



# **Annual Registration Statement / Annual Report**

## **Form 56-1 One Report**

### **(Structured Data Report)**

**CHEWATHAI PUBLIC COMPANY LIMITED**

Fiscal Year End 31 December 2022



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# Group Structure and Operations

## Group Structure and Operations

### Business Overview and Policies (1.1)

#### Company Information (1.1.5)

Company Name : CHEWATHAI PUBLIC COMPANY LIMITED

Symbol : CHEWA

Address : 1168/80 Lumpini Tower 27th Floor., Unit D, Rama IV Road, Kwaeng  
Tungmahamek, Khet Sathorn

Province : Bangkok

Postcode : 10120

Business : The Company and its subsidiaries engage in core businesses,  
which are residential development projects.

Registration Number : 0-1075-58000-18-1

Telephone : 0-2679-8870-3

Fax (if applicable) : 0-2679-8874

Website : [www.chewathai.com](http://www.chewathai.com)

Email : [chanitsara@chewathai.com](mailto:chanitsara@chewathai.com)

#### Total Shares Sold (shares)

Common Stock : 1,275,027,883

Preferred Stock : 0

## Business Operations (1.2)

### Revenue Structure (1.2.1)

#### By Product Line or Business Grouping

	2020	2021	2022
Total (Thousand baht)	1,643,323.39	2,136,673.87	2,148,122.39
Revenue from sale of real estate (Thousand baht)	1,622,254.49	2,091,890.60	2,101,081.38
Other income (Thousand baht)	21,068.90	44,783.27	47,041.01

  

	2020	2021	2022
Total (%)	100.00	100.00	100.00
Revenue from sale of real estate (%)	98.72	97.90	97.81
Other income (%)	1.28	2.10	2.19

#### By Geographical Area or Market

	2020	2021	2022
Total (Thousand baht)	1,643,323.39	2,136,673.87	2,148,122.39
Domestic (Thousand baht)	1,643,323.39	2,136,673.87	2,148,122.39
International (Thousand baht)	0.00	0.00	0.00

  

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

## Information on Products and Services (1.2.2)

### Product/Service Information and Business Innovation Development (1.2.2.1)

Research and Development (R&D) Policy : No

(Unit : Thousand baht)	2020	2021	2022
R&D expenses in the past 3 years	0.00	0.00	N/A

# Risk Management

# Risk Management

## Risk Factors (2.2)

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

Risks from the current interest rate trend and the Bank of Thailand uses the LTV measure to set conditions for credit limits.

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Volatility in the industry in which the company operates

Environmental Impact Risk

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Impact on the environment

Cyber Threat Risk

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Changes in technologies

The risk of developing innovations or products to meet and accommodate the current social situation with the expansion of the middle class and the elderly.

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Other





# Sustainable Development

## Sustainable Development

### Sustainability Management Policy and Targets (3.1)

## Sustainability Management Policy and Targets

Corporate Sustainability Policy : Yes

URL of corporate sustainability policy :

### Environmental Aspect (3.3)

### Policy and Guideline on Environmental Aspect (3.3.1)

Environmental Policy and Practice : Yes

URL of environmental policy and practice : [https://www.chewaclub.com/Documents/Management/3%20%20PC\\_Policy/PC-CWG-026\\_%E0%B8%99%E0%B9%82%E0%B8%A2%E0%B8%9A%E0%B8%B2%E0%B8%A2%E0%B8%AA%E0%B8%B4%E0%B9%](https://www.chewaclub.com/Documents/Management/3%20%20PC_Policy/PC-CWG-026_%E0%B8%99%E0%B9%82%E0%B8%A2%E0%B8%9A%E0%B8%B2%E0%B8%A2%E0%B8%AA%E0%B8%B4%E0%B9%)

Company environmental guideline : Electricity Management, Water Management, Waste Management

### Results with Respect to the Environmental Aspect (3.3.2)

- **Electricity consumption**

	2020	2021	2022
Amount of electricity purchased (kWh)	0.00	60,000.00	N/A

## Water management

- **Water consumption**

	2020	2021	2022
Water consumption (cubic meters)	0.00	120.00	N/A

## Waste management

### • Waste from operations

	2020	2021	2022
Non-hazardous waste (kg)	0.00	0.00	0.00
Hazardous waste (kg)	0.00	0.00	0.00
<b>Total (kg)</b>	0.00	0.00	0.00

## Greenhouse gas management

### • Greenhouse gas emissions

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

### • Verification of greenhouse gas emissions over the past year

Third-party verification : No

## Social Aspect (3.4)

### Policy and Guideline on Social Aspect (3.4.1)

Human Rights Policy : Yes

URL of human rights policy : [https://www.chewaclub.com/Documents/Management/3%20%20PC\\_Policy/PC-CWG-028-65%20Rights%20policy\\_sign.pdf](https://www.chewaclub.com/Documents/Management/3%20%20PC_Policy/PC-CWG-028-65%20Rights%20policy_sign.pdf)

