



CHARN
ISSARA

S U S T A I N A B I L I T Y R E P O R T

2023

Charn Issara Company's 2023 Sustainability Report Development Public Company Limited

This report provides an overview of the organization's sustainability strategy and goals along with annual progress in achieving the goals. This report presents the highlights performance and progress on our goals from fiscal year 2023 (January 1 to December 31, 2023). It also outlines some of the key achievements that stand out for 2023.

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INTRODUCTION

Executive Letter

A letter from our President

Highlights

Our Sustainability Strategic

Executive Letter

A letter from our President



Srivara Issara

"We have the intention to conduct business sustainably. To be a good part for society and the nation."

One thing that our organization has always believed is to be a good part for society, the nation, and the world. That is considered fortunate that our organization has the opportunity to express this intention through sustainability reports.

Annually reflected through work, creating our activities and projects filled with the determina-

tion of everyone in the organization from the executive level who are ready to push forward up to the level of officials participating in the project to the best of their ability. Because we realize that now Thailand's fragile ecosystem is under threat. Like many parts of the world and society within organizations and outside that need good power to drive.

We recognize that climate change affects every aspect of society human health to infrastructure and the economy. These effects are interconnected and can have a chain effect on people and the world. Responding to the demands of the international community to be carried out systematically to reduce emissions, improve water conditions. Increase efficiency in reusing limited resources and protecting biodiversity that is reflected through our projects.

Our Efforts to mitigate the impacts of climate change is starting with our own operations that strives to make our construction operations efficient. Reduce the matter of creating pollution, systematic waste management, and continuously working hard to be an environmentally conscious business.

Both the real estate sector and hotels

that are Green Hotels, etc., with the ultimate goal of driving change at the larger system level. Both with our own organization, society and the world.

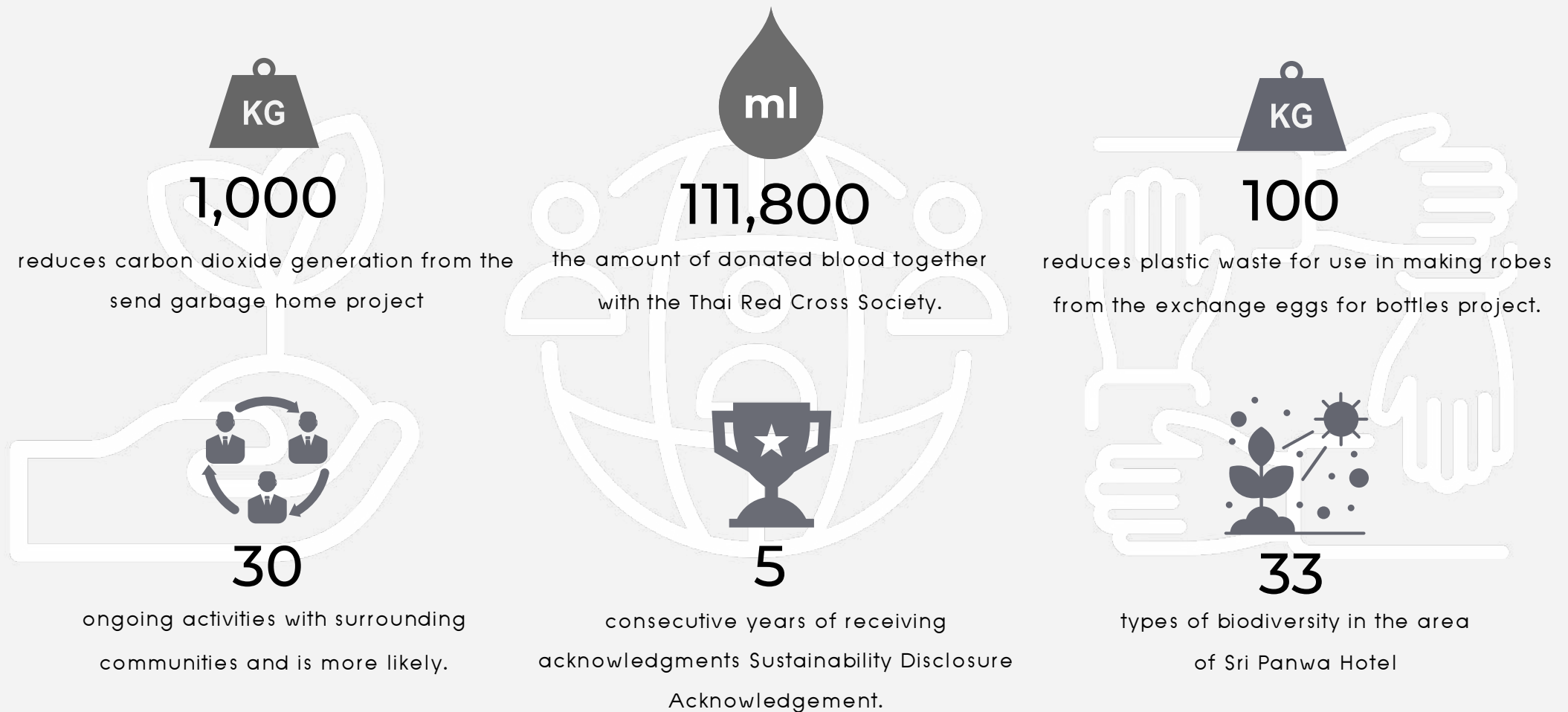
In terms of corporate governance, in 2023, we were successful in being certified as a member of the Thai Private Sector Collective Action Against Corruption (CAC) for a period of 3 years (January 2024 - December 2026) which reflects our drive for positive action to conduct our business sustainably.

In 2023, we used products that are more environmentally friendly in our operations. We push for energy saving activities. There is a study of carbon emissions data and will push for it to be even more clear in the following year. We have programs that help individuals, community groups, cities and other partners, continuously in every dimension.

All of these things express our intention. We will develop our sustainability efforts even more in the coming years, both in depth with various sustainability projects and creating credibility and modernity in the preparation of sustainability reports. To confirm the intention of being a good part for society, the nation, and the world.

2023 Highlight

Summary of our key highlights until the end of 2023, overview of outstanding results. For details, see the specific sections of project operations that reports summary goals and progress.

