

Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

ASSETWISE PUBLIC COMPANY LIMITED

Fiscal Year End 31 December 2023

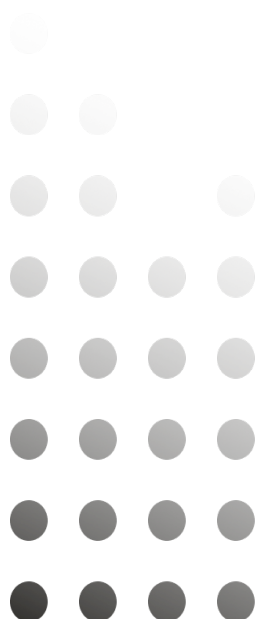


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Group Structure and Operations

Group Structure and Operations

Business Overview and Policies (1.1)

Company Information (1.1.5)

Company Name : ASSETWISE PUBLIC COMPANY LIMITED

Symbol : ASW

Address : 9 Soi Ramintra 5 Junction 23, Anusawari, Bang Khen

Province : Bangkok

Postcode : 10220

Business : ASW is a holding company which has subsidiary operating core business companies that operate in property development for sale, including condominium, single house, townhome and home office.

Registration Number : 0107563000100

Telephone : 0-2521-9533-35

Website : www.assetwise.co.th

Email : -

Total Shares Sold (shares)

Common Stock : 899,121,119

Preferred Stock : 0

Business Operations (1.2)

Revenue Structure (1.2.1)

By Product Line or Business Grouping

	2021	2022	2023
Total revenue from operations (Thousand baht)	5,032.24	5,968.46	7,146.87
Real estate development for sale business (Thousand baht)	4,850.69	5,221.44	6,315.92
Real estate for lease business (Thousand baht)	18.80	39.69	66.40
Real estate brokerage service business (Thousand baht)	5.13	6.54	43.55
Management service business (Thousand baht)	53.80	215.68	344.26
Other Revenue (Thousand baht)	103.82	485.11	376.75

	2021	2022	2023
Total revenue from operations (%)	100.00	100.00	100.00
Real estate development for sale business (%)	96.39	87.48	88.37
Real estate for lease business (%)	0.37	0.66	0.93
Real estate brokerage service business (%)	0.10	0.11	0.61
Management service business (%)	1.07	3.61	4.82
Other Revenue (%)	2.06	8.13	5.27

By Geographical Area or Market

	2021	2022	2023
Total revenue from operations (Thousand baht)	5,032.24	5,968.46	7,146.87
Domestic (Thousand baht)	5,032.24	5,968.46	7,146.87
International (Thousand baht)	0.00	0.00	0.00

	2021	2022	2023
Total revenue from operations (%)	100.00	100.00	100.00
Domestic (%)	100.00	100.00	100.00
International (%)	0.00	0.00	0.00

Other income as specified in the financial statements

	2021	2022	2023
Total other income (Thousand baht)	103,809.37	485,113.27	376,747.79
Other income from operations (Thousand baht)	32,515.55	45,364.63	63,913.89
Other income not from operations (Thousand baht)	71,293.82	439,748.64	312,833.90

Information on Products and Services (1.2.2)

Product/Service Information and Business Innovation Development (1.2.2.1)

Research and Development (R&D) Policy : No

(Unit : Thousand baht)	2021	2022	2023
R&D expenses in the past 3 years	N/A	N/A	N/A

Risk Management

Risk Management

Risk Factors (2.2)

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

Risks from the high level of competition in the real estate development business

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Competition risk

Risks from adjustments in land prices and project development costs

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Shortage or fluctuation in pricing of raw materials or productive resources

Risks from residential loan measures from financial institutions

Risk Management Measures: Yes

Related Risk Topics

Financial Risk

- Change in financial and investment policies of financial institutions that affect business operations

Risk of liquidity and funding sources

Risk Management Measures: Yes

Related Risk Topics

Financial Risk

- Insufficient sources of funding
- Liquidity risk

Risks from sales and income collection

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Behavior or needs of customers / consumers

