



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

PROPERTY PERFECT PUBLIC COMPANY LIMITED

Fiscal Year End 31 December 2025



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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

Email : ir@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

	2023	2024	2025
Total revenue from operations (Thousand baht)	11,404,659.00	9,417,115.00	5,348,514.00
THE PROPERTY DEVELOPMENT BUSINESS. (Thousand baht)	10,824,380.00	8,916,880.00	4,759,369.00
Other (Thousand baht)	580,279.00	500,235.00	589,145.00

	2023	2024	2025
Total revenue from operations (%)	100.00	100.00	100.00
THE PROPERTY DEVELOPMENT BUSINESS. (%)	94.91	94.69	88.98
Other (%)	5.09	5.31	11.02

By Geographical Area or Market

	2023	2024	2025
Total revenue from operations (Thousand baht)	11,404,659.00	9,417,115.00	5,348,514.00
Domestic (Thousand baht)	11,404,659.00	9,417,115.00	5,348,514.00
International (Thousand baht)	0.00	0.00	0.00

	2023	2024	2025
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

	2023	2024	2025
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

	2023	2024	2025
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)	2023	2024	2025
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 : No

Environmental Aspect (3.3)

Policy and Guideline on Environmental Aspect (3.3.1)

Environmental Policy and Practice : No

Results with Respect to the Environmental Aspect (3.3.2)

Energy management

• Electricity consumption

	2023	2024	2025
Total electricity consumption within the organization (Kilowatt-Hours)	0.00	0.00	0.00

Water management

• Water consumption

	2023	2024	2025
Total water withdrawal (Cubic meters)	0.00	0.00	N/A

Waste management

• Waste from operations

	2023	2024	2025
Total waste generated (Kilograms)	0.00	N/A	N/A

Greenhouse gas management

• Greenhouse gas emissions

	2023	2024	2025
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
Total GHG emissions (Metric tonnes of carbon dioxide equivalent)	0.00	0.00	N/A

• Verification of greenhouse gas emissions over the past year

Third-party verification : No

Social Aspect (3.4)

Policy and Guideline on Social Aspect (3.4.1)

Human Rights Policy and Practice : No

Results with Respect to the Social Aspect (3.4.2)

Information about employees

• Total number of employees

	2023	2024	2025
Number of male employees (Persons)	371	357	295
Number of female employees (Persons)	586	544	447
Total number of employees (Persons)	957	901	742

• Employee remuneration

	2023	2024	2025
Employee remuneration (baht)	0.00	0.00	0.00

• Employee retention

	2023	2024	2025
Percentage of employees who voluntarily resigned (%)	0.00	0.00	0.00

• Significant labor dispute

	2023	2024	2025
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 : No

Code of Conduct (6.2)

Establishing a Code of Conduct

Establishing a Code of Conduct

Code of Conduct : No

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	11	100.00
Number of female directors	0	0.00
Number of executive directors	4	36.36
Number of non-executive directors	7	63.64
Number of independent directors	5	45.45

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: 71 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: 71 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.	Mr. BANLUE CHANTADISAI Gender: Male Age: 75 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
4.	Mr. EKAMOL KIRIWAT Gender: Male Age: 80 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
5.	Mr. MANIT SUTHAPORN Gender: Male Age: 71 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

6.	Mr. WICHARN SIRIWETWARAWUT Gender: Male Age: 64 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Executive)	1 Aug 2015	Property Development, Engineering
7.	Mr. THONGCHAI JIRA-ALONGKORN Gender: Male Age: 66 years old Highest level of education: Bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive)	27 Apr 2017	Finance
8.	Mr. THANONG BIDAYA Gender: Male Age: 78 years old Highest level of education: Doctoral degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Non-executive, Independent director)	8 Nov 2018	Economics, Finance
9.	Mr. WASON SRIRATTANAPONG Gender: Male Age: 57 years old Highest level of education: Bachelor's degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Director (Executive)	25 Apr 2019	Property Development, Engineering

10.	Mr. WATTANA SUTHIPINIJTHAM	Director (Non-executive, Independent director)	25 Apr 2022	Accounting, Finance
	Gender: Male			
	Age: 79 years old			
	Highest level of education:			
	Master's degree	Director type: Original		
	Major: Business Administration	director		
	Thai nationality: Yes			
	Residing in Thailand: Yes			
11.	Mr. ROONGROJ SINGHATTANATGIGE	Director (Executive)	25 Apr 2022	Engineering
	Gender: Male			
	Age: 51 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	: 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	: 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: 75 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: 71 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: 79 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