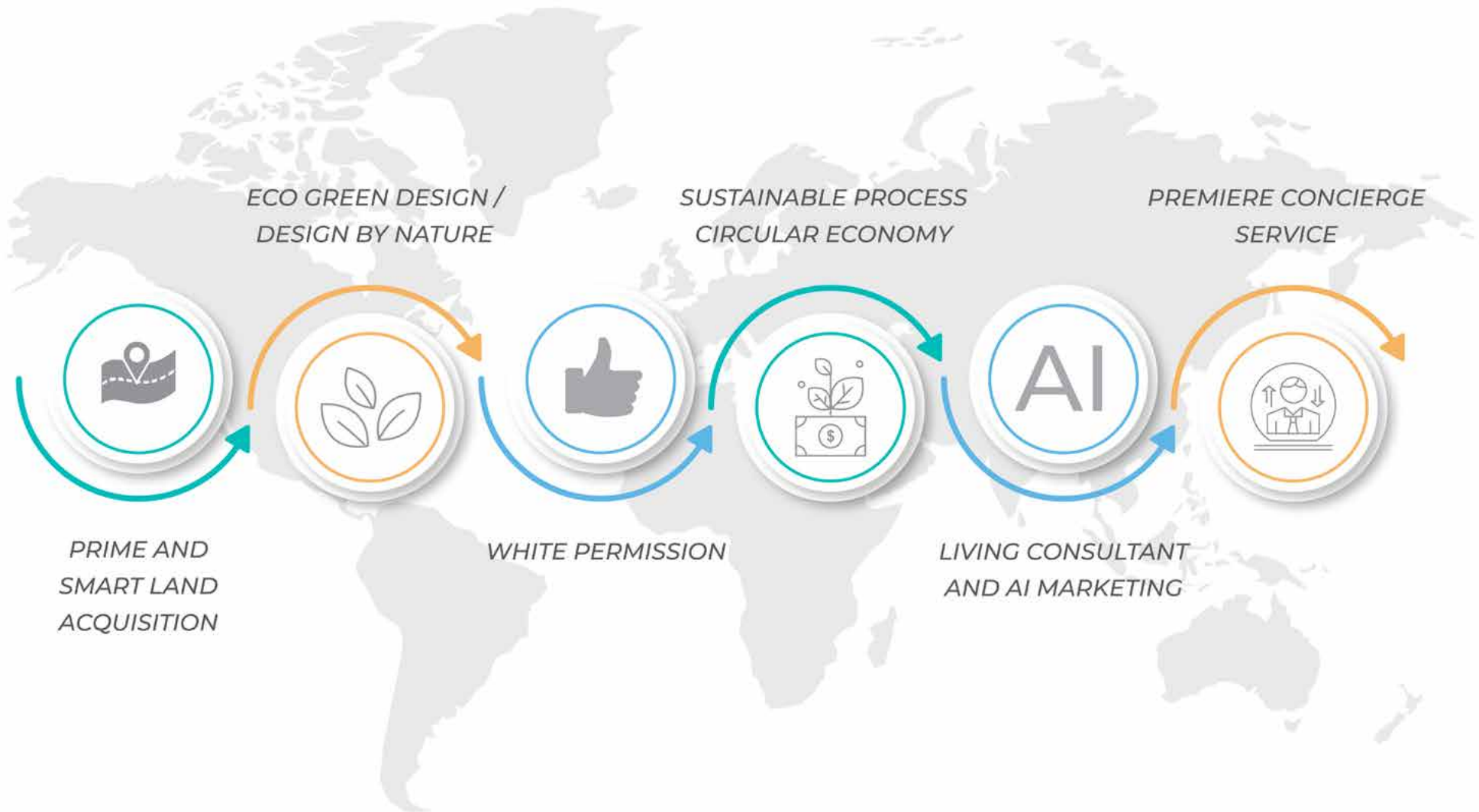


Our Sustainability Strategy

We have created a strategy from evaluating and studying the identity of Charn Issara Development Policy from senior management together with global sustainability guidelines and through risk analysis and materiality to ensure clarity and believe that the strategy that will be created. It is unique and suitable for our business operations. Including compliance with environmental impact management participation in community and society and maintaining good business through our own operations and our value chain.

