



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

QUALITY HOUSES PUBLIC COMPANY LIMITED

Fiscal Year End 31 December 2024



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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 : QUALITY HOUSES PUBLIC COMPANY LIMITED

Symbol : QH

Address : Q.HOUSE LUMPINI BUILDING, FLOOR 7, 1 SOUTH SATHORN ROAD, TUNG
MAHAMAEEK, SATHON

Province : Bangkok

Postcode : 10120

Business : The Company engages in the residential and commercial property
development businesses. Its businesses include land and house
projects, residential projects, service apartment for rent,
hotel, office building for rent, residential and commercial
buildings management services, investment business and
others.

Registration Number : 0107536000579

Telephone : 0-2343-8888, 0-2677-7000

Website : www.qh.co.th

Email : ir@qh.co.th

Total Shares Sold (shares)

Common Stock : 10,714,381,645

Preferred Stock : 0

Business Operations (1.2)

Revenue Structure (1.2.1)

By Product Line or Business Grouping

	2022	2023	2024
Total revenue from operations (Thousand baht)	9,444,915.00	9,237,003.00	8,695,270.00
Real Estate for Sales Business (Thousand baht)	8,226,938.00	7,619,275.00	6,957,130.00
Hotel Business (Thousand baht)	716,954.00	1,214,863.00	1,362,705.00
Office Building for Rent Business (Thousand baht)	282,235.00	134,078.00	119,365.00
Other (Thousand baht)	218,788.00	268,787.00	256,070.00

	2022	2023	2024
Total revenue from operations (%)	100.00	100.00	100.00
Real Estate for Sales Business (%)	87.10	82.49	80.01
Hotel Business (%)	7.59	13.15	15.67
Office Building for Rent Business (%)	2.99	1.45	1.37
Other (%)	2.32	2.91	2.94

By Geographical Area or Market

	2022	2023	2024
Total revenue from operations (Thousand baht)	9,444,915.00	9,237,003.00	8,695,270.00
Domestic (Thousand baht)	9,444,915.00	9,237,003.00	8,695,270.00
International (Thousand baht)	0.00	0.00	0.00

	2022	2023	2024
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

	2022	2023	2024
Total other income (Thousand baht)	0.00	0.00	0.00
Other income from operations (Thousand baht)	0.00	0.00	0.00
Other income not from operations (Thousand baht)	0.00	0.00	0.00

Share of profit of joint ventures and associates accounted for using equity method

	2022	2023	2024
Share of profit (Thousand baht)	1,585,987.00	1,753,258.00	1,736,990.00

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)	2022	2023	2024
R&D expenses in the past 3 years	0.00	0.00	0.00

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)

Financial Risks

Risk Management Measures: Yes

Related Risk Topics

Financial Risk

- Fluctuation in exchange rates, interest rates, or the inflation rate

Business Risks

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Behavior or needs of customers / consumers
- Government policy
- Competition risk

Production Risk

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Shortage or reliance on skilled workers
- Shortage or fluctuation in pricing of raw materials or productive resources

Risk from mortgage loan by commercial banks

Risk Management Measures: Yes

Related Risk Topics

Financial Risk

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

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.qh.co.th/th/corporate-governance/sustainable-development>
(if applicable)

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.qh.co.th/th/corporate-governance/sustainable-development>
(if applicable)

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

Results with Respect to the Environmental Aspect (3.3.2)

Energy management

• Fuel consumption

	2022	2023	2024
Gasoline (Litres)	132,013.00	113,355.00	108,530.00

• Electricity consumption

	2022	2023	2024
Total electricity consumption within the organization (Kilowatt-Hours)	6,143,758.00	6,882,456.00	6,491,948.00

Water management

• Water consumption

	2022	2023	2024
Total water withdrawal (Cubic meters)	276,161.00	309,297.00	303,346.00

Waste management

• Waste from operations

	2022	2023	2024
Non-hazardous waste (Kilograms)	13,790.07	23,961.96	31,758.09
Total waste generated (Kilograms)	13,790.07	23,961.96	31,758.09

Greenhouse gas management

• Greenhouse gas emissions

	2022	2023	2024
Scope 1 (Tons of carbon dioxide equivalents)	231.00	518.00	193.00
Scope 2 (Tons of carbon dioxide equivalents)	460.00	480.00	613.00
Scope 3 (Tons of carbon dioxide equivalents)	378.00	253.00	577.00
Total GHG emissions (Metric tonnes of carbon dioxide equivalent)	1,069.00	1,251.00	1,383.00

• Verification of greenhouse gas emissions over the past year

Third-party verification : Yes

Name of verifying organization : Bureau vertification (Thailand) Co., Ltd.