Company human right guideline : Employee Rights, Child Labor, Non-discrimination

### Results with Respect to the Social Aspect (3.4.2)

#### Information about employees

##### • Total number of employees

	2020	2021	2022
Number of male employees (persons)	92	81	121
Number of female employees (persons)	100	112	94
<b>Total (persons)</b>	<b>192</b>	<b>193</b>	<b>215</b>

##### • Employee remuneration

	2020	2021	2022
Employee remuneration (baht)	N/A	N/A	74,070,147.00

##### • Employee development and training

	2020	2021	2022
Average training hours of employees (hour / person / year)	8	51	N/A
Employee development and training expenses (baht)	71.53	33.40	N/A

##### • Health, safety and work environment

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

• **Employee retention**

	2020	2021	2022
Percentage of employees who voluntarily resigned (%)	29.69	32.64	N/A

• **Significant labor dispute**

	2020	2021	2022
Significant labor dispute	No	No	No

# Corporate Governance Policy

## Corporate Governance Policy

### Overview of the Corporate Governance Policy and Guideline (6.1)

#### Corporate Governance Policy

Corporate Governance Policy : Yes

Company website on corporate governance policy : <https://investor.chewathai.com/th/corporate-governance/cg-policy>

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

##### Policy and guideline related to the board of directors

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

## Code of Conduct (6.2)

### Establishing a Code of Conduct

#### Establishing a Code of Conduct

Code of Conduct : Yes

##### Policy and Guideline related to the Code of Conduct

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



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

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

### Board of Directors (7.2)

#### Composition of the board of directors (7.2.1)

	Number of persons	Percentage (%)
Total number of directors	6	100.00
Number of male directors	4	66.67
Number of female directors	2	33.33
Number of executive directors	1	16.67
Number of non-executive directors	5	83.33
Number of independent directors	3	50.00

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

##### List of directors

General information	Position	Date position was assumed	Experience and expertise
1. Mr. CHARTCHAI PANICHEWA Gender: Male Age: 60 years old Highest level of education: Master's degree Major: International Business Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Non-executive)  Director type: Original director	13 Mar 2008	IT Management, Strategic Management, Banking, Insurance, Leadership, Property Development, Information & Communication Technology, Commerce

2.	<p>Mrs. SOMHATAI PANICHEWA</p> <p>Gender: Female</p> <p>Age: 56 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Management</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive)</p> <p>Director type: Original director</p>	13 Mar 2008	<p>Strategic Management, Corporate Management, Leadership, Property Development</p>
3.	<p>Mr. CHOON KIAT BOON</p> <p>Gender: Male</p> <p>Age: 48 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: Accounting</p> <p>Thai nationality: No</p> <p>Residing in Thailand: Yes</p>	<p>Director (Executive)</p> <p>Director type: Original director</p>	13 Mar 2008	<p>Strategic Management, Risk Management, Corporate Management, Brand Management, Project Management, Budgeting, Data Analysis, Finance, Negotiation, Sustainability, Corporate Social Responsibility, Governance/ Compliance, Leadership, Accounting, Property Development</p>
4.	<p>Mr. CHAIYUT TECHATASSANASOONTORN</p> <p>Gender: Male</p> <p>Age: 52 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Management</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive, Independent director)</p> <p>Director type: Original director</p>	30 Jan 2015	<p>Law, Risk Management, Audit, Sustainability, Procurement, Corporate Social Responsibility, Internal Control, Governance/ Compliance, Property Development</p>
5.	<p>Mrs. SUPAPORN BURAPAKUSOLSRI</p> <p>Gender: Female</p> <p>Age: 69 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Accounting</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive, Independent director)</p> <p>Director type: Original director</p>	30 Jan 2015	<p>Risk Management, Audit, Sustainability, Corporate Social Responsibility, Internal Control, Governance/ Compliance, Accounting, Insurance</p>

6.	Mr. PHINIJ HARNPHANICH	Director	12 Sep 2018	Leadership, Strategic
	Gender: Male	(Non-executive,		Management, Budgeting,
	Age: 66 years old	Independent director)		Negotiation
	Highest level of education:			
	Master's degree	Director type: Original		
	Major: Political Science.	director		
	Thai nationality: Yes			
	Residing in Thailand: Yes			

