishes a whistleblower hotline in order that external stakeholders can safely inform information or traces of fraud or corruption to the Company.	✓		<p>The Company provided whistleblowing channels for the general public and company employees to report clues or complaints regarding the violation of law, the Code of Conduct, fraud, or internal fraud via the Company's website or by mail. The message will be sent directly to the Chairman of the Audit Committee.</p> <p>The Company established a whistleblowing policy. The whistleblower's identity will not be disclosed to ensure their safety and to prevent any violation of the whistleblower's rights.</p>

Monitoring Activities

1. The organization monitors and evaluates to ascertain whether the components of internal control are completely present and suitably functioning.

Questions	Yes	No	References
16.1 The Company has a process to monitor compliance with the Code of Conduct and prohibit the executives and employees from conducting themselves in a manner that is likely to cause conflicts of interest. The Company, for example, assigns each individual unit to monitor operations and report to the respective supervisors. Alternatively, the Company assigns the internal auditor to monitor operations and report to the Audit Committee, etc.	✓		<p>The Company has an internal audit unit which is directly under the Audit Committee to perform duties independently from the Management. It is responsible for auditing and monitoring the operations of various departments to be in accordance with good corporate governance principles and the Company's Code of Conduct. Supervisors in each department supervise and monitor subordinates to perform their duties in accordance with the requirements and policies set by the Company.</p> <p>The Audit Committee's charter defines the duties and responsibilities and considers the internal audit unit's independence. The appointment of the Audit Committee's Secretary/Head of the Internal Audit Unit is based on knowledge, abilities, and work experience, as well as a review of the internal audit unit.</p>
16.2 The Company provides inspection on compliance with internal control procedures by self-assessment and /or by independent assessment of internal auditors.	✓		
16.3 The frequency of monitoring and assessment activities is suitable for the Company's change.	✓		
16.4 The monitoring and assessment activities on the internal control are carried out by knowledgeable and competent personnel.	✓		
16.5 The Company specifies that the internal control evaluation is directly reported to the Audit Committee.	✓		
16.6 The Company encourages the internal auditors to comply with International Standards for the Professional Practice of Internal Auditing (IIA).	✓		

2. The organization evaluates and communicates internal control deficiencies in a timely manner to those parties responsible for taking corrective action, including senior management and the Board of Directors, as appropriate.

Questions	Yes	No	More Details
17.1 The Company evaluates and communicates internal control deficiencies and monitors for correcting immediately, in case the results of the performance significantly deviate from the target.	✓		<p>The performance of each business unit is monitored weekly at the weekly meeting. The Board of Directors' Meeting is held quarterly to monitor operations and consider critical issues of each business unit.</p> <p>The Company's internal audit unit tests and evaluates the internal control system of each department to report to the Audit Committee for approval and then propose to the Board of Directors.</p> <p>In the event of an act or suspicion of fraud or an unusual action, the Management/internal audit/auditor may immediately notify the Board of Directors/Audit Committee.</p>
<p>17.2 The Company has a reporting policy as follows:</p> <p>17.2.1 Management must report to the Board of Directors immediately if there is an incident or a suspicion of serious fraudulence, law violation, or other unusual actions that could significantly affect the reputation and financial position of the Company.</p> <p>17.2.2 Significant internal control deficiencies including solutions (although the problems may have already been managed) are timely reported to the Board of Directors/the Audit Committee for consideration.</p> <p>17.2.3 The progress on remedies of the significant internal control deficiencies is reported to the Board of Directors/Audit Committee.</p>	✓		