Social Aspect (3.4)

Policy and Guideline on Social Aspect (3.4.1)

Human Rights Policy and Practice : Yes

URL of human rights policy : <https://investor.qh.co.th/storage/content/corporate-governance/20210310-qh-cg-policy-th.pdf>

Company human right guideline : Employee Rights, 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

	2022	2023	2024
Number of male employees (Persons)	503	501	492
Number of female employees (Persons)	401	410	401
Total number of employees (Persons)	904	911	893

• Employee remuneration

	2022	2023	2024
Employee remuneration (baht)	639,614,754.00	664,259,734.00	650,798,981.00

• Employee development and training

	2022	2023	2024
Average employee training hours (Hours / Person / Year)	13.42	9.17	9.06
Employee development and training expenses (baht)	1,486,436.00	2,015,935.00	1,717,560.00

• Health, safety and work environment

	2022	2023	2024
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Total number of lost time injury incidents by employees (Cases)	0	0	0
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• **Employee retention**

	2022	2023	2024
Percentage of employees who voluntarily resigned (%)	9.85	8.12	5.60

• **Significant labor dispute**

	2022	2023	2024
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.qh.co.th/th/corporate-governance/corporate-governance>

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

Policy and guideline related to the board of directors

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

Code of Conduct (6.2)

Establishing a Code of Conduct

Establishing a Code of Conduct

Code of Conduct : Yes

Policy and Guideline related to the Code of Conduct

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

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

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

Board of Directors (7.2)

Composition of the board of directors (7.2.1)

	Number of persons	Percentage (%)
Total number of directors	11	100.00
Number of male directors	7	63.64
Number of female directors	4	36.36
Number of executive directors	3	27.27
Number of non-executive directors	8	72.73
Number of independent directors	4	36.36

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. BOONSOM LERDHIRUNWONG Gender: Male Age: 71 years old Highest level of education: Doctoral degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Non-executive, Independent director) Director type: Original director	21 Sep 2015	Engineering, Energy & Utilities

2.	<p>Mrs. SUWANNA BHUDDHAPRASART</p> <p>Gender: Female</p> <p>Age: 69 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Business Administration</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive)</p> <p>Director type: Original director</p>	1 Jul 2000	Accounting, Business Administration
3.	<p>Mr. ADISORN THANANAN- NARAPOOL</p> <p>Gender: Male</p> <p>Age: 70 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Business Administration</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive)</p> <p>Director type: Re-elected as director</p>	9 Apr 2003	Accounting, Property Development
4.	<p>Mr. PRAVIT CHOATEWATTANAPHUN</p> <p>Gender: Male</p> <p>Age: 67 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Business Administration</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Executive)</p> <p>Director type: Original director</p>	20 Apr 2010	Engineering, Business Administration, Property Development
5.	<p>Mr. NAPORN SUNTHORNCHITCHAROEN</p> <p>Gender: Male</p> <p>Age: 66 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Business Administration</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive)</p> <p>Director type: Original director</p>	27 Jun 2017	Engineering, Business Administration, Property Development

6.	Mr. ACHAWIN ASAVABHOKIN Gender: Male Age: 49 years old Highest level of education: Bachelor's degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Re-elected as director	26 Dec 2017	Engineering, Business Administration, Economics, Finance & Securities, Property Development
7.	Ms. APINYA JARUTRAKULCHAI Gender: Female Age: 62 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	10 Aug 2018	Banking, Business Administration, Property Development
8.	Mr. CHALERM KIETTITANABUMROONG Gender: Male Age: 72 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	26 Feb 2019	Engineering, Business Administration, Property Development
9.	Mrs. TIPAWAN CHAYUTIMANTA Gender: Female Age: 67 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	21 Apr 2023	Business Administration, Accounting, Audit

