



# **Annual Registration Statement / Annual Report**

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

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

**PROPERTY PERFECT 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 : PROPERTY PERFECT PUBLIC COMPANY LIMITED

Symbol : PF

Address : VORASOMBAT BLDG, FLOOR 17, 100/1 RAMA IX RD, HUAI KHWANG

Province : Bangkok

Postcode : 10310

Business : The Company and subsidiaries are mainly involved with the property development for sale. The projects involve the development of single detached houses, townhouses, and low-rise condominiums. The projects of the company and subsidiaries are located in Bangkok and peripheral areas as well as potential provinces.

Registration Number : 0107536001231

Telephone : 0-2245-6640-7

Fax (if applicable) : 0-2247-3328

Website : [www.pf.co.th](http://www.pf.co.th)

Email : [Theerathats@pf.co.th](mailto:Theerathats@pf.co.th)

#### Total Shares Sold (shares)

Common Stock : 10,011,080,604

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)	11,600,666.00	11,567,902.00	11,404,659.00
THE PROPERTY DEVELOPMENT BUSINESS. (Thousand baht)	9,609,581.00	10,362,306.00	10,824,380.00
Other (Thousand baht)	1,991,085.00	1,205,596.00	580,279.00

  

	2021	2022	2023
Total revenue from operations (%)	100.00	100.00	100.00
THE PROPERTY DEVELOPMENT BUSINESS. (%)	82.84	89.58	94.91
Other (%)	17.16	10.42	5.09

#### By Geographical Area or Market

	2021	2022	2023
Total revenue from operations (Thousand baht)	11,600,666.00	11,567,902.00	11,404,659.00
Domestic (Thousand baht)	11,600,666.00	11,567,902.00	11,404,659.00
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)	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**

	2021	2022	2023
Share of profit (Thousand baht)	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)	2021	2022	2023
R&D expenses in the past 3 years	0.00	0.00	0.00

# Sustainable Development

# Sustainable Development

## Sustainability Management Policy and Targets (3.1)

### Sustainability Management Policy and Targets

Corporate Sustainability Policy : Yes

## Environmental Aspect (3.3)

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

Environmental Policy and Practice : Yes

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

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

#### Energy management

• 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
<b>Total waste generated (Kilograms)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

## 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	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 GHG emissions (Metric tonnes of carbon dioxide equivalent)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

### • 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)	379	374	371
Number of female employees (Persons)	550	582	586
<b>Total number of employees (Persons)</b>	<b>929</b>	<b>956</b>	<b>957</b>

##### • Employee remuneration

	2021	2022	2023
Employee remuneration (baht)	0.00	0.00	0.00

##### • 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

#### 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, 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	14	100.00
Number of male directors	13	92.86
Number of female directors	1	7.14
Number of executive directors	7	50.00
Number of non-executive directors	7	50.00
Number of independent directors	4	28.57

#### 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. SANITH ADHYANASAKUL Gender: Male Age: 69 years old Highest level of education: Bachelor's degree Major: Law Thai nationality: Yes Residing in Thailand: Yes	Vice Chairman (Executive)  Director type: Original director	11 May 2017	Law

2.	Mr. VIDHYA NATIVIVAT Gender: Male Age: 69 years old Highest level of education: Master's degree Major: Law Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive)  Director type: Original director	24 May 2004	Law
3.	Ms. SIRIRAT WONGWATTANA Gender: Female Age: 62 years old Highest level of education: Master's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Director (Executive)  Director type: Original director	30 Apr 2008	Economics, Finance
4.	Mr. BANLUE CHANTADISAI Gender: Male Age: 73 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	23 Apr 2015	Accounting, Finance, Audit, Internal Control
5.	Mr. EKAMOL KIRIWAT Gender: Male Age: 78 years old Highest level of education: Master's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director)  Director type: Original director	23 Apr 2015	Finance

6.	Mr. MANIT SUTHAPORN Gender: Male Age: 69 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	23 Apr 2015	Law
7.	Mr. WONGSAKORN PRASITVIPAT Gender: Male Age: 63 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	1 Aug 2015	Property Development, Architecture
8.	Mr. WICHARN SIRIWETWARAWUT Gender: Male 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: Original director	1 Aug 2015	Property Development, Engineering
9.	Mr. PORNSWAT KATECHULASRIROJ Gender: Male Age: 57 years old Highest level of education: Bachelor's degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Director (Executive)  Director type: Original director	28 Apr 2016	Engineering