#### Other Information pertaining to committees

The Chairman is an independent director : No

The Chairman and the manager are the same person : No

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

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

## Sub-committees (7.3)

### Information about sub-committees (7.3.2)

#### Audit Committee

##### List of audit committee members

General information	Position	Date position was assumed	Experience and expertise
1. Mrs. SUPAPORN BURAPAKUSOLSRI [1] Gender: Female Age: 69 years old Highest level of education: Master's degree Major: Accounting Thai nationality: Yes Residing in Thailand: Yes	Chairman of the audit committee (Non-executive, Independent director) Director type: Original director	30 Jan 2015	Risk Management, Audit, Sustainability, Corporate Social Responsibility, Internal Control, Governance/ Compliance, Accounting, Insurance
2. Mr. CHAIYUT TECHATASSANASOONTORN Gender: Male Age: 52 years old Highest level of education: Master's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	30 Jan 2015	Law, Risk Management, Audit, Sustainability, Procurement, Corporate Social Responsibility, Internal Control, Governance/ Compliance, Property Development
3. Mr. PHINIJ HARNPHANICH Gender: Male Age: 66 years old Highest level of education: Master's degree Major: Political Science. Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	12 Sep 2018	Leadership, Strategic Management, Budgeting, Negotiation

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

## Executive Committee

### List of executive committee members

General information	Position	Date position was assumed
1. Mr. CHARTCHAI PANICHEWA Gender: Male Age: 60 years old Highest level of education: Master's degree Major: International Business Thai nationality: Yes Residing in Thailand: Yes	Chairman of the executive committee	23 Apr 2015
2. Mrs. SOMHATAI PANICHEWA Gender: Female Age: 56 years old Highest level of education: Master's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	23 Apr 2015
3. Mr. CHOON KIAT BOON Gender: Male Age: 48 years old Highest level of education: Bachelor's degree Major: Accounting Thai nationality: No Residing in Thailand: Yes	Member of the executive committee	23 Apr 2015

## Other sub-committees

### Sub-committees information

Name of sub-committees	List of directors	Position
Nomination and Remuneration Committee	POL. GEN. VISANU PRASATTONGOSOTH	Chairman
	Mrs. SUPAPORN BURAPAKUSOLSRI	Member
	Mr. CHAIYUT TECHATASSANASOONTORN	Member

Risk Management Committee	Mr. CHAIYUT TECHATASSANASOONTORN	Member
	Mrs. SUPAPORN BURAPAKUSOLSRI	Chairman
	Mr. CHOON KIAT BOON	Member
Corporate Governance and Sustainability Committee	Mr. CHAIYUT TECHATASSANASOONTORN	Chairman
	Mrs. SUPAPORN BURAPAKUSOLSRI	Member
	Mr. CHOON KIAT BOON	Member

#### **Roles of Sub-committees**

Sub-committees responsible for risk management	: Risk Management Committee
Sub-committees responsible for nomination	: Nomination and Remuneration Committee
Sub-committees responsible for remuneration	: Nomination and Remuneration Committee
Sub-committees responsible for corporate governance	: Corporate Governance and Sustainability Committee
Sub-committees responsible for corporate sustainability development	: Corporate Governance and Sustainability Committee

## Executives (7.4)

### List and positions of the executive (7.4.1)

#### The four highest-ranking executives

General information	Position	Date position was assumed	Experience and expertise
1. Mr. CHOON KIAT BOON Gender: Male Age: 48 years old Highest level of education: Bachelor's degree Major: Accounting	MANAGING DIRECTOR	13 Mar 2008	Strategic Management, Risk Management, Corporate Management, Brand Management, Project Management, Budgeting, Data Analysis, Finance, Negotiation, Sustainability, Corporate Social Responsibility, Governance/ Compliance, Leadership, Accounting, Property Development
2. Mr. Thanisorn Nitisaropas [1] Gender: Male Age: 53 years old Highest level of education: Master's degree Major: Management	Executive Vice President Finance and Accounting	17 May 2021	Accounting, Marketing
3. Mr. Yuthana Boonsitivaraporn Gender: Male Age: 50 years old Highest level of education: Bachelor's degree Major: Engineering	Executive Vice President Operation	4 Jun 2019	Property Development
4. Ms. Jirapat Chatpach Gender: Female Age: 41 years old Highest level of education: Master's degree Major: Marketing	Executive Vice President Sales & Marketing	26 Jan 2018	Marketing



5.	Ms. Suparat Ngamsuptaweekoon	Senior Vice President	26 Jan 2019
	Gender: Female	Legal and Compliance	
	Age: 36 years old		
	Highest level of education: Master's degree		
	Major: Management		

[1] Highest responsibility in accounting and finance

[2] Directly responsible for financial account supervision

## Remuneration policy for executives (7.4.2 – 7.4.3)

### Remuneration policy for executives

Remuneration policy for executives : Yes

### Remuneration

	2020	2021	2022
Total executive remuneration (baht)	25,128,222.00	25,224,317.00	27,707,309.00