10.	Ms. VILASNA POONPATIBUL Gender: Female Age: 51 years old Highest level of education: Master's degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	1 May 2023	Engineering, Strategic Management
11.	Mr. NARONGDECH SRUKHOSIT Gender: Male Age: 46 years old Highest level of education: Doctoral degree Major: Law Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	27 Jun 2023	Law, Audit

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. Mrs. TIPAWAN CHAYUTIMANTA [1] Gender: Female Age: 67 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the audit committee (Non-executive, Independent director) Director type: Newly appointed director to replace ex-director	1 May 2023	Business Administration, Accounting, Audit
2. Ms. VILASNA POONPATPIBUL Gender: Female Age: 51 years old Highest level of education: Master's degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Newly appointed director to replace ex-director	1 May 2023	Engineering, Strategic Management
3. Mr. NARONGDECH SRUKHOSIT Gender: Male Age: 46 years old Highest level of education: Doctoral degree Major: Law Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Newly appointed director to replace ex-director	27 Jun 2023	Law, Audit

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

Other sub-committees

Sub-committees information

Name of sub-committees	List of directors	Position
The Nomination and Remuneration Committee	Mrs. TIPAWAN CHAYUTIMANTA	Member
	Mr. ADISORN THANANAN-NARAPOOL	Chairman
	Mr. NAPORN SUNTHORNCHITCHAROEN	Member
The Risk management Committee	Mr. CHALERM KIETTITANABUMROONG	Chairman
	Mrs. SUWANNA BHUDDHAPRASART	Member
	Ms. APINYA JARUTRAKULCHAI	Member
	Mr. PRAVIT CHOATEWATTANAPHUN	Member
The Sustainable Development and Corporate Governance Committee	Mrs. SUWANNA BHUDDHAPRASART	Chairman
	Mr. PRAVIT CHOATEWATTANAPHUN	Vice chairman
	Ms. APINYA JARUTRAKULCHAI	Member
	Mr. Sommart Promkunakorn	Member
	Mr. Adisak Srisook	Member

Roles of Sub-committees

Sub-committees responsible for risk management	: The Risk management Committee
Sub-committees responsible for nomination	: The Nomination and Remuneration Committee
Sub-committees responsible for remuneration	: The Nomination and Remuneration Committee
Sub-committees responsible for corporate governance	: The Sustainable Development and Corporate Governance Committee
Sub-committees responsible for corporate sustainability development	: The Sustainable Development and 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. CHALERM KIETTITANABUMROONG Gender: Male Age: 72 years old Highest level of education: Master's degree Major: Business Administration	CHIEF EXECUTIVE OFFICER	26 Feb 2019	Engineering, Business Administration, Property Development
2. Mr. PRAVIT CHOATEWATTANAPHUN Gender: Male Age: 67 years old Highest level of education: Master's degree Major: Business Administration	Managing Director	1 Jul 2018	Engineering, Business Administration, Property Development
3. Ms. APINYA JARUTRAKULCHAI [1] Gender: Female Age: 62 years old Highest level of education: Master's degree Major: Business Administration	Senior Executive Vice President	1 May 2016	Banking, Business Administration, Property Development
4. Mr. Sommart Promkunakorn Gender: Male Age: 57 years old Highest level of education: Master's degree Major: Business Administration	Executive Vice President	1 Jan 2015	Business Administration, Property Development, Engineering
5. Mr. Adisak Srisook Gender: Male Age: 59 years old Highest level of education: Bachelor's degree Major: Engineering	Executive Vice President	1 May 2016	Engineering

[1] Highest responsibility in accounting and finance

[2] Directly responsible for financial account supervision

Remuneration policy for executives (7.4.2 – 7.4.3)

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) : 492

Number of female employees (persons) : 401

Total number of employees (persons) : 893

Employee Remuneration

Total employee remuneration : 650,798,981.00

Provident fund

Total number of employees (persons) : 893

Number of employees contributing to the PVD (persons) : 864

Percentage of employees who are members (%) : 96.75

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. Mr. ADISORN THANANAN-NARAPOOL Gender: Male Age: 70 years old Highest level of education: Master'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: 9 Apr 2003	Accounting, Property Development
2. Mr. ACHAWIN ASAVABHOKIN Gender: Male Age: 49 years old Highest level of education: Bachelor's degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Re-elected as director	Date position was assumed: 26 Dec 2017	Engineering, Business Administration, Economics, Finance & Securities, Property Development
3. Ms. APINYA JARUTRAKULCHAI Gender: Female Age: 62 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: 10 Aug 2018	Banking, Business Administration, Property Development