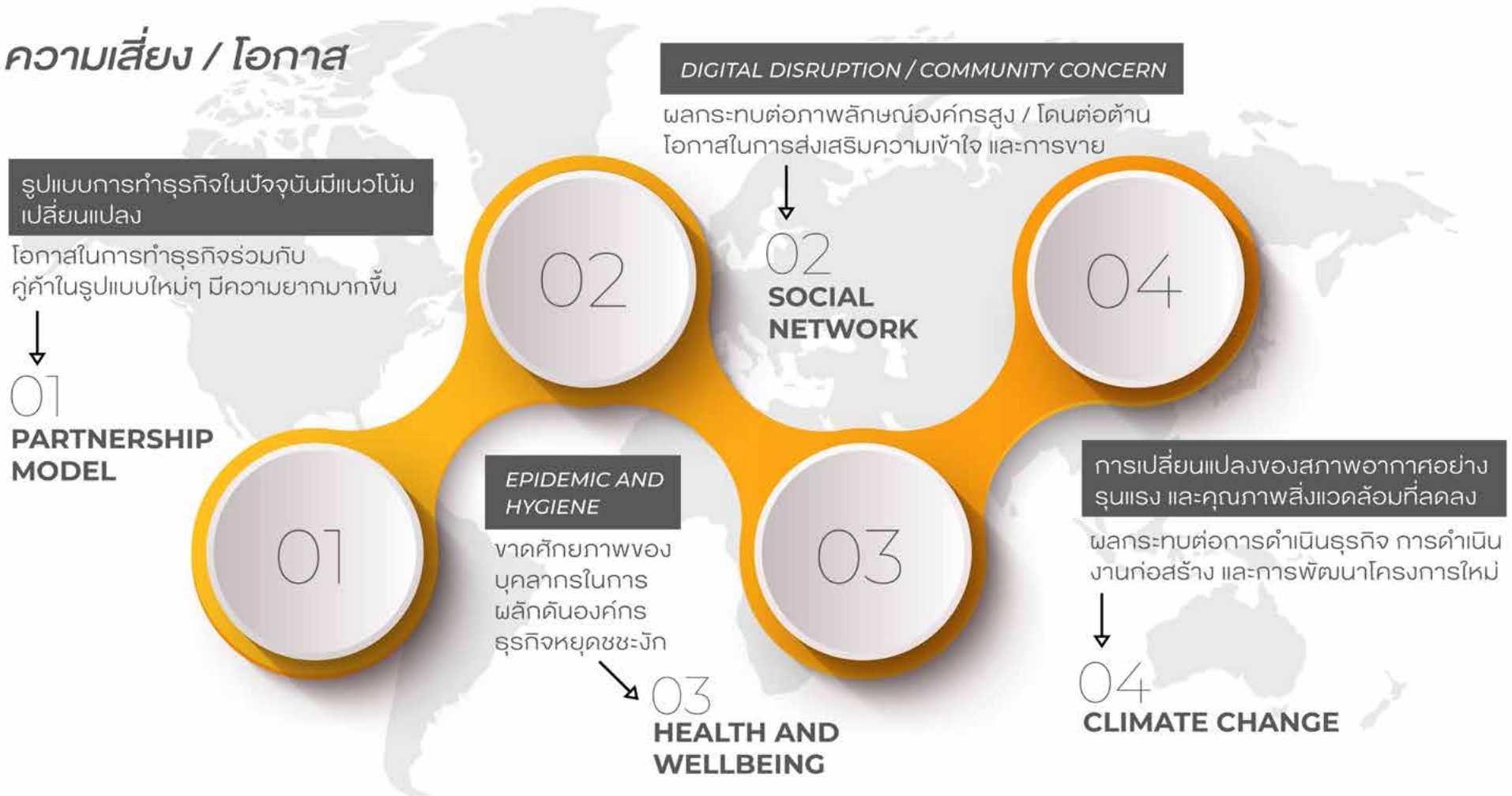


Value Chain

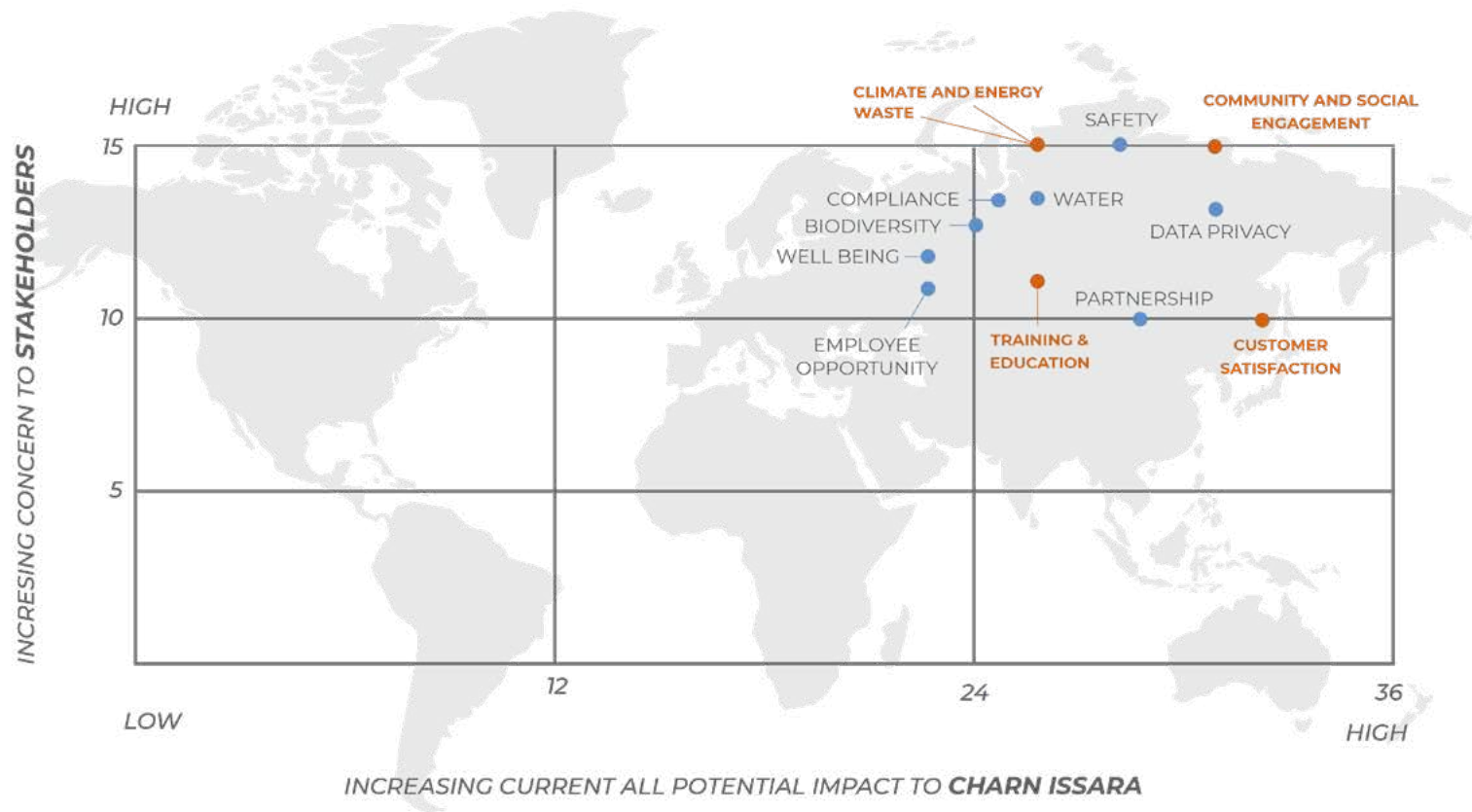


Risk Assessment

ความเสี่ยง / โอกาส



Materiality Matrix



PEOPLE



- Community and Social Engagement
- Training & Education
- Customer Satisfaction
- Partnership
- Data Privacy

ENVIRONMENT



- Climate and Energy
- Waste
- Water
- Biodiversity

GOVERNANCE



- Compliance

With this standard principle This allows us to set guidelines for driving sustainability operations through the operation of the business and our people to ensure that in setting our strategy. It will create the most significant positive impact in various fields. It focuses on three main pillars:

1. Creating power and supporting actual action and consistent with our sustainability policy.
2. Build cooperation with our partners, customers, communities and society.
3. Maintain sustainable business operations.



Sustainable Framework





ENVIRONMENT

Waste Management
Water Stewardship
Energy Saving

Netzero Carbon
Nature And Biodiversity

Waste Management

Our Target

We have a purpose to drive and push our organization to be an organization with operations and be aware of efficient waste management to move towards a Zero waste organization.

Our Approach

>> Measuring Our waste

Efficiency in waste management, reducing the amount of waste for every employee. Including avoiding the use of disposable products.

>> 2023 Highlights

Send garbage home project Focus on eliminating waste generated from textiles. As the problem becomes more and more serious day by day. The company therefore

cooperates with Better World Green Public Company Limited, a company that provides complete environmental services and management, to get clothes that are no longer used by employees and the general public to be destroyed by burning in a closed system which does not produce gases that are harmful to the atmosphere. The output is electricity for use in the private sector by the Charn Issara Group of Companies and the Hotel Business Group. We have collected old, unused clothing such as employee shirts and are accepting donations from employees and the general public. To be used as fuel for combustion and used the energy generated as electricity for use in communities nearby the factory. Including sending it to mountain villages that need energy. In 2023, we were able to manage a total of 4,700 kilograms of waste, which can generate electricity and reduce carbon dioxide generation by up to 1,000 kilos of carbon dioxide.

The Journey Ahead

Continue and adjust additional strategies, namely

1. Expand the scope of accepting donations to projects affiliated with the company to allow for wider participation.
2. Provide knowledge and create understanding by organizing training on the importance of waste management with personnel in the organization.



Waste Management

>> 2023 Highlights

The bottles in exchange for eggs project

Aims to encourage employees to avoid using disposable products. It is another project that the company Collaborating with Chak Daeng Temple, Phra Pradaeng District, Samut Prakan Province.

In requesting donations of clear plastic drinking water bottles or plastic bottles of the type Polyethylene Terephthalate (PET) by creating a campaign through activities to be able to exchange bottles for chicken eggs. The donated bottles will be sent to the temple to be recycled into fibers. To be mixed with other fibers for weaving such as cotton fibers,

polyester fibers, etc. to weave robes.

In 2023, approximately 100 kilograms can be collected, which can be made into 200 robes and 50 robes.



Waste Management

>> 2023 Highlights

Prosthetic legs for your legs project

One of the waste management campaigns, focusing on aluminum, a material that is commonly recycled. This is due to its outstanding feature being that it has a lower melting point than other types of metals and can be recycled almost 100 percent. Therefore, the company has its employees join together to collect waste generated within the organization, such as scraps of mags and soft drink cans beverage lids made from aluminum. To join in donating to International Association of Persons with Physical Disabilities to further promote the activities of the association in helping society.