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: 71 years old Highest level of education: Bachelor's degree Major: Law	CHIEF EXECUTIVE OFFICER	23 Dec 1993	Law
2. Mr. Wicharn Siriwetwarawut Gender: Male Age: 64 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

Employees (7.5)

Information about company employees

Employees

Number of male employees (persons) : 295

Number of female employees (persons) : 447

Total number of employees (persons) : 742

Employee Remuneration

Total employee remuneration : 0.00

Provident fund

Total number of employees (persons)	: 742
Number of employees contributing to the PVD (persons)	: 0
Percentage of employees who are members (%)	: 0.00

Performance Report on Corporate Governance

Performance Report on Corporate Governance

Summary of Director Performance (8.1)

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

Development of directors over the past year

List of directors	Position	Participated in director development program
Mr. SANITH ADHYANASAKUL	Vice Chairman	Participating
Mr. VIDHYA NATIVIVAT	Director	Non-participating
Mr. BANLUE CHANTADISAI	Director	Non-participating
Mr. EKAMOL KIRIWAT	Director	Non-participating
Mr. MANIT SUTHAPORN	Director	Non-participating
Mr. WICHARN SIRIWETWARAWUT	Director	Non-participating
Mr. THONGCHAI JIRA-ALONGKORN	Director	Non-participating
Mr. THANONG BIDAYA	Chairman of the board	Non-participating
Mr. WASON SRIRATTANAPONG	Director	Non-participating
Mr. WATTANA SUTHIPINIJTHAM	Director	Non-participating
Mr. ROONGROJ SINGHATTANATGIGE	Director	Non-participating

Meeting attendance and remuneration to each Board member (8.1.2)

Meeting attendance of the board of directors

Number of board meetings (times) : 5

Date of AGM meeting : 25 Apr 2025

EGM meeting : No

	List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1.	Mr. SANITH ADHYANASAKUL (Vice Chairman)	-	5/5	Participating	Did not hold the meeting
2.	Mr. VIDHYA NATIVIVAT (Director)	-	5/5	Participating	Did not hold the meeting
3.	Mr. BANLUE CHANTADISAI (Director)	-	5/5	Participating	Did not hold the meeting
4.	Mr. EKAMOL KIRIWAT (Director)	-	5/5	Participating	Did not hold the meeting
5.	Mr. MANIT SUTHAPORN (Director)	-	5/5	Participating	Did not hold the meeting
6.	Mr. WICHARN SIRIWETWARAWUT (Director)	-	5/5	Participating	Did not hold the meeting
7.	Mr. THONGCHAI JIRA-ALONGKORN (Director)	-	5/5	Participating	Did not hold the meeting
8.	Mr. THANONG BIDAYA (Chairman of the board)	-	5/5	Participating	Did not hold the meeting
9.	Mr. WASON SRIRATTANAPONG (Director)	-	5/5	Participating	Did not hold the meeting
10.	Mr. WATTANA SUTHIPINIJTHAM (Director)	-	5/5	Participating	Did not hold the meeting
11.	Mr. ROONGROJ SINGHATTANATGIGE (Director)	-	5/5	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. SANITH ADHYANASAKUL (Vice Chairman)	-	350,000.00	0.00	No
2.	Mr. VIDHYA NATIVIVAT (Director)	-	250,000.00	0.00	No

3.	Mr. BANLUE CHANTADISAI (Director)	-	250,000.00	0.00	No
4.	Mr. EKAMOL KIRIWAT (Director)	-	250,000.00	0.00	No
5.	Mr. MANIT SUTHAPORN (Director)	-	250,000.00	0.00	No
6.	Mr. WICHARN SIRIWETWARAWUT (Director)	-	250,000.00	0.00	No
7.	Mr. THONGCHAI JIRA-ALONGKORN (Director)	-	250,000.00	0.00	No
8.	Mr. THANONG BIDAYA (Chairman of the board)	-	500,000.00	0.00	No
9.	Mr. WASON SRIRATTANAPONG (Director)	-	250,000.00	0.00	No
10.	Mr. WATTANA SUTHIPINIJTHAM (Director)	-	250,000.00	0.00	No
11.	Mr. ROONGROJ SINGHATTANATGIGE (Director)	-	250,000.00	0.00	No

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

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

Meeting attendance of audit committee

Number of Audit committee meetings (times) : 6

	List of directors	Termination date	Number of the audit committee meeting
1.	Mr. BANLUE CHANTADISAI (Chairman of the audit committee)	-	6/6
2.	Mr. MANIT SUTHAPORN (Audit committee)	-	6/6
3.	Mr. WATTANA SUTHIPINIJTHAM (Audit committee)	-	6/6