Development of directors over the past year

List of directors	Position	Participated in director development program
Mr. BOONSOM LERDHIRUNWONG	Chairman of the board	Participating
Mrs. SUWANNA BHUDDHAPRASART	Director	Participating
Mr. ADISORN THANANAN-NARAPOOL	Director	Non-participating
Mr. PRAVIT CHOATEWATTANAPHUN	Director	Participating
Mr. NAPORN SUNTHORNCHITCHAROEN	Director	Non-participating
Mr. ACHAWIN ASAVABHOKIN	Director	Participating
Ms. APINYA JARUTRAKULCHAI	Director	Participating
Mr. CHALERM KIETTITANABUMROONG	Director	Non-participating
Mrs. TIPAWAN CHAYUTIMANTA	Director	Participating
Ms. VILASNA POONPATPIBUL	Director	Participating
Mr. NARONGDECH SRUKHOSIT	Director	Participating

Meeting attendance and remuneration to each Board member (8.1.2)

Meeting attendance of the board of directors

Number of board meetings (times) : 8

Date of AGM meeting : 19 Apr 2024

EGM meeting : No

List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1. Mr. BOONSOM LERDHIRUNWONG (Chairman of the board)	-	8/8	Participating	Did not hold the meeting

2.	Mrs. SUWANNA BHUDDHAPRASART (Director)	-	8/8	Participating	Did not hold the meeting
3.	Mr. ADISORN THANANAN-NARAPOOL (Director)	-	8/8	Participating	Did not hold the meeting
4.	Mr. PRAVIT CHOATEWATTANAPHUN (Director)	-	8/8	Participating	Did not hold the meeting
5.	Mr. NAPORN SUNTHORNCHITCHAROEN (Director)	-	8/8	Participating	Did not hold the meeting
6.	Mr. ACHAWIN ASAVABHOKIN (Director)	-	8/8	Participating	Did not hold the meeting
7.	Ms. APINYA JARUTRAKULCHAI (Director)	-	8/8	Participating	Did not hold the meeting
8.	Mr. CHALERM KIETTITANABUMROONG (Director)	-	8/8	Participating	Did not hold the meeting
9.	Mrs. TIPAWAN CHAYUTIMANTA (Director)	-	8/8	Participating	Did not hold the meeting
10.	Ms. VILASNA POONPATPIBUL (Director)	-	8/8	Participating	Did not hold the meeting
11.	Mr. NARONGDECH SRUKHOSIT (Director)	-	8/8	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. BOONSOM LERDHIRUNWONG (Chairman of the board)	-	304,000.00	600,000.00	N/A
2.	Mrs. SUWANNA BHUDDHAPRASART (Director)	-	240,000.00	480,000.00	N/A
3.	Mr. ADISORN THANANAN-NARAPOOL (Director)	-	240,000.00	480,000.00	N/A
4.	Mr. PRAVIT CHOATEWATTANAPHUN (Director)	-	N/A	480,000.00	N/A
5.	Mr. NAPORN SUNTHORNCHITCHAROEN (Director)	-	240,000.00	480,000.00	N/A
6.	Mr. ACHAWIN ASAVABHOKIN (Director)	-	240,000.00	480,000.00	N/A

7.	Ms. APINYA JARUTRAKULCHAI (Director)	-	0.00	480,000.00	N/A
8.	Mr. CHALERM KIETTITANABUMROONG (Director)	-	0.00	480,000.00	N/A
9.	Mrs. TIPAWAN CHAYUTIMANTA (Director)	-	240,000.00	480,000.00	N/A
10.	Ms. VILASNA POONPATPIBUL (Director)	-	240,000.00	480,000.00	N/A
11.	Mr. NARONGDECH SRUKHOSIT (Director)	-	240,000.00	480,000.00	N/A

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) : 6

	List of directors	Termination date	Number of the audit committee meeting
1.	Mrs. TIPAWAN CHAYUTIMANTA (Chairman of the audit committee)	-	6/6
2.	Ms. VILASNA POONPATPIBUL (Audit committee)	-	6/6
3.	Mr. NARONGDECH SRUKHOSIT (Audit committee)	-	6/6