Waste Management

>> 2023 Highlights

The old calendar project This is a project

In which the company recognizes the importance of using resources worthwhile by requesting donations of used desk calendars from both within the organization and outside the organization to deliver to Foundation for the Blind of Thailand under the Royal Patronage of Pak Kret District, Nonthaburi Province. To be used in the preparation of teaching materials for blind people throughout the country which has been continuously operated for the 6th year in a row.



Waste Management

>> 2023 Highlights

Sorting and managing waste

Our hotel business group in 2023 continues to support and create a responsible environment by learning and practicing waste reduction for all employees. Including avoiding the use of disposable products.

By encouraging employees to use cloth bags and bring drinking glasses. We also emphasize the importance of waste separation. For example, separating food scraps and toilet paper scraps before collecting utensils after eating in the employee dining room. Food scraps left over from the employee dining room each day are passed on to people in the community to feed

animals and providing garbage bins for separating each type of waste, especially in the hotel area. To fit the principles of 3R (Reuse, Reduce, Recycle) correctly and with maximum efficiency.



Baba Beach Club Hua Hin Hotel has campaigned to separate food waste and napkin before the dishes were collected in the dining room. Food scraps left over from the employee dining room each day are passed on to people in the community to feed animals. There are also public relations for employees to take only enough to eat. If you're not full, you can fill it up. To reduce the amount of food wasted to a minimum. To be able to participate in reducing global warming.



Net Zero Carbon

Our Target

Over the past 3-4 years, the terms carbon neutrality and net zero greenhouse gas emissions have become widely realized in many sectors in Thailand. Incidentally, due to the Paris Agreement (Paris Agreement), which is an agreement according to the United Nations Framework Convention on Climate Change (UNFCCC) to set measures to reduce carbon dioxide emissions and awareness of the problem and results impacts that will occur, if we do not cooperate to “eliminate” and “limit” the release of greenhouse gases into the world’s atmosphere. Charn Issara Development Public Company Limited and its subsidiaries would like to be a part of the cooperation with determination and

readiness to move towards being a carbon neutral organization (Carbon Neutrality) by 2030 and emit net zero greenhouse gas emissions (Net Zero) within 2050.

Our Approach

>> Measuring Our waste

Actions to push the organization towards carbon neutrality

>> 2023 Highlights

To move towards carbon neutrality, in addition to the company having to perform reduce the amount of carbon dioxide released and other types of greenhouse gases into the atmosphere as little as possible. The company must also compensate with activities, projects, or measures that have goals to reduce carbon dioxide emissions of greenhouse gases to the environment (Carbon Credit) until it can be net zero. It has been certified by experts

licensed by the Greenhouse Gas Management Organization (TGO).

In 2023, preparations are being made and study the possibility to proceed in 2024 in developing the organization in accordance with its respective goals.

The Journey Ahead

1. Push the company into the project Voluntary greenhouse gas reduction program according to Thailand standards (Thailand Voluntary Emission Reduction Program: T-VER) in 2025.

2. A base year is set for reducing the use of A4 paper, fuel, and the use of electricity in the company’s business operations.

3. Encourage purposeful activities to reduce carbon dioxide emissions of greenhouse gases to the environment (Carbon Credit) such as forests and green areas, using solar cells in all projects of the company and rental offices, modifying LED light bulbs in hotels and rental offices, etc.

Water Stewardship

Our Target

We have a purpose in continual water conservation to achieve maximum efficiency in the use of water resources.



Our Approach

>> Measuring Our waste

Efficiency in water management and maintaining water quality according to specified standards.

>> 2023 Highlights

Our hotel group is continuously working towards water conservation through water storage and wastewater treatment projects. We can reuse this processed water to provide services in areas with high water usage, such as watering plants and cleaning. The project will also significantly reduce the hotel's water costs.

The Journey Ahead

Continue and maintain standards in operations. Both in terms of water quality and compliance with government regulations.



Nature And Biodiversity

Our Target

We have a purpose in protecting the environment and continuously maintain biological diversity and create opportunities to increase the quantity even more.



Our Approach

>> Measuring Our Waste

The amount of diversity of plants and animals in the surrounding area of the project has increased.

>> 2023 Highlights

In the area of Sri Panwa Hotel was found that there was a diversity of plants and 30 species of local animals. We therefore preserve the natural environment to facilitate the survival of local species. There is also encouragement to plant more trees that are a source of food and shelter for animals, small and large, such as squirrels, chipmunks, and various types of birds, including banyan trees, palms, figs, mangoes, and elephant ears. It can be seen that in 2023 there will be a number of hornbills and various types of birds fly to sit

on trees in various areas of the hotel for employees and guests to see more.

The Journey Ahead

Continue and maintain the creation of opportunities to create habitats for animals and preserve plants in the project area.



Energy Saving

Our Target

We are committed to using energy with full efficiency to achieve maximum benefit. By improving energy efficiency, reducing wastage and checking and take care of equipment in the production process as well as creating awareness among employees. To realize the importance of energy, know how to save energy to join in conserving energy use in line with sustainable development goals.

Our Approach

>> Measuring

Considering 3 main factors:

1. Use it efficiently
 - Reduce the operating hours of electrical appliances.
 - Adjust the appropriate air conditioning

temperature.

- Maintain electrical equipment regularly.
2. Improve and change to use energy-saving equipment.
 - Campaign to switch to energy-saving equipment such as LED light bulbs.
 3. Design and choose materials Energy saving equipment
 - Design buildings to be able to use natural or alternative energy, such as designing buildings with space to receive natural light, choosing to use solar cells.
 - Selecting energy-saving materials, such as selecting wall materials.
 - Use automatic control systems to turn on and off electrical equipment.

>> 2023 Highlights

Hotel business group has focused on developing the efficient use of electrical energy and save electricity. It uses sensor technology and timers to help turn lights on and off automatically.

The Journey Ahead

Continue and adjust additional strategies, namely

Collect statistics and record energy usage that occurs. To serve as a basis for measurement and comparison in the following year.

1. Reduce unnecessary electricity use in the office by approximately 20-25% within 3 years.
2. Campaign and push for the installation of solar cells in every project.





ระบบเปิด-ปิดแอร์ตั้งค่าเป็นเวลา





SOCIAL ENGAGEMENT

Well Being

| Education engagement

| Our Sustainability Activities

Well Being

Our Target

We have a purpose in creating happiness at work because we realize that the present is important. The company has set various activities to employees in order to create happiness at work for all employees in the organization. The company has set a goal that within 10 years. It will be an organization where more people are interested in joining and employees will work with the company until they retire.

Our Approach

>> Measuring

The average working age of employees is increasing and the rate of employees working until retirement has increased.

>> 2023 Highlights

The company has organized a variety of activities that focuses on creating happiness managing to be a pleasant work-place to work in. Including enhancing the health of employees within the organization with various activities such as monthly employee birthday activities, aerobic activities, yoga activities, CI Market Place activities, blood donations to promote sharing both central sector and hotel groups. The various projects are carried out as follows:

The Journey Ahead

Continue and adjust additional strategies, namely

1. Every activity aims to have more employees participate each year.
2. Create activities that are more consistent with employee needs through opinion polls or listen via more various channels.