Financial Risk

- Income volatility

Risks in relation to labour and contractors

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Shortage or reliance on skilled workers

Risks from changes to laws and regulations, and political changes which might affect the Company Group's real estate business

Risk Management Measures: Yes

Related Risk Topics

Compliance Risk

- Change in laws and regulations

Risk from economics uncertainties

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Economic risk

Risks related to environmental impacts and safety in project development

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

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

Corruption Risk

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Corruption

Sustainable Development

Sustainable Development

Sustainability Management Policy and Targets (3.1)

Sustainability Management Policy and Targets

Corporate Sustainability Policy : Yes

URL of corporate sustainability policy : <https://investor.assetwise.co.th/th/sustainability/sustainability-policy-and-goals>

Environmental Aspect (3.3)

Policy and Guideline on Environmental Aspect (3.3.1)

Environmental Policy and Practice : Yes

URL of environmental policy and practice : <https://investor.assetwise.co.th/th/sustainability/sustainability-management-in-the-environmental-aspect>

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

Results with Respect to the Environmental Aspect (3.3.2)

Energy management

• Fuel consumption

	2021	2022	2023
Diesel (Litres)	N/A	46,196.73	49,041.11
Gasoline (Litres)	N/A	10,826.34	11,472.60

• Electricity consumption

	2021	2022	2023
Total electricity consumption within the organization (Kilowatt-Hours)	0.00	0.00	0.00

Water management

• Water consumption

	2021	2022	2023
Total water withdrawal (Cubic meters)	0.00	0.00	0.00

Waste management

• Waste from operations

	2021	2022	2023
Non-hazardous waste (Kilograms)	1,416.41	1,318.00	1,182.00
Hazardous waste (Kilograms)	24.77	28.00	30.00
Total waste generated (Kilograms)	1,441.18	1,346.00	1,212.00

Greenhouse gas management

• Greenhouse gas emissions

	2021	2022	2023
Total GHG emissions target (Metric tonnes of carbon dioxide equivalent)	N/A	N/A	N/A
Scope 1 (Tons of carbon dioxide equivalents)	N/A	1,110.00	226.00
Scope 2 (Tons of carbon dioxide equivalents)	N/A	204.00	313.00
Scope 3 (Tons of carbon dioxide equivalents)	N/A	658.00	869.00
Total GHG emissions (Metric tonnes of carbon dioxide equivalent)	0.00	1,972.00	1,408.00

• 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 and Practice : Yes

Company human right guideline : Employee Rights, Migrant Workers, Child Labor, Consumer Rights, Community and Environment Rights, Safety and Occupational Health at Work, Non-discrimination

Results with Respect to the Social Aspect (3.4.2)

Information about employees

• Total number of employees

	2021	2022	2023
Number of male employees (Persons)	120	179	221
Number of female employees (Persons)	210	274	353
Total number of employees (Persons)	330	453	574

• Employee remuneration

	2021	2022	2023
Employee remuneration (baht)	276,511,570.82	372,255,182.52	561,291,608.80

• Employee development and training

	2021	2022	2023
Average employee training hours (Hours / Person / Year)	3.95	6.64	5.47
Employee development and training expenses (baht)	2,409,649.29	7,885,529.77	10,483,986.00

• Health, safety and work environment

	2021	2022	2023
Total number of lost time injury incidents by employees (Cases)	0	0	0

• **Employee retention**

	2021	2022	2023
Percentage of employees who voluntarily resigned (%)	11.82	20.09	N/A

• **Significant labor dispute**

	2021	2022	2023
Significant labor dispute	No	No	No

Corporate Governance Policy

Corporate Governance Policy

Overview of the Corporate Governance Policy and Guideline (6.1)

Corporate Governance Policy

Corporate Governance Policy : Yes

Company website on corporate governance policy : <https://investor.assetwise.co.th/th/corporate-governance/cg-policies-and-compliance>