10.	Mr. THONGCHAI JIRA-ALONGKORN	Director (Non-executive)	27 Apr 2017	Finance
	Gender: Male			
	Age: 64 years old			
	Highest level of education:	Director type: Original		
	Bachelor's degree	director		
	Major: Business Administration			
	Thai nationality: Yes			
	Residing in Thailand: Yes			
11.	Mr. THANONG BIDAYA	Chairman of the board (Non-executive)	8 Nov 2018	Economics, Finance
	Gender: Male			
	Age: 76 years old			
	Highest level of education:	Director type: Original		
	Doctoral degree	director		
	Major: Business Administration			
	Thai nationality: Yes			
	Residing in Thailand: Yes			
12.	Mr. WASON SRIRATTANAPONG	Director (Executive)	25 Apr 2019	Property Development, Engineering
	Gender: Male			
	Age: 55 years old			
	Highest level of education:	Director type: Original		
	Bachelor's degree	director		
	Major: Engineering			
	Thai nationality: Yes			
	Residing in Thailand: Yes			
13.	Mr. WATTANA SUTHIPINIJTHAM	Director (Non-executive, Independent director)	25 Apr 2022	Accounting, Finance
	Gender: Male			
	Age: 77 years old			
	Highest level of education:	Director type: Original		
	Master's degree	director		
	Major: Business Administration			
	Thai nationality: Yes			
	Residing in Thailand: Yes			

14.	Mr. ROONGROJ SINGHATTANATGIGE	Director (Executive)	25 Apr 2022	Engineering
	Gender: Male			
	Age: 49 years old	Director type: Original		
	Highest level of education:	director		
	Master's degree			
	Major: Engineering			
	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. Mr. BANLUE CHANTADISAI [1] Gender: Male Age: 73 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: Original director	7 May 2015	Accounting, Finance, Audit, Internal Control
2. Mr. MANIT SUTHAPORN Gender: Male Age: 69 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	7 May 2015	Law
3. Mr. WATTANA SUTHIPINIJTHAM [1] Gender: Male Age: 77 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	25 Apr 2022	Accounting, Finance

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

#### Other sub-committees

## **Roles of Sub-committees**

Sub-committees responsible for risk management	: None
Sub-committees responsible for nomination	: None
Sub-committees responsible for remuneration	: None
Sub-committees responsible for corporate governance	: None
Sub-committees responsible for corporate sustainability development	: None

## 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. SANITH ADHYANASAKUL Gender: Male Age: 69 years old Highest level of education: Bachelor's degree Major: Law	CHIEF EXECUTIVE OFFICER	23 Dec 1993	Law
2. Mr. WONGSAKORN PRASITVIPAT Gender: Male Age: 63 years old Highest level of education: Master's degree Major: Business Administration	MANAGING DIRECTOR	11 May 2017	Property Development, Architecture
3. Ms. Sirirat Wongwattana [1] Gender: Female Age: 62 years old Highest level of education: Master's degree Major: Finance	CHIEF FINANCIAL OFFICER	30 Apr 2008	Finance, Economics
4. Mr. Wicharn Siriwetwarawut Gender: Male Age: 62 years old Highest level of education: Master's degree Major: Business Administration	Chief Operating Officer 1	1 Aug 2015	Engineering, Property Development

[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 : No

## 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) : 371

Number of female employees (persons) : 586

**Total number of employees (persons) : 957**

#### Employee Remuneration

Total employee remuneration : 0.00

#### Provident fund

Total number of employees (persons) : 957

Number of employees contributing to the PVD (persons) : 653

Percentage of employees who are members (%) : 68.23

# Performance Report on Corporate Governance

## Performance Report on Corporate Governance

### Summary of Director Performance (8.1)

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

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

Number of board meetings (times) : 4

Date of AGM meeting : 27 Apr 2023

EGM meeting : No

	List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1.	Mr. SANITH ADHYANASAKUL (Vice Chairman)	-	4/4	Participating	Did not hold the meeting
2.	Mr. VIDHYA NATIVIVAT (Director)	-	4/4	Participating	Did not hold the meeting
3.	Ms. SIRIRAT WONGWATTANA (Director)	-	4/4	Participating	Did not hold the meeting
4.	Mr. BANLUE CHANTADISAI (Director)	-	4/4	Participating	Did not hold the meeting
5.	Mr. EKAMOL KIRIWAT (Director)	-	4/4	Participating	Did not hold the meeting
6.	Mr. MANIT SUTHAPORN (Director)	-	4/4	Participating	Did not hold the meeting
7.	Mr. WONGSAKORN PRASITVIPAT (Director)	-	4/4	Participating	Did not hold the meeting
8.	Mr. WICHARN SIRIWETWARAWUT (Director)	-	4/4	Participating	Did not hold the meeting
9.	Mr. PORNSWAT KATECHULASRIROJ (Director)	-	4/4	Participating	Did not hold the meeting

10.	Mr. THONGCHAI JIRA-ALONGKORN (Director)	-	4/4	Participating	Did not hold the meeting
11.	Mr. THANONG BIDAYA (Chairman of the board)	-	4/4	Participating	Did not hold the meeting
12.	Mr. WASON SRIRATTANAPONG (Director)	-	4/4	Participating	Did not hold the meeting
13.	Mr. WATTANA SUTHIPINIJTHAM (Director)	-	3/4	Participating	Did not hold the meeting
14.	Mr. ROONGROJ SINGHATTANATGIGE (Director)	-	4/4	Non-participating	Did not hold the meeting

## 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. BANLUE CHANTADISAI (Chairman of the audit committee)	-	5/5
2.	Mr. MANIT SUTHAPORN (Audit committee)	-	5/5
3.	Mr. WATTANA SUTHIPINIJTHAM (Audit committee)	-	5/5