Well Being

>> 2023 Highlights

From garden to table

The Employee Dining Project offers healthy menus every week to promote sustainable nutrition and good health among employees. Using ingredients that come from the vegetable garden and the hotel's own non-toxic herbs. The project also reduces environmental impact and promotes good nutrition principles for employees.



Well Being

>> 2023 Highlights

Training project for well-being

To be a part of promoting the health and well-being project of employees, Thai Traditional Medicine Clinic Cool Spa in the hotel business has organized training to provide knowledge about mental and physical well-being from treatment according to Thai traditional medicine. Employees also have the opportunity to participate in consultations and receive tailored treatment from experts.

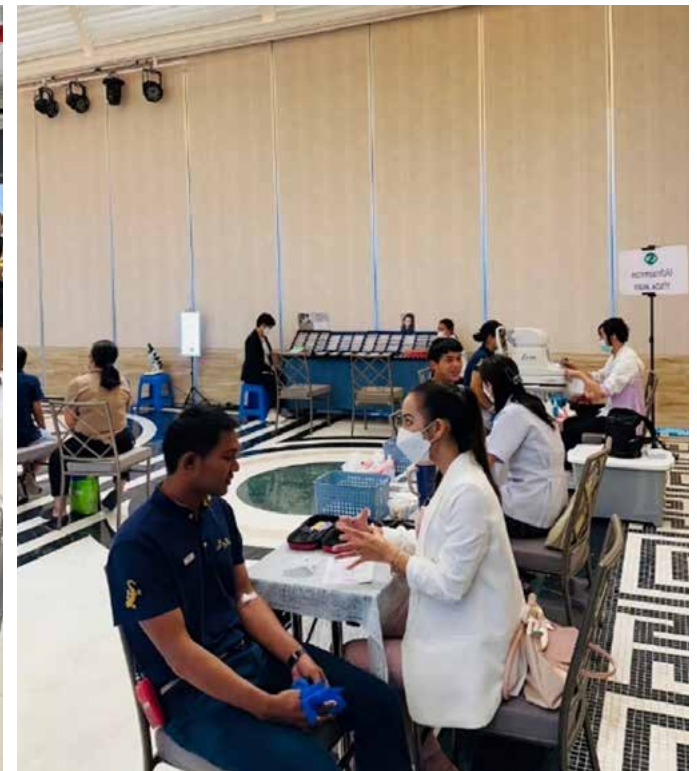


Well Being

>> 2023 Highlights

Annual health check and influenza vaccination

It is one of the essential things for the health and well-being of every employee. The company has arranged for experts from public health agencies to provide health advice to employees based on the results of continuous examinations every year.



Well Being

>> 2023 Highlights

Blood donation activity, Year 7

Charn Issara Development Public Company Limited together with the Thai Red Cross Society Organize blood donation activities (BLOOD FOR LIFE) to create opportunities for giving. By inviting faithful people, executives, employees, companies, shops inside the building, outside the nearby Charn Issara Tower 2 building. As well as the general public to donate blood with the Thai Red Cross Society. In order to pass on sustainable giving to fellow humans. The blood donation activity is held continuously 4 times a year, which in 2023 will be held for the 7th year. In 2023, there will be a total of more than 111,800 milliliters of blood donated, or approximately 600 units, from the total number of participants donating is 600 people, equivalent to helping more than 1,800 people.

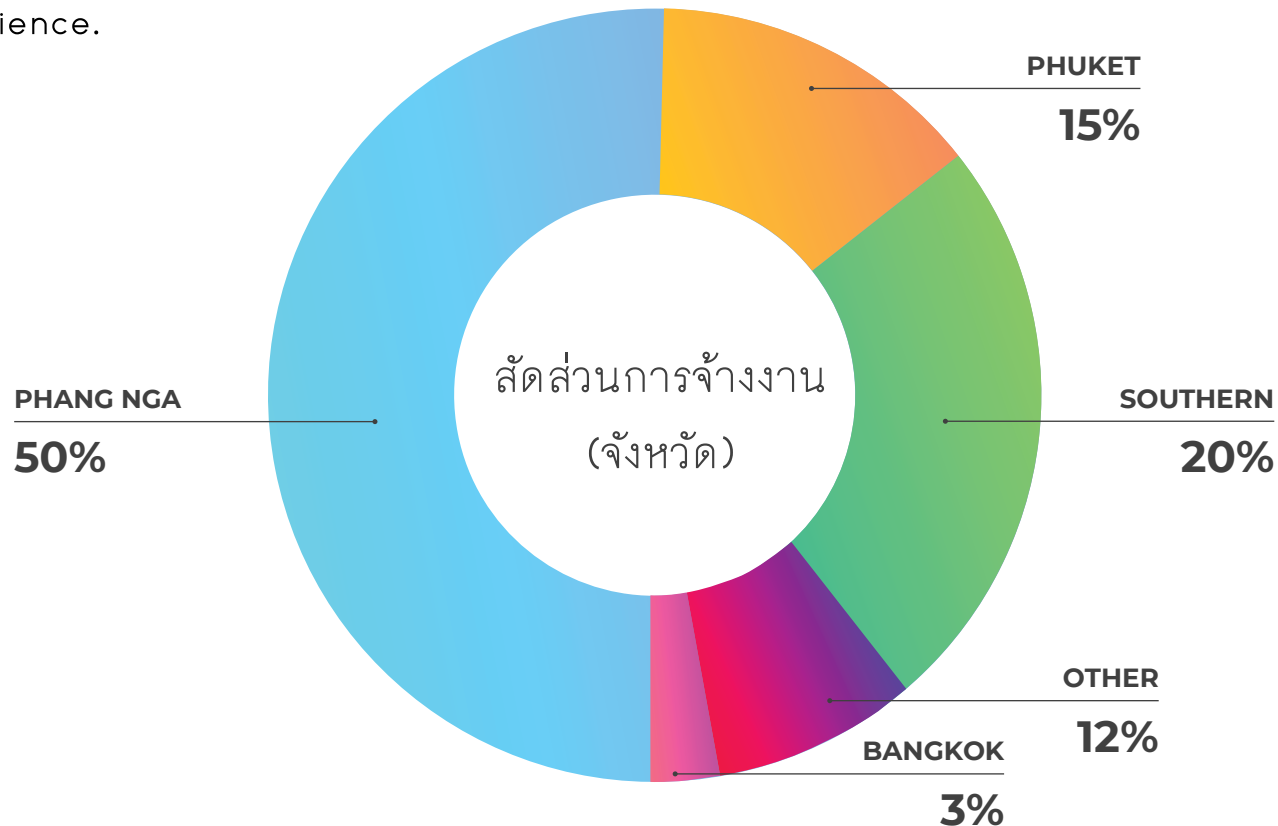
As for the hotel group, it has also been implemented in 2023, including 3 hotels, a total of 38 blood donors, the amount of blood received 17,000 ml or 85 units.