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

Policy and guideline related to the board of directors

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

Code of Conduct (6.2)

Establishing a Code of Conduct

Establishing a Code of Conduct

Code of Conduct : Yes

Policy and Guideline related to the Code of Conduct

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

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

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

Board of Directors (7.2)

Composition of the board of directors (7.2.1)

	Number of persons	Percentage (%)
Total number of directors	9	100.00
Number of male directors	7	77.78
Number of female directors	2	22.22
Number of executive directors	3	33.33
Number of non-executive directors	6	66.67
Number of independent directors	5	55.56

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. SARAWUT CHARUCHINDA Gender: Male Age: 65 years old Highest level of education: Master's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Non-executive, Independent director) Director type: Original director	30 Apr 2020	Finance, Accounting, Strategic Management, Risk Management, Economics, Business Administration

2.	Mr. KROMCHET VIPANPONG Gender: Male Age: 51 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	30 Apr 2020	Property Development, Corporate Management, Engineering, Leadership, Risk Management, Strategic Management, Business Administration
3.	Mr. WEERAPAN WIPANPONG Gender: Male Age: 55 years old Highest level of education: Bachelor's degree Major: Architecture Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	30 Apr 2020	Property Development, Architecture, Design
4.	Mr. KRIENKRAI BOONLERT-U- THAI Gender: Male Age: 55 years old Highest level of education: Doctoral degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	30 Apr 2020	Accounting, Finance, Internal Control, Budgeting
5.	Ms. PANEETA MALAIVONGS Gender: Female Age: 51 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Re-elected as director	30 Apr 2020	Marketing, Human Resource Management, Brand Management, Business Administration

6.	Ms. TIDARAT KANCHANAWAT Gender: Female Age: 61 years old Highest level of education: Master's degree Major: Marketing Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	30 Apr 2020	Economics, Marketing, Human Resource Management, Corporate Management
7.	Mr. NOPADOL ROMPHO Gender: Male Age: 51 years old Highest level of education: Doctoral degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Re-elected as director	30 Apr 2020	Accounting, Finance, Human Resource Management, Internal Control, Budgeting, Corporate Management
8.	Mr. KOBKIAT TANANCHAYA Gender: Male Age: 36 years old Highest level of education: Master's degree Major: Law Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	30 Apr 2020	Law, Risk Management, Internal Control
9.	Mr. SUCHET RITTEEPHAMORN Gender: Male Age: 49 years old Highest level of education: Bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Re-elected as director	30 Apr 2020	Marketing, Digital Marketing, Property Development

Other Information pertaining to committees

The Chairman is an independent director : Yes

The Chairman and the manager are the same person : No

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

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

Sub-committees (7.3)

Information about sub-committees (7.3.2)

Audit Committee

List of audit committee members

General information	Position	Date position was assumed	Experience and expertise
1. Mr. KRIENKRAI BOONLERT-U-THAI [1] Gender: Male Age: 55 years old Highest level of education: Doctoral degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the audit committee (Non-executive, Independent director) Director type: Original director	30 Apr 2020	Accounting, Finance, Internal Control, Budgeting
2. Mr. NOPADOL ROMPHO Gender: Male Age: 51 years old Highest level of education: Doctoral degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Re-elected as director	30 Apr 2020	Accounting, Finance, Human Resource Management, Internal Control, Budgeting, Corporate Management

3.	Mr. KOBKIAT TANANCHAYA Gender: Male Age: 36 years old Highest level of education: Master's degree Major: Law Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	30 Apr 2020	Law, Risk Management, Internal Control
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[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. KROMCHET VIPANPONG Gender: Male Age: 51 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the executive committee	30 Apr 2020
2. Mr. WEERAPAN WIPANPONG Gender: Male Age: 55 years old Highest level of education: Bachelor's degree Major: Architecture Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	30 Apr 2020
3. Ms. PANEETA MALAIVONGS Gender: Female Age: 51 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	30 Apr 2020

