



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

AREEYA PROPERTY 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 : AREEYA PROPERTY PUBLIC COMPANY LIMITED

Symbol : A

Address : 999 Praditmanutham road, Saphansong, Wangthonglang

Province : Bangkok

Postcode : 10310

Business : The Company engages in the development of property business. It offers three types of products: 1) single-detached houses; sells land and then constructs house on the said land or sells land with completely built house, 2) townhouse and 3) condominium projects. The company has initiated to develop the community mall named Pickadaily Bangkok.

Registration Number : 0107546000431

Telephone : 0-2798-9999, 1797

Fax (if applicable) : 0-2798-9990

Website : <http://www.areeya.co.th>

Email : terakarn@areeya.co.th

Total Shares Sold (shares)

Common Stock : 980,000,000

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)	3,500,001.79	2,699,109.42	1,409,395.99
Revenues from sale of real estate (Thousand baht)	2,946,773.17	2,124,366.42	1,276,135.56
Revenues from construction service (Thousand baht)	294,610.75	514,744.28	76,130.17
Unrealised gain on fair value of investment properties (Thousand baht)	172,339.63	0.00	8,606.91
Other income (Thousand baht)	86,278.24	59,998.72	48,523.35

	2022	2023	2024
Total revenue from operations (%)	100.00	100.00	100.00
Revenues from sale of real estate (%)	84.19	78.71	90.54
Revenues from construction service (%)	8.42	19.07	5.40
Unrealised gain on fair value of investment properties (%)	4.92	0.00	0.61
Other income (%)	2.47	2.22	3.44

By Geographical Area or Market

	2022	2023	2024
Total revenue from operations (Thousand baht)	3,500,001.79	2,699,109.42	1,409,395.99
Domestic (Thousand baht)	3,500,001.79	2,699,109.42	1,409,395.99
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)	86,278.24	59,998.72	48,523.35
Other income from operations (Thousand baht)	86,278.24	59,998.72	48,523.35
Other income not from operations (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)	2022	2023	2024
R&D expenses in the past 3 years	N/A	N/A	N/A

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 : No

Company environmental guideline : Electricity Management, Waste Management

Results with Respect to the Environmental Aspect (3.3.2)

Energy management

- Electricity consumption

	2022	2023	2024
Total electricity consumption within the organization (Kilowatt-Hours)	0.00	0.00	0.00

Water management

- Water consumption

	2022	2023	2024
Total water withdrawal (Cubic meters)	0.00	0.00	0.00

Waste management

- Waste from operations

	2022	2023	2024
Total waste generated (Kilograms)	0.00	0.00	N/A

Greenhouse gas management

• Greenhouse gas emissions

	2022	2023	2024
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	0.00

• Verification of greenhouse gas emissions over the past year

Third-party verification : No

Social Aspect (3.4)

Policy and Guideline on Social Aspect (3.4.1)

Human Rights Policy and Practice : Yes

Company human right guideline : Employee Rights, Migrant Workers, Consumer Rights,
Community and Environment Rights

Results with Respect to the Social Aspect (3.4.2)

Information about employees

• Total number of employees

	2022	2023	2024
Total number of employees (Persons)	403	398	371

• Employee remuneration

	2022	2023	2024
Employee remuneration (baht)	0.00	0.00	238,080,000.00

• Employee retention

	2022	2023	2024
Percentage of employees who voluntarily resigned (%)	0.00	0.00	N/A

• 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

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, Independence of the Board of Directors,
Director Development

Code of Conduct (6.2)

Establishing a Code of Conduct

Establishing a Code of Conduct

Code of Conduct : No

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	8	100.00
Number of male directors	6	75.00
Number of female directors	2	25.00
Number of executive directors	5	62.50
Number of non-executive directors	3	37.50
Number of independent directors	3	37.50

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. WISIT LAOHAPOONRUNGSEE Gender: Male Age: 58 years old Highest level of education: Master's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Executive) Director type: Original director	22 Dec 2003	Marketing, Accounting, Finance

2.	<p>Mrs. NIPHAPAT ROMERATTANAPHUN</p> <p>Gender: Female</p> <p>Age: 67 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Political Science</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Executive)</p> <p>Director type: Re-elected as director</p>	22 Dec 2003	Marketing, Personal Products & Pharmaceuticals, Food & Beverage
3.	<p>Mr. THUN THIANSUWAN</p> <p>Gender: Male</p> <p>Age: 93 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: Law</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Executive)</p> <p>Director type: Re-elected as director</p>	22 Dec 2003	Law
4.	<p>Mr. WANCHAI TANTIKUL</p> <p>Gender: Male</p> <p>Age: 75 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: Law</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive, Independent director)</p> <p>Director type: Original director</p>	22 Dec 2003	Law, Internal Control
5.	<p>Mr. SOMPOL THIENSUVAN</p> <p>Gender: Male</p> <p>Age: 69 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Law</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive, Independent director)</p> <p>Director type: Re-elected as director</p>	26 Mar 2012	Law

