



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

RICHY PLACE 2002 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 : RICHY PLACE 2002 PUBLIC COMPANY LIMITED

Symbol : RICHY

Address : 667/15 7th Floor, Attaboorn Building, Charonsanitwong Road,
Arunamarin Sub-district, Bangkok Noi District

Province : Bangkok

Postcode : 10700

Business : Property Development

Registration Number : 0107556000655

Telephone : 0-2886-1817

Fax (if applicable) : 0-2886-1060

Website : www.richy.co.th

Email : companysecretary@richy.co.th

Total Shares Sold (shares)

Common Stock : 1,628,322,777

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)	945,586.25	800,171.95	1,077,344,280.00
Residential Condominiums (Thousand baht)	781,885.86	571,445.82	781,539,177.00
Townhouse / Townhome / Home Office (Thousand baht)	84,246.15	105,032.75	94,293,600.00
Rental and service income (Thousand baht)	5,363.40	51,600.35	192,449,743.00
Other (Thousand baht)	74,090.84	72,093.03	9,061,760.00

	2022	2023	2024
Total revenue from operations (%)	100.00	100.00	100.00
Residential Condominiums (%)	82.69	71.42	72.54
Townhouse / Townhome / Home Office (%)	8.91	13.13	8.75
Rental and service income (%)	0.57	6.45	17.86
Other (%)	7.84	9.01	0.84

By Geographical Area or Market

	2022	2023	2024
Total revenue from operations (Thousand baht)	945,586.25	800,171.95	1,077,344,280.00
Domestic (Thousand baht)	945,586.25	800,171.95	1,077,344,280.00
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)	74,090.85	72,093.03	9,061,760.00
Other income from operations (Thousand baht)	74,090.85	72,093.03	9,061,760.00
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 : Yes

Company environmental guideline : Electricity Management, Water 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

URL of human rights policy : https://www.richy.co.th/uploads/governance/human_rights.pdf

Company human right guideline : Employee Rights, Consumer Rights, Community and Environment Rights, Safety and Occupational Health at Work

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)	22	26	19
Number of female employees (Persons)	53	62	59
Total number of employees (Persons)	75	88	78

• Employee remuneration

	2022	2023	2024
Employee remuneration (baht)	50,921,386.67	57,064,593.00	48,808,841.00

• Employee development and training

	2022	2023	2024
Average employee training hours (Hours / Person / Year)	2.00	3.60	4.42
Employee development and training expenses (baht)	36,121.00	57,125.00	78,317.00

• 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 (%)	106.67	55.68	65.38

• **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://www.richy.co.th/th/investor/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 : 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	9	100.00
Number of male directors	5	55.56
Number of female directors	4	44.44
Number of executive directors	2	22.22
Number of non-executive directors	7	77.78
Number of independent directors	3	33.33

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. SUTHAS RATANAKUAKANGWAN Gender: Male Age: 71 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Non-executive, Independent director) Director type: Original director	27 Apr 2014	Economics, Information & Communication Technology, Accounting, IT Management, Data Management

2.	Ms. APA ATABOONWONGSE Gender: Female Age: 71 years old Highest level of education: Doctoral degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Vice Chairman (Executive) Director type: Original director	18 Nov 2002	Property Development, Law, Accounting, Leadership, Strategic Management
3.	Pol.Col. SUVIT TANSODE Gender: Male Age: 75 years old Highest level of education: Bachelor's degree Major: Law Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Original director	24 Nov 2011	Law
4.	Mr. VERAPOL ATABOONWONGSE Gender: Male Age: 71 years old Highest level of education: Bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Original director	6 Sep 2013	Corporate Management
5.	Mrs. PAWANYA KRITTACHART Gender: Female Age: 74 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Original director	25 Apr 2019	Finance & Securities, Insurance, Finance, Accounting

6.	<p>Mrs. JAREE WUTHISANTI</p> <p>Gender: Female</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</p> <p>(Non-executive, Independent director)</p> <p>Director type: Original director</p>	25 Sep 2020	Banking, Finance & Securities, Finance, Accounting
7.	<p>Mr. ANEN AUNG-APHINANT</p> <p>Gender: Male</p> <p>Age: 73 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Engineering</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director</p> <p>(Non-executive, Independent director)</p> <p>Director type: Original director</p>	25 Sep 2020	Engineering, Industrial Materials & Machinery
8.	<p>Ms. PICHAYA TANSODE</p> <p>Gender: Female</p> <p>Age: 34 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Management</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director</p> <p>(Executive)</p> <p>Director type: Newly appointed director to replace ex-director</p>	28 Apr 2023	Business Administration, Property Development, Engineering
9.	<p>Mr. PIPAT VIRIYAMETAKUL</p> <p>Gender: Male</p> <p>Age: 41 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: Management</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director</p> <p>(Non-executive)</p> <p>Director type: Newly appointed director to replace ex-director</p>	26 Apr 2024	Property Development, Business Administration, Marketing