Well Being

>> 2023 Highlights

Baba Beach Club Natai Hotel is a part in developing sustainability. By hiring local people to have income and work. In order to promote business growth, it also eliminates poverty for people in the community. Locals do not have to travel to work in different places and far from their hometown. In addition, Baba Beach Club Natai Hotel has the idea of providing equal employment opportunities for everyone. By equality, it does not take into account race, national origin, gender, religion, age, disability, pregnancy, gender identity or expression of sexual orientation, genetic characteristics or marital status or even experience.



Education Engagement

Our Target

We have a purpose in pushing for knowledge and personnel development towards excellence. Because we have realized and give importance to the development of human resources within the organization to support rapid changes in the era of technology to encourage employees to have knowledge, skills, and attitudes to support sustainable personal development and push the company. It is a learning organization and ready to be able to create benefits for the social sector.

Our Approach

>> Measuring

There is a personnel development plan clearly according to ability and knowledge in each stage of growth

>> 2023 Highlights

The company has prepared individual human resource development plans. In order for employees to be developed in terms of skills, knowledge, and attitudes, training is organized to develop various courses, such as people and organization management courses, relationship building processes and personnel development, etc.

The Journey Ahead

Continue and adjust additional strategies, namely

1. Recruiting employees for the Talent Development group to plan the growth of employee positions.
2. Plan to develop employees in the Talent Development group to have more knowledge, skills, and attitudes within 3 years to support business growth.
3. Create more activities to share knowledge with communities nearby the project.



Education Engagement

>> 2023 Highlights

In addition to this, the hotel business group have activities about academic and professional cooperation agreement.

The hotel business group has arranged an academic cooperation agreement and professional studies in collaboration with many educational institutions to support and encourage the organization of potential development activities that focus on learning from actual work, with experts working in various departments of the hotel closely supervising the teaching. The hotel's executives also critiqued the curriculum with teachers from educational institutions before and after the on-the-job training in the establishment. This year, more than 200 students participated in the project to develop professional skills in all three hotel branches from 35 educational institutions located in various regions of Thailand. There were also opportunities for faculty and students to participate. Participate in academic exchange and share knowledge through viewing studies related to hotel business operations.



Education Engagement

>> 2023 Highlights

National Skill Standard Testing

With the concept of learning never ending, we strive to provide opportunities for employees to learn the skills they need to do their jobs. Employees are encouraged to take the National Skills Standards Test in order to test the knowledge, abilities and working attitudes of professionals in accordance with the criteria specified in the National Skills Standards. Employees from the Engineering and Spa departments participated in the Thai National Skills Test to confirm our commitment to maintaining higher professional standards.



Education Engagement

>> 2023 Highlights

Teaching English to younger students

To support learning opportunities in the community. Our hotel provides English language training facilities every Saturday. There are language expert teachers providing instruction to employees' children and children in the local community.



Our Sustainability Activities

Our Target

We have a purpose to be a good part of the community and society, developing good cooperation to continuously create good activities together with the community. Both promote and create values for people in the organization to know how to share and helping others and strengthens good relationships between the organization and the community.

Our Approach

>> Measuring

The number of activities participating with the community and government sector for society has increased.



>> 2023 Highlights

In the past year 2023, there were more than 20 activities that both central companies and hotel groups participated in, such as:

Our Sustainability Activities

>> 2023 Highlights

Paphaa plants trees at the new monk's residence, Arokatham.

Charn Issara Development Public Company Limited and its affiliates invite executives and employees participated in the activity of making merit by planting trees at the new monk's residence, "Arokatham", developing a rehabilitation center for sick monks, Sikhio District, Nakhon Ratchasima Province, by donating money to make merit and putting in effort to help plant trees around the monk's residence.



Our Sustainability Activities

>> 2023 Highlights

Sea Turtle Pond Cleaning

Activities that have been done continuously to promote and support the conservation of sea turtles.



Our Sustainability Activities

>> 2023 Highlights

Giving rice for Chinese New Year Continuously for the 48th time

Charn Issara Development Public Company Limited, led by Mr. Songkran Issara, Chief Executive Officer, Mrs. Srivara Issara, Mr. Worasit Issara and Ms. Kratphet Issara, along with Mr. Thammanoon Kowittaya, Phithanpanich Company Limited. Co., Ltd. and family join in giving 300 sacks of rice to low-income people in Hat Yai, weighing 10 kilograms per sack every year. Continuing for the 48th year at the Hat Yai Municipal Auditorium, Hat Yai District, Songkhla Province, this donation of rice was initiated during the reign of Mr. Wichian Kowittaya, the former mayor of Hat Yai at that time who is a close friend of Mr. Charn Issara, the Baron of Hat Yai has done business in Hat Yai until it prospered. Therefore, the company want to repay the merit of the land and the people of Hat Yai and join in donating rice together every year and has passed on the spirit to the children and grandchildren.



Our Sustainability Activities

>> 2023 Highlights

Charn Issara joins in organizing a charity concert “Chula Doctors Charity Happy Melody Concert #6789 Decade of Music Support education increase the potential of Thai doctors”

The Faculty of Medicine Chulalongkorn Foundation, together with the Faculty of Medicine, Chulalongkorn University, Chulalongkorn Hospital, the Thai Red Cross Society, along with volunteer partners organized a charity concert to earn money to support education research research of the Faculty of Medicine Chulalongkorn University Strengthen the potential of Thai doctors to make progress in public health services.

Donate money to contribute to the Prince Mahidol Award Foundation under royal patronage

Representatives of Charn Issara Development Public Company Limited met with Her Royal Highness Princess Maha Chakri Sirindhorn. Her Royal Highness Princess Maha Chakri Sirindhorn, President of the Prince Mahidol Award Foundation under royal patronage His Majesty, donated 200,000 baht to support the foundation continuously for the 16th year.



Our Sustainability Activities

>> 2023 Highlights

Beach Cleaning

On every 2nd Wednesday of the month, Baba Beach Club Hotel Natai collects trash on the beach in the hotel area. It is garbage that is blown in from the sea. In order to reduce the amount of garbage that pollutes the sea from plastic waste that cannot be biodegraded such as plastic bags, plastic bottles, snack wrappers, etc., helping to reduce global warming and danger to marine animals that eat it because they think it's food.



Our Sustainability Activities

>> 2023 Highlights

Beach Cleaning

Every 2nd and 4th Wednesday of the month, Baba Beach Club Hua Hin Hotel has garbage collected on the beach in the hotel area. It is garbage that is blown in from the sea. In order to reduce the amount of garbage that pollutes the sea. from plastic waste that cannot be biodegraded Such as plastic bags, plastic bottles, snack wrappers, etc., helping to reduce global warming. and danger to marine animals that eat it because they think it's food



Our Sustainability Activities

>> 2023 Highlights

Beach Cleaning for Earth day 2023

Earth day, Earth Day Which falls on April 22 every year, Sri Panwa Phuket Hotel is aware of environmental problems. Therefore, the activity Beach cleaning for earth day 2023 was organized to encourage everyone to join to save our planet, and in addition, trees were planted to increase the amount as well.