### Other forms of remuneration

Employee Stock Ownership Plan (ESOP) : No

Employee Joint Investment Program (EJIP) : Yes

## Employees (7.5)

### Information about company employees

#### Employees

Number of male employees (persons) : 121

Number of female employees (persons) : 94

Total (persons) : 215

#### Employee Remuneration

Total employee remuneration : 74,070,147.00

#### Provident fund

Total number of employees (persons) : 215

Number of employees contributing to the PVD (persons) : 117

Percentage of employees who are members (%) : 54.42

## Other Significant Information (7.6)

### Other significant information

#### Assigned persons

- Person assigned to take direct responsibility for accounting oversight

General information	Email	Telephone
1. Ms. Arisa U-Thong	arisa@chewathai.com	

- Company secretary

General information	Email	Telephone
1. Ms. Chanitsara Yingnork	Chanitsara@chewathai.com	

- Head of internal audit

General information	Email	Telephone
1. Ms. Suparat Ngamsuptaweeoon	Suparat@chewathai.com	

- Head of compliance unit

General information	Email	Telephone
1. Ms. Suparat Ngamsuptaweeoon	Suparat@chewathai.com	

• Head of investor relations

General information	Email	Telephone
1. Ms. Chanitsara Yingnork	Chanitsara@chewathai.com	

Company's auditor

Company	Names and general information of auditors	Audit fee (baht)	Other non-audit fees (baht)
1. EY OFFICE LIMITED	<p>1. Ms. Pimjai Manitkajohnkit Email: pimjai.manitkajohnkit@th.ey.com Telephone: -</p> <p>2. Ms. Kirdsirs Kanjanaprakasit Email: kirdsirs.kanjanaprakasit@th.ey.com Telephone: -</p> <p>3. Mr. Kitti Teachakasembundit Email: kitti.teachakasembundit@th.ey.com Telephone: -</p> <p>4. Mrs. Nummon Kerdmongkhonchai Email: nummon.derdmongkhonchai@th.ey.com Telephone: -</p>	1,550,000.00	-

# Performance Report on Corporate Governance

## Performance Report on Corporate Governance

### Summary of Director Performance (8.1)

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

##### Development of directors over the past year

List of directors	Position	Participated in director development program
Mr. CHARTCHAI PANICHEWA	Chairman of the board	Participating
Mrs. SOMHATAI PANICHEWA	Director	Participating
Mr. CHOON KIAT BOON	Director	Participating
Mr. CHAIYUT TECHATASSANASOONTORN	Director	Participating
Mrs. SUPAPORN BURAPAKUSOLSRI	Director	Participating
Mr. PHINIJ HARNPHANICH	Director	Participating

##### Directors' performance assessment

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

#### Meeting attendance and remuneration to each Board member (8.1.2)

##### Meeting attendance of the board of directors

Number of board meetings (times) : 6

Date of AGM meeting : 1 Apr 2022

EGM meeting : No

	List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1.	Mr. CHARTCHAI PANICHEWA (Chairman of the board)	-	6/6	Participating	Did not hold the meeting
2.	Mrs. SOMHATAI PANICHEWA (Director)	-	6/6	Participating	Did not hold the meeting
3.	Mr. CHOON KIAT BOON (Director)	-	6/6	Participating	Did not hold the meeting
4.	Mr. CHAIYUT TECHATASSANASOONTORN (Director)	-	6/6	Participating	Did not hold the meeting
5.	Mrs. SUPAPORN BURAPAKUSOLSRI (Director)	-	6/6	Participating	Did not hold the meeting
6.	Mr. PHINIJ HARNPHANICH (Director)	-	6/6	Participating	Did not hold the meeting

#### Remuneration for company directors

	List of directors	Termination date	Meeting allowance (baht)	Other monetary remuneration (baht)	Other non-monetary
1.	Mr. CHARTCHAI PANICHEWA (Chairman of the board)	-	2,226,915.14	0.00	No
2.	Mrs. SOMHATAI PANICHEWA (Director)	-	1,076,691.55	0.00	No
3.	Mr. CHOON KIAT BOON (Director)	-	247,000.00	0.00	No
4.	Mr. CHAIYUT TECHATASSANASOONTORN (Director)	-	421,191.55	0.00	No
5.	Mrs. SUPAPORN BURAPAKUSOLSRI (Director)	-	497,191.55	0.00	No
6.	Mr. PHINIJ HARNPHANICH (Director)	-	354,691.55	0.00	No

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

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

#### Meeting attendance of audit committee

Number of Audit committee meetings (times) : 4

List of directors		Termination date	Number of the audit committee meeting
1.	Mrs. SUPAPORN BURAPAKUSOLSRI (Chairman of the audit committee)	-	4/4
2.	Mr. CHAIYUT TECHATASSANASOONTORN (Audit committee)	-	4/4
3.	Mr. PHINIJ HARNPHANICH (Audit committee)	-	4/4