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. SUTHAS RATANAKUAKANGWAN [1] Gender: Male Age: 71 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Chairman of the audit committee (Non-executive, Independent director) Director type: Original director	14 Aug 2020	Economics, Information & Communication Technology, Accounting, IT Management, Data Management
2. Mrs. PAWANYA KRITTACHART [1] Gender: Female Age: 74 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	14 Aug 2020	Finance & Securities, Insurance, Finance, Accounting

3.	<p>Mrs. JAREE WUTHISANTI [1]</p> <p>Gender: Female</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>Audit committee</p> <p>(Non-executive, Independent director)</p> <p>Director type: Original director</p>	25 Sep 2020	Banking, Finance & Securities, Finance, Accounting
4.	<p>Mr. ANEN AUNG-APHINANT [1]</p> <p>Gender: Male</p> <p>Age: 73 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Engineering</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Audit committee</p> <p>(Non-executive, Independent director)</p> <p>Director type: Original director</p>	15 May 2024	Engineering, Industrial Materials & Machinery

[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
<p>1. Ms. APA ATABOONWONGSE</p> <p>Gender: Female</p> <p>Age: 71 years old</p> <p>Highest level of education: Doctoral degree</p> <p>Major: Management</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	Chairman of the executive committee	18 Nov 2002
<p>2. Ms. SUNEE SATHATINAN</p> <p>Gender: Female</p> <p>Age: 81 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>	Vice-chairman of the executive committee	18 Nov 2002

3.	Mr. SOMSAK ATABOONWONGSE Gender: Male Age: 63 years old Highest level of education: Bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	24 May 2007
4.	Ms. PICHAYA TANSODE Gender: Female Age: 34 years old Highest level of education: Master's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	28 Apr 2023

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

General information	Position	Tenure	Replacement Director
1. Ms. SUNEE SATHATINAN Gender: Female Age: 81 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	Date position was assumed: 18 Nov 2002 Date directorship ended: 26 Apr 2024	Mr. PIPAT VIRIYAMETTAKUL Date position was assumed: 26 Apr 2024
2. Mr. SOMSAK ATABOONWONGSE Gender: Male Age: 63 years old Highest level of education: Bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	Date position was assumed: 24 May 2007 Date directorship ended: 9 Apr 2024	No replacement director

Other sub-committees

Sub-committees information

Name of sub-committees	List of directors	Position
Nomination and Remuneration Committee	Mr. SUTHAS RATANAKUAKANGWAN	Chairman
	Mr. ANEN AUNG-APHINANT	Member
	Mrs. PAWANYA KRITTACHART	Chairman
Risk Management Committee	Pol.Col. SUVIT TANSODE	Member
	Mrs. JAREE WUTHISANTI	Chairman
	Mr. VERAPOL ATABOONWONGSE	Member

Roles of Sub-committees

Sub-committees responsible for risk management	: None
Sub-committees responsible for nomination	: Nomination and Remuneration Committee
Sub-committees responsible for remuneration	: Nomination and Remuneration Committee
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. Ms. PICHAYA TANSODE Gender: Female Age: 34 years old Highest level of education: Master's degree Major: Management	CHIEF EXECUTIVE OFFICER	13 Jun 2022	Business Administration, Property Development, Engineering
2. Mrs. saranthorn srisunthorn Gender: Female Age: 48 years old Highest level of education: Master's degree Major: Management	Chief Operating Officer/Chief Project Development Officer	1 Feb 2018	Business Administration, Accounting, Finance, Data Analysis
3. Mrs. suttiporn hinrit [1][2] Gender: Female Age: 42 years old Highest level of education: Master's degree Major: Finance	Chief Financial Officer - Accounting	3 Jan 2019	Finance, Accounting, Business Administration
4. Mrs. Winanya Boonlertfa Gender: Female Age: 39 years old Highest level of education: Bachelor's degree Major: Engineering	Chief Corporate Support Officer	1 Feb 2022	Business Administration, 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)

Remuneration

	2022	2023	2024
Total executive remuneration (baht)	11,591,003.50	11,849,949.00	8,893,509.00

Employees (7.5)

Information about company employees

Employees

Number of male employees (persons) : 19

Number of female employees (persons) : 59

Total number of employees (persons) : 78

Employee Remuneration

Total employee remuneration : 48,808,841.00

Provident fund

Total number of employees (persons) : 78

Number of employees contributing to the PVD (persons) : 22

Percentage of employees who are members (%) : 28.21

Other Significant Information (7.6)

Other significant information

Assigned persons

- Person assigned to take direct responsibility for accounting oversight

General information	Email	Telephone
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1.	Ms. Phairrawee Dochphom	phairrawee.d@richy.co.th	0989965193
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• **Company secretary**