Our Sustainability Activities

>> 2023 Highlights

Monthly special food preparation

Baba Beach Club Natai Hotel has special meals organized every month. The menu will not be the same as the daily menu and provide an opportunity to distribute income to people in nearby communities. Including employees, such as a roti shop, ice cream shop, Thai dessert shop, etc. The staff restaurant also has stations for employees to participate in cooking, such as a papaya salad station, Lui Suan noodles, salad rolls, etc.



Our Sustainability Activities

>> 2023 Highlights

Donate annual Children's Day gifts to agencies and schools in the area

This is an activity that has been done continuously every year and gives employees more opportunities to participate in the activities.



Our Sustainability Activities

>> 2023 Highlights

Elderly people's day

Participate in activities Elderly people's day continuously focus on participation and sharing love concern for the elderly.



Our Sustainability Activities

>> 2023 Highlights

Donate things to Uncle Phithak's house.



Our Sustainability Activities

>> 2023 Highlights

Collect garbage together with Naval Base Region 3 and the community.



Our Sustainability Activities

>> 2023 Highlights

Collecting garbage at Ao Nam Bo School together with the 3rd Naval Base Region and the community.



Our Sustainability Activities

>> 2023 Highlights

Donate drinking water for intramural sports activities

Prince of Songkla University Phuket Campus.



Our Sustainability Activities

>> 2023 Highlights

Donate dates on the occasion of Ramadan.



Our Sustainability Activities

>> 2023 Highlights

Delivering coffee zoom capsules to Doi Tung.





GOVERNANCE & ENGAGEMENT

**About CI Group
Risk Management**

**Sustainability Governance
Award And Recognition**

About CI Group

Charn Issara Development Public Company Limited (the “Company”) was established on December 22, 1989 with an initial registered capital of 20 million baht with the objective of operating a real estate development business in office building and shopping center projects. In the name of Chan Issara Tower 2 on New Petchaburi Road, Bang Kapi Subdistrict, Huai Khwang District, Bangkok under the name of C.I. Development Company Limited, of which C.I. Property Company Limited is a major shareholder. C.I. Property Group is a group of companies with more than 40 years of experience in the real estate development business. They are the pioneers in developing office building and shopping center projects for rent. On behalf of the Charn Issara Tower Project on Rama 4 Road, a residential condominium project. (Condominium) Residential Condominium type Apartments, condominiums, resorts, condominiums including the Cha-am Beach Club project. Jindarak Villa

Project Baan Suan Phet Project and the Chan Issara City Home Project. It also develops townhouses and detached houses such as the Charn Issara Park Home project Baan Suan Issara Project There is also the Lat Krabang Industrial Estate Project Phase 3, which is the first industrial estate to be managed by the private sector. C.I. Development Company Limited changed its name to C.I.M. Development Company Limited and increased its registered capital to 50 million baht on March 30, 1990, with the company having foreign joint venture is Marubeni Corporation Company Limited from Japan which is a conglomerate business operator, held 40 percent of the shares before the company increased its registered capital to 500 million baht on 28 September 1994 and 800 million baht on 24 April 2000. In June 2002, the company transformed from limited company Is a public company. The name was changed to Charn Issara Development Public

Company Limited and was listed on the Stock Exchange of Thailand on December 16, 2002 with a registered capital of 600 million baht. In 2013, the company changed the share value from 5 baht per share to 1 baht per share and increased registered capital to 720 million baht. At present, the company has total registered capital 1,589,286,363 baht, all paid-up capital 1,066,595,865 baht.

Overview of the company’s business operations. The company conducts business in 4 ways:

1. Develop the business of housing and land allocation, residential condominiums for sale.
2. Rent or sell office buildings and shopping centers.
3. Operate hotel business
4. Providing management of office buildings, condominiums, housing developments and real estate projects.

About CI Group

Our Target

Because the company Realize and consider the importance of conducting business with ethics, good corporate governance, prevention and opposition to corruption both inside and outside the organization. The company has therefore established a policy for conducting business of the company and actions of stakeholders. To be aware, understand and take responsibility for preventing and combating corruption in order to run business efficiently. Consistent with the vision, mission and working philosophy of the company.

Our Approach

>> Measuring

Conducting business on the principles of corporate governance

>> 2023 Highlights

In 2023, the company has reviewed its current anti-corruption policy and create anti-corruption guidelines and used within the company for various departments. There are good guidelines for working and there is no corruption and the company has been certified as a coalition against corruption in the private sector with Thai-CAC.

The Journey Ahead

1. Follow the policy against Company corruption and guidelines for working strictly.
2. Become a Change agent by inviting the company's business partners. Join the coalition against corruption in the private sector with Thai-CAC.