Other sub-committees

Sub-committees information

Name of sub-committees	List of directors	Position
Nomination & Remuneration Committee	Ms. TIDARAT KANCHANAWAT	Chairman
	Mr. NOPADOL ROMPHO	Member
	Ms. PANEETA MALAIVONGS	Member
Risk Management Committee	Mr. SARAWUT CHARUCHINDA	Chairman
	Mr. KOBKIAT TANANCHAYA	Member
	Mr. KROMCHET VIPANPONG	Member
Corporate Governance Committee	Mr. NOPADOL ROMPHO	Chairman
	Mr. KROMCHET VIPANPONG	Member
	Mr. WEERAPAN WIPANPONG	Member

Roles of Sub-committees

Sub-committees responsible for risk management	: Risk Management Committee
Sub-committees responsible for nomination	: Nomination & Remuneration Committee
Sub-committees responsible for remuneration	: Nomination & Remuneration Committee
Sub-committees responsible for corporate governance	: Corporate Governance Committee
Sub-committees responsible for corporate sustainability development	: Corporate Governance 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. KROMCHET VIPANPONG Gender: Male Age: 51 years old Highest level of education: Master's degree Major: Business Administration	CHIEF EXECUTIVE OFFICER	30 Apr 2020	Property Development, Corporate Management, Engineering, Leadership, Risk Management, Strategic Management, Business Administration
2. Mr. WEERAPAN WIPANPONG Gender: Male Age: 55 years old Highest level of education: Bachelor's degree Major: Architecture	Deputy Chief Executive Officer (Business Development)	30 Apr 2020	Property Development, Architecture, Design
3. Ms. PANEETA MALAIVONGS Gender: Female Age: 51 years old Highest level of education: Master's degree Major: Business Administration	Deputy Chief Executive Officer (Corporate Marketing & Communication and Customer Service)	30 Apr 2020	Marketing, Human Resource Management, Brand Management, Business Administration
4. Mr. Wut Viphanphong Gender: Male Age: 53 years old Highest level of education: Master's degree Major: Business Administration	Deputy Chief Executive Officer (Sustainability & Grow Green)	30 Apr 2020	Corporate Social Responsibility, Sustainability
5. Ms. Waraporn Jawgonun Gender: Female Age: 48 years old Highest level of education: Bachelor's degree Major: Business Administration	Deputy Chief Executive Officer (Business Support) / Acting Chief Procurement Officer	30 Apr 2020	Business Administration, Human Resource Management, Procurement

6.	Mr. Nuthapon Luckkanalawan [1] Gender: Male Age: 43 years old Highest level of education: Master's degree Major: Business Administration	Chief Financial Officer	3 Mar 2023	Business Administration, Finance & Securities, Accounting, Finance
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[1] Highest responsibility in accounting and finance

[2] Directly responsible for financial account supervision

Remuneration policy for executives (7.4.2 – 7.4.3)

Remuneration policy for executives

Remuneration policy for executives : Yes

Remuneration

	2021	2022	2023
Total executive remuneration (baht)	36,859,099.00	52,168,498.00	49,160,785.37

Other forms of remuneration

Employee Stock Ownership Plan (ESOP) : No

Employee Joint Investment Program (EJIP) : No

Employees (7.5)

Information about company employees

Employees

Number of male employees (persons) : 221

Number of female employees (persons) : 353

Total number of employees (persons) : 574

Employee Remuneration

Total employee remuneration : 561,291,608.80

Provident fund

Total number of employees (persons) : 574

Number of employees contributing to the PVD (persons) : 271

Percentage of employees who are members (%) : 47.21

Performance Report on Corporate Governance

Performance Report on Corporate Governance

Summary of Director Performance (8.1)

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

List of new directors appointed in the past year

• List of continuing directors (full term of directorship and being re-appointed as a director)