General information	Email	Telephone
1. Mrs. saranthorn srisunthorn	saranthorn.s@richy.co.th	081-5656247

• **Head of internal audit**

General information	Email	Telephone
1. Ms. sarawadee poonthien	accconsult.acs@gmail.com	086-3599295

• **Head of compliance unit**

General information	Email	Telephone
1. Ms. Pichaya Tonsode	pichaya@richy.co.th	090-9897789

• **Head of investor relations**

General information	Email	Telephone
1. Mrs. saranthorn srisunthorn	saranthorn.s@richy.co.th	081-5656247

Company's auditor

Company	Names and general information of auditors	Audit fee (baht)	Other non-audit fees (baht)
1. DHARMNITI AUDITING COMPANY LIMITED		2,068,000.00	Details: - Total service fee (baht): 82,662.00

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)

List of new directors appointed in the past year

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

General information	Position	Date position was assumed	Experience and expertise
1. Ms. PICHAYA TANSODE Gender: Female Age: 34 years old Highest level of education: Master's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Newly appointed director to replace ex-director	Date position was assumed: 28 Apr 2023	Business Administration, Property Development, Engineering
2. Mr. PIPAT VIRIYAMETAKUL Gender: Male Age: 41 years old Highest level of education: Bachelor's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Newly appointed director to replace ex-director	Date position was assumed: 26 Apr 2024	Property Development, Business Administration, Marketing

Development of directors over the past year

List of directors	Position	Participated in director development program
Mr. SUTHAS RATANAKUAKANGWAN	Chairman of the board	Non-participating
Ms. APA ATABOONWONGSE	Vice Chairman	Participating
Pol.Col. SUVIT TANSODE	Director	Non-participating

Mr. VERAPOL ATABOONWONGSE	Director	Non-participating
Mrs. PAWANYA KRITTACHART	Director	Non-participating
Mrs. JAREE WUTHISANTI	Director	Non-participating
Mr. ANEN AUNG-APHINANT	Director	Non-participating
Ms. PICHAYA TANSODE	Director	Non-participating
Mr. PIPAT VIRIYAMETTAKUL	Director	Non-participating

Directors' performance assessment

Method used to evaluate directors' performance : Whole-board-of-directors assessment, Individual-director assessment (self-assessment), Cross-assessment (Assessment of another director)

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 : 26 Apr 2024

EGM meeting : No

List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1. Mr. SUTHAS RATANAKUAKANGWAN (Chairman of the board)	-	5/5	Participating	Did not hold the meeting
2. Ms. APA ATABOONWONGSE (Vice Chairman)	-	5/5	Participating	Did not hold the meeting
3. Pol.Col. SUVIT TANSODE (Director)	-	5/5	Participating	Did not hold the meeting
4. Mr. VERAPOL ATABOONWONGSE (Director)	-	5/5	Participating	Did not hold the meeting

5.	Mrs. PAWANYA KRITTACHART (Director)	-	4/5	Participating	Did not hold the meeting
6.	Mrs. JAREE WUTHISANTI (Director)	-	5/5	Participating	Did not hold the meeting
7.	Mr. ANEN AUNG-APHINANT (Director)	-	5/5	Participating	Did not hold the meeting
8.	Ms. PICHAYA TANSODE (Director)	-	5/5	Participating	Did not hold the meeting
9.	Mr. PIPAT VIRIYAMETTAKUL (Director)	-	4/4	Non-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. SUTHAS RATANAKUAKANGWAN (Chairman of the board)	-	115,000.00	0.00	No
2.	Ms. APA ATABOONWONGSE (Vice Chairman)	-	75,000.00	0.00	No
3.	Pol.Col. SUVIT TANSODE (Director)	-	75,000.00	N/A	No
4.	Mr. VERAPOL ATABOONWONGSE (Director)	-	75,000.00	0.00	No
5.	Mrs. PAWANYA KRITTACHART (Director)	-	60,000.00	0.00	No
6.	Mrs. JAREE WUTHISANTI (Director)	-	75,000.00	0.00	No
7.	Mr. ANEN AUNG-APHINANT (Director)	-	75,000.00	0.00	No
8.	Ms. PICHAYA TANSODE (Director)	-	75,000.00	N/A	No
9.	Mr. PIPAT VIRIYAMETTAKUL (Director)	-	60,000.00	N/A	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) : 4

List of directors		Termination date	Number of the audit committee meeting
1.	Mr. SUTHAS RATANAKUAKANGWAN (Chairman of the audit committee)	-	4/4
2.	Mrs. PAWANYA KRITTACHART (Audit committee)	-	1/1
3.	Mrs. JAREE WUTHISANTI (Audit committee)	-	4/4
4.	Mr. ANEN AUNG-APHINANT (Audit committee)	-	3/3