6.	Mr. VIWAT LAUHAPOONRUNGSI Gender: Male Age: 64 years old Highest level of education: Bachelor's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	27 Feb 2013	Economics, Property Development, Marketing
7.	Mr. ARCHAWAN EIAMPAIBOONPHAN Gender: Male Age: 52 years old Highest level of education: Bachelor's degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	27 Apr 2018	Construction Services, Construction Materials, Property Development, Engineering
8.	Mrs. BONGKOT RUNGKORNPAISARN Gender: Female Age: 61 years old Highest level of education: Master's degree Major: Accounting Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Newly appointed director to replace ex-director	17 Dec 2024	Commerce, Accounting

List of directors who resigned/vacated their position during the year

General information	Position	Tenure	Replacement Director
1. Mr. PREECHA BOONYAKIDA Gender: Male Age: 63 years old Highest level of education: Master's degree Major: Accounting Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director)	Date position was assumed: 22 Dec 2003 Date directorship ended: 27 Sep 2024	No replacement director

2.	Mrs. SUNEE SORNCHAITANASUK	Director	Date position was	No replacement director
	Gender: Female	(Non-executive)	assumed:	
	Age: 62 years old		25 Apr 2022	
	Highest level of education:		Date directorship	
	Doctoral degree		ended:	
	Major: Accounting		31 Dec 2024	
	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 : Yes

The Chairman and the manager are members of the same family : Yes

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

Sub-committees (7.3)

Information about sub-committees (7.3.2)

Audit Committee

List of audit committee members

General information	Position	Date position was assumed	Experience and expertise
1. Mr. WANCHAI TANTIKUL Gender: Male Age: 75 years old Highest level of education: Bachelor's degree Major: Law Thai nationality: Yes Residing in Thailand: Yes	Chairman of the audit committee (Non-executive, Independent director) Director type: Original director	10 Aug 2011	Law, Internal Control
2. Mr. SOMPOL THIENSUVAN 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: Re-elected as director	26 Mar 2012	Law
3. Mrs. BONGKOT RUNGKORNPAISARN [1] Gender: Female Age: 61 years old Highest level of education: Master's degree Major: Accounting Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Newly appointed director to replace ex-director	17 Dec 2024	Commerce, Accounting

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

List of audit committee who resigned/vacated their position during the year

General information	Position	Tenure	Replacement Director
1. Mr. PREECHA BOONYAKIDA [1] Gender: Male Age: 63 years old Highest level of education: Master's degree Major: Accounting Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director)	Date position was assumed: 22 Dec 2003 Date directorship ended: 27 Sep 2024	No replacement director

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

Executive Committee

List of executive committee members

General information	Position	Date position was assumed
1. Mr. WISIT LAOHAPOONRUNGSEE Gender: Male Age: 58 years old Highest level of education: Master's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Chairman of the executive committee	22 Dec 2003
2. Mr. VIWAT LAUHAPOONRUNGSI Gender: Male Age: 64 years old Highest level of education: Bachelor's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	22 Dec 2003

3.	<p>Mrs. NIPHAPAT ROMERATTANAPHUN</p> <p>Gender: Female</p> <p>Age: 67 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Political Science</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Member of the executive committee</p>	22 Dec 2003
4.	<p>Mr. THUN THIANSUWAN</p> <p>Gender: Male</p> <p>Age: 93 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: Law</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Member of the executive committee</p>	22 Dec 2003
5.	<p>Mr. ARCHAWAN EIAMPAIBOONPHAN</p> <p>Gender: Male</p> <p>Age: 52 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: Engineering</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Member of the executive committee</p>	27 Apr 2018

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
<p>1. Mr. WISIT LAOHAPOONRUNGSEE [1]</p> <p>Gender: Male</p> <p>Age: 58 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Finance</p>	<p>CHIEF EXECUTIVE OFFICER</p>	22 Dec 2003	Marketing, Accounting, Finance

2.	Mr. THUN THIANSUWAN Gender: Male Age: 93 years old Highest level of education: Bachelor's degree Major: Law	Director	22 Dec 2003	Law
3.	Mrs. NIPHAPAT ROMERATTANAPHUN Gender: Female Age: 67 years old Highest level of education: Master's degree Major: Political Science	Director	22 Dec 2003	Marketing, Personal Products & Pharmaceuticals, Food & Beverage
4.	Mr. VIWAT LAUHAPOONRUNGSI Gender: Male Age: 64 years old Highest level of education: Bachelor's degree Major: Economics	Senior executive office	22 Dec 2003	Economics, Property Development, Marketing
5.	Mr. ARCHAWAN EIAMPAIBOONPHAN Gender: Male Age: 52 years old Highest level of education: Bachelor's degree Major: Engineering	Vice Managing director	27 Apr 2018	Construction Services, Construction Materials, Property Development, Engineering

[1] Highest responsibility in accounting and finance

[2] Directly responsible for financial account supervision

Employees (7.5)