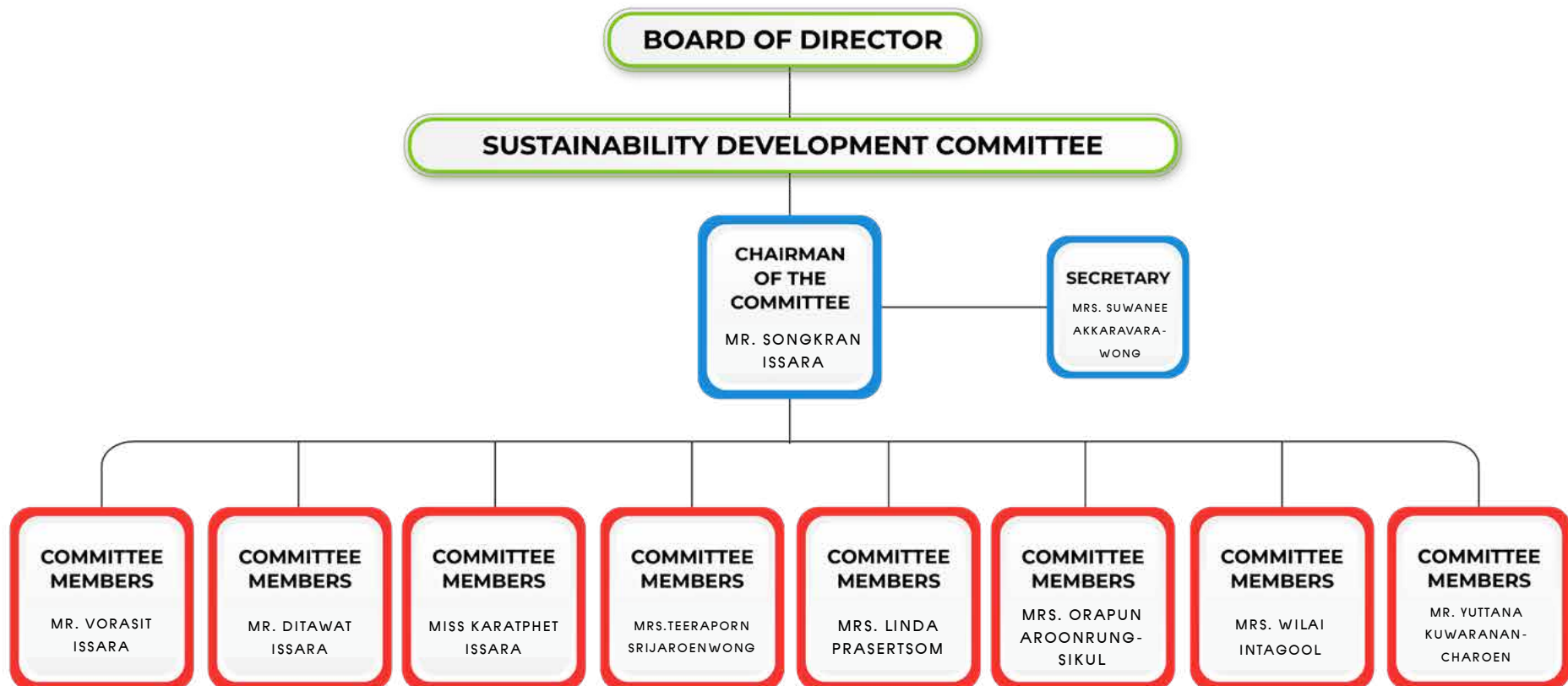


Sustainability Governance

Sustainability governance structure

Sustainable Development Committee:

Charn Issara Development Public Company Limited



Sustainability Governance

โครงสร้างการกำกับดูแล งานด้านความยั่งยืน

คณะทำงานด้านการพัฒนาที่ยั่งยืน : Sustainable Development Team (SD Team)
บริษัท ชาญอิสสระ ดีเวลลอปเม้นท์ จำกัด (มหาชน)

ลำดับ	ชื่อ - สกุล	หน่วยงาน/สังกัด
1	MRS. TEERAPORN SRIJAROENWONG	SD TEAM LEADER (MANAGING DIRECTOR)
2	MR. RONNACHAI SUKROT	INTERNAL AUDIT DEPT.
3	ค. MRS. UMAPORN TESLONGTHONG	PUBLIC RELATIONS DEPT.
4	ค. MRS. SIRIPORN SUKAM	SRI PANWA HOTEL / BABA BEACH CLUB
5	MR. PATCHARAPONG CHUANCHOM	PROJECT DEVELOPMENT
6	MR. VONGMETHEE WONGRINTHAMETHEE	CREATIVE
7	MR. DANUPOL CHOONGEAN	HUMAN RESOURCES DEPT.
8	MISS ORAWAN EURUMNUAYRAT	ACCOUNTING AND FINANCE DEPT.
9	MISS. SUMANA VORACHUN	SALES AND MARKETING DEPT.
10	ACTING LT. NARAKORN BOONBUMRUNG	MD OFFICE

Risk Management

Our Target

Risk management in business operations is an important activity and must be carried out. The company is aware of the importance of risk management in affecting business operations. Therefore, it has been established as a policy for the company and subsidiaries have assessed risks that affect business operations by appointing Risk Management Committee which consists of independent directors, executives and independent consultants. All of whom have knowledge, ability, and experience in the organization's business. The objective is to ensure that the operations of the management are in line with the goals, policies and to ensure that operations are carried out efficiently according to the company's plans.

Our Approach

>> Measuring

Organizational risk assessment Sustainability is included as part of the annual assessment and is regularly reviewed.

>> 2023 Highlights

In 2023, the Risk Management Committee has followed up on risk assessments. The Risk Management Committee has set guidelines for conducting business under the risk that arises From the company's business operations and affiliated companies. The committee has considered risk factors in many areas, such as strategic, financial, and operational aspects corruption Reputation, including corruption risks.

The Journey Ahead

Continue and adjust additional strategies, namely Promote and develop personnel risk assessment that understands the issue of sustainability and can be effectively applied in risk assessment.



Award And Recognition

>> 2023 Highlights

On December 21, 2023, Charn Issara Development Public Company Limited received an acknowledgment “Sustainability Disclosure Acknowledge” for the 5th consecutive year from the 2023 Sustainability Disclosure Award presentation stage organized by Thaipat Institute at the Bangkok Art and Culture Center.





APPENDIX

Target and Progress Summary

Scope and methods of the 2023 Sustainability Report

Scope of the report:

This report covers our fiscal year from January 1, 2023 to December 31, 2023 sustainability information. Most of it is environmental performance information operations with employees community and society and operating according to corporate governance guidelines related to Charn Issara Company Development Public Company Limited and its subsidiaries. All information reported is annual unless otherwise specified.

Measuring data and uncertainty:

All reported values are the best values available at the time of publication. In the case where there is no real information, we may use estimation methods. We base our estimates and methods on historical experience existing information and other assumptions that we believe is reasonable.

All environmental data in this report is subject to measurement uncertainty. This is due to limitations arising from the nature and methods used to determine such information. Selecting different but acceptable measurement techniques may result in different measurements. The accuracy of different measurement techniques may also produce different results. In the case where the method is improved and when new information appears. This may cause the estimate to need to be revised and our new assumptions method change may include changes in calculations improving data quality new activity types for more detailed information. This may result in significant changes in the calculated values and may result in adjustments to the results in this annual report. In the event that it is important. These changes will be disclosed in the report.

Certification:

We have obtained independent third-party verification of certain environmental data, including certain greenhouse gas emissions. For annual sustainability reporting Ends December 31, 2023

Method:

Methods used to report greenhouse gas emissions, some carbon energy will focus on indicators for which we have only partially verified third parties. These indicators have been rounded.

Sustainability Reporting Framework 2023








Determining the content of this report. We consider the sustainability reporting framework and international guidelines set by the United Nations. Including best practices in the industry and expectations of stakeholders.

ESG Structured Designation, which links our public disclosures to the Stock Exchange of Thailand's standards-setting framework. We have adopted this as a guideline for our disclosures on various sustainability issues.

Carbon Footprint Reporting 2023 we've made public reporting for the second year in a row, demonstrating our continued commitment to transparency and reporting on our climate management for the climate change action plan. In this report, we have outlined plans that will help us reach our Net-Zero goals, including information on our greenhouse gas emissions. Science-based greenhouse gas emissions reduction goals project to reduce greenhouse gas emissions policy support and participation and governance mechanisms.

This report was referred to the Global Reporting Initiative (GRI Standard) reporting standards by selecting the reporting format as Core Option, which is to choose to report on only important issues for the organization, covering all 17 Sustainable Development Goals (SDGs) Goals cover important world development issues both in social, economic and environmental aspects. These goals aim to end poverty reduce inequality solving the problem of climate change and protect the environment. So that everyone in the world can live a better and sustainable life. This report focuses on 7 goals:

Sustainability Reporting Framework 2023

SDGs	Description	Pages
	Promoting good health insurance and promote the well-being of everyone at every age.	25
	Implementation of comprehensive promotion of quality education and equal for all and promote learning	31
	Implementation of Action makes the city and human settlements cover safety, sustainability, and environmentally friendly	30
	Implementation of sustainable use of natural resources Aiming for sustainable production and consumption	13
	Implementation of action to fight Climate change and the effects of global warming	19
	Promoting peace, justice, and institutional strength at all levels	52
	Actions to strengthen alliances and cooperation for sustainable development	35



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