



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

RICHY PLACE 2002 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 : 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

	2023	2024	2025
Total revenue from operations (Thousand baht)	800,171.95	1,094,894.04	859,448.70
Residential Condominiums (Thousand baht)	571,445.82	781,539.18	475,470.98
Townhouse / Townhome / Home Office (Thousand baht)	105,032.75	94,293.60	56,031.79
Rental and service income (Thousand baht)	51,600.35	205,489.37	251,077.94
Other (Thousand baht)	72,093.03	13,571.89	76,867.99

	2023	2024	2025
Total revenue from operations (%)	100.00	100.00	100.00
Residential Condominiums (%)	71.42	71.38	55.32
Townhouse / Townhome / Home Office (%)	13.13	8.61	6.52
Rental and service income (%)	6.45	18.77	29.21
Other (%)	9.01	1.24	8.94

By Geographical Area or Market

	2023	2024	2025
Total revenue from operations (Thousand baht)	800,171.95	1,094,894.04	859,448.70
Domestic (Thousand baht)	800,171.95	1,094,894.04	859,448.70
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)	72,093.03	13,571.89	76,867.99
Other income from operations (Thousand baht)	72,093.03	13,571.89	76,867.99
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)	2023	2024	2025
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, Fuel Management, Water Management, Waste Management

Results with Respect to the Environmental Aspect (3.3.2)

Energy management

• Fuel consumption

	2023	2024	2025
Gasoline (Litres)	8,835.00	7,242.00	5,081.00

• 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	0.00

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 : 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

	2023	2024	2025
Number of male employees (Persons)	26	19	13
Number of female employees (Persons)	62	59	50
Total number of employees (Persons)	88	78	63

• Employee remuneration

	2023	2024	2025
Employee remuneration (baht)	57,064,593.00	48,808,841.00	38,840,099.00

• Employee development and training

	2023	2024	2025
Average employee training hours (Hours / Person / Year)	3.60	4.42	2.43
Employee development and training expenses (baht)	57,125.00	78,317.00	19,900.00

• Health, safety and work environment

	2023	2024	2025
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Total number of lost time injury incidents by employees (Cases)	0	0	0
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• **Employee retention**

	2023	2024	2025
Percentage of employees who voluntarily resigned (%)	55.68	65.38	84.13

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

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: 72 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.	<p>Ms. APA ATABOONWONGSE</p> <p>Gender: Female</p> <p>Age: 72 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>	<p>Vice Chairman (Executive)</p> <p>Director type: Original director</p>	18 Nov 2002	Property Development, Law, Accounting, Leadership, Strategic Management
3.	<p>Pol.Col. SUVIT TANSODE</p> <p>Gender: Male</p> <p>Age: 76 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)</p> <p>Director type: Original director</p>	24 Nov 2011	Law
4.	<p>Mr. ANEN AUNG-APHINANT</p> <p>Gender: Male</p> <p>Age: 74 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 (Non-executive, Independent director)</p> <p>Director type: Original director</p>	25 Sep 2020	Engineering, Industrial Materials & Machinery
5.	<p>Ms. PICHAYA TANSODE</p> <p>Gender: Female</p> <p>Age: 35 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 (Executive)</p> <p>Director type: Original director</p>	28 Apr 2023	Business Administration, Property Development, Engineering

6.	Mr. PIPAT VIRIYAMETAKUL Gender: Male Age: 42 years old Highest level of education: Bachelor's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Original director	26 Apr 2024	Property Development, Business Administration, Marketing
7.	Mrs. PAWANYA KRITTACHART Gender: Female Age: 75 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	27 Apr 2024	Finance & Securities, Insurance, Finance, Accounting
8.	Mr. BENJAMIN ATABOONWONG Gender: Male Age: 32 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: No Residing in Thailand: No	Director (Non-executive) Director type: Newly appointed director to replace ex-director	25 Apr 2025	Business Administration

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

General information	Position	Tenure	Replacement Director
1. Mr. VERAPOL ATABOONWONGSE Gender: Male Age: 72 years old Highest level of education: Bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive)	Date position was assumed: 6 Sep 2013 Date directorship ended: 25 Apr 2025	Mr. BENJAMIN ATABOONWONG Date position was assumed: 25 Apr 2025

2.	Mrs. JAREE WUTHISANTI	Director	Date position was assumed:	No replacement director
	Gender: Female	(Non-executive,		
	Age: 67 years old	Independent director)	25 Sep 2020	
	Highest level of education:		Date directorship ended:	
	Master's degree			
	Major: Business Administration		30 Dec 2025	
	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. SUTHAS RATANAKUAKANGWAN [1] Gender: Male Age: 72 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. Mr. ANEN AUNG-APHINANT [1] Gender: Male Age: 74 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: Original director	27 Apr 2024	Engineering, Industrial Materials & Machinery

[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
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1.	Mrs. JAREE WUTHISANTI [1] Gender: Female Age: 67 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)	Date position was assumed: 25 Sep 2020 Date directorship ended: 30 Dec 2025	No replacement director
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[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.	Ms. APA ATABOONWONGSE Gender: Female Age: 72 years old Highest level of education: Doctoral degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Chairman of the executive committee	18 Nov 2002
2.	Ms. PICHAYA TANSODE Gender: Female Age: 35 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
3.	Mr. PIPAT VIRIYAMETTAKUL Gender: Male Age: 42 years old Highest level of education: Bachelor's degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	26 Apr 2024

Other sub-committees

Sub-committees information

Name of sub-committees	List of directors	Position
Nomination and Remuneration Committee	Mr. ANEN AUNG-APHINANT	Member
	Mrs. PAWANYA KRITTACHART	Chairman
	Pol.Col. SUVIT TANSODE	Member
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. Mrs. saranthorn srisunthorn