Information about company employees

Employees

Total number of employees (persons) : 371

Employee Remuneration

Total employee remuneration : 238,080,000.00

Provident fund

Total number of employees (persons)	: 371
Number of employees contributing to the PVD (persons)	: 245
Percentage of employees who are members (%)	: 66.04

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. Mrs. NIPHAPAT ROMERATTANAPHUN Gender: Female Age: 67 years old Highest level of education: Master's degree Major: Political Science Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Re-elected as director	Date position was assumed: 22 Dec 2003	Marketing, Personal Products & Pharmaceuticals, Food & Beverage
2. Mr. THUN THIANSUWAN Gender: Male Age: 93 years old Highest level of education: Bachelor's degree Major: Law Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Re-elected as director	Date position was assumed: 22 Dec 2003	Law
3. Mr. SOMPOL THIENSUVAN 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: Re-elected as director	Date position was assumed: 26 Mar 2012	Law

• List of newly appointed director to replace the ex-director

General information	Position	Date position was assumed	Experience and expertise
1. Mrs. BONGKOT RUNGKORNPAISARN Gender: Female Age: 61 years old Highest level of education: Master's degree Major: Accounting Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Newly appointed director to replace ex-director	Date position was assumed: 17 Dec 2024	Commerce, Accounting

Development of directors over the past year

List of directors	Position	Participated in director development program
Mr. WISIT LAOHAPOONRUNGSEE	Chairman of the board	Non-participating
Mrs. NIPHAPAT ROMERATTANAPHUN	Director	Non-participating
Mr. THUN THIANSUWAN	Director	Non-participating
Mr. WANCHAI TANTIKUL	Director	Non-participating
Mr. SOMPOL THIENSUVAN	Director	Non-participating
Mr. VIWAT LAUHAPOONRUNGSI	Director	Non-participating
Mr. ARCHAWAN EIAMPAIBOONPHAN	Director	Non-participating
Mrs. BONGKOT RUNGKORNPAISARN	Director	Non-participating
Mr. PREECHA BOONYAKIDA	Director	Non-participating
Mrs. SUNEI SORNCHAITANASUK	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) : 8

Date of AGM meeting : 18 Apr 2024

EGM meeting : No

	List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1.	Mr. WISIT LAOHAPOONRUNGSEE (Chairman of the board)	-	8/8	Participating	Did not hold the meeting
2.	Mrs. NIPHAPAT ROMERATTANAPHUN (Director)	-	8/8	Participating	Did not hold the meeting
3.	Mr. THUN THIANSUWAN (Director)	-	8/8	Participating	Did not hold the meeting
4.	Mr. WANCHAI TANTIKUL (Director)	-	8/8	Participating	Did not hold the meeting
5.	Mr. SOMPOL THIENSUVAN (Director)	-	8/8	Participating	Did not hold the meeting
6.	Mr. VIWAT LAUHAPOONRUNGSI (Director)	-	8/8	Participating	Did not hold the meeting
7.	Mr. ARCHAWAN EIAMPAIBOONPHAN (Director)	-	8/8	Participating	Did not hold the meeting
8.	Mrs. BONGKOT RUNGKORNPAISARN (Director)	-	0/0	Non-participating	Did not hold the meeting
9.	Mr. PREECHA BOONYAKIDA (Director)	27 Sep 2024	7/7	Participating	Did not hold the meeting
10.	Mrs. SUNEI SORNCHAITANASUK (Director)	31 Dec 2024	7/8	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. WISIT LAOHAPOONRUNGSEE (Chairman of the board)	-	N/A	N/A	N/A

2.	Mrs. NIPHAPAT ROMERATTANAPHUN (Director)	-	N/A	N/A	N/A
3.	Mr. THUN THIANSUWAN (Director)	-	N/A	N/A	N/A
4.	Mr. WANCHAI TANTIKUL (Director)	-	440,000.00	300,000.00	N/A
5.	Mr. SOMPOL THIENSUVAN (Director)	-	440,000.00	300,000.00	N/A
6.	Mr. VIWAT LAUHAPOONRUNGSI (Director)	-	N/A	N/A	N/A
7.	Mr. ARCHAWAN EIAMPAIBOONPHAN (Director)	-	N/A	N/A	N/A
8.	Mrs. BONGKOT RUNGKORNPAISARN (Director)	-	N/A	N/A	N/A
9.	Mr. PREECHA BOONYAKIDA (Director)	27 Sep 2024	330,000.00	300,000.00	N/A
10.	Mrs. SUNEE SORNCHAITANASUK (Director)	31 Dec 2024	175,000.00	300,000.00	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) : 12

	List of directors	Termination date	Number of the audit committee meeting
1.	Mr. WANCHAI TANTIKUL (Chairman of the audit committee)	-	12/12
2.	Mr. SOMPOL THIENSUVAN (Audit committee)	-	12/12
3.	Mrs. BONGKOT RUNGKORNPAISARN (Audit committee)	-	0/0
4.	Mr. PREECHA BOONYAKIDA (Audit committee)	27 Sep 2024	9/9