General information	Position	Date position was assumed	Experience and expertise
1. Ms. PANEETA MALAIVONGS Gender: Female Age: 51 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Re-elected as director	Date position was assumed: 30 Apr 2020	Marketing, Human Resource Management, Brand Management, Business Administration
2. Mr. NOPADOL ROMPHO Gender: Male Age: 51 years old Highest level of education: Doctoral degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Re-elected as director	Date position was assumed: 30 Apr 2020	Accounting, Finance, Human Resource Management, Internal Control, Budgeting, Corporate Management
3. Mr. SUCHET RITTEEPHAMORN Gender: Male Age: 49 years old Highest level of education: Bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Re-elected as director	Date position was assumed: 30 Apr 2020	Marketing, Digital Marketing, Property Development

Development of directors over the past year

List of directors	Position	Participated in director development program
Mr. SARAWUT CHARUCHINDA	Chairman of the board	Non-participating
Mr. KROMCHET VIPANPONG	Director	Participating
Mr. WEERAPAN WIPANPONG	Director	Non-participating
Mr. KRIENGGKRAI BOONLERT-U-THAI	Director	Participating
Ms. PANEETA MALAIVONGS	Director	Participating
Ms. TIDARAT KANCHANAWAT	Director	Non-participating
Mr. NOPADOL ROMPHO	Director	Participating
Mr. KOBKIAT TANANCHAYA	Director	Participating
Mr. SUCHET RITTEEPHAMORN	Director	Non-participating

Directors' performance assessment

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

Meeting attendance and remuneration to each Board member (8.1.2)

Meeting attendance of the board of directors

Number of board meetings (times) : 6

Date of AGM meeting : 20 Apr 2023

EGM meeting : No

List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
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1.	Mr. SARAWUT CHARUCHINDA (Chairman of the board)	-	6/6	Participating	Did not hold the meeting
2.	Mr. KROMCHET VIPANPONG (Director)	-	6/6	Participating	Did not hold the meeting
3.	Mr. WEERAPAN WIPANPONG (Director)	-	6/6	Participating	Did not hold the meeting
4.	Mr. KRIENGKRAI BOONLERT-U-THAI (Director)	-	6/6	Participating	Did not hold the meeting
5.	Ms. PANEETA MALAIVONGS (Director)	-	6/6	Participating	Did not hold the meeting
6.	Ms. TIDARAT KANCHANAWAT (Director)	-	5/6	Participating	Did not hold the meeting
7.	Mr. NOPADOL ROMPHO (Director)	-	6/6	Participating	Did not hold the meeting
8.	Mr. KOBKIAT TANANCHAYA (Director)	-	6/6	Participating	Did not hold the meeting
9.	Mr. SUCHET RITTEEPHAMORN (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. SARAWUT CHARUCHINDA (Chairman of the board)	-	240,000.00	600,000.00	Yes
2. Mr. KROMCHET VIPANPONG (Director)	-	0.00	0.00	No
3. Mr. WEERAPAN WIPANPONG (Director)	-	0.00	0.00	No
4. Mr. KRIENGKRAI BOONLERT-U-THAI (Director)	-	215,000.00	375,000.00	Yes
5. Ms. PANEETA MALAIVONGS (Director)	-	0.00	0.00	No
6. Ms. TIDARAT KANCHANAWAT (Director)	-	120,000.00	375,000.00	Yes
7. Mr. NOPADOL ROMPHO (Director)	-	210,000.00	375,000.00	Yes
8. Mr. KOBKIAT TANANCHAYA (Director)	-	178,000.00	375,000.00	Yes

9.	Mr. SUCHET RITTEEPHAMORN (Director)	-	165,000.00	300,000.00	Yes
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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) : 5

	List of directors	Termination date	Number of the audit committee meeting
1.	Mr. KRIENKRAI BOONLERT-U-THAI (Chairman of the audit committee)	-	5/5
2.	Mr. NOPADOL ROMPHO (Audit committee)	-	5/5
3.	Mr. KOBKIAT TANANCHAYA (Audit committee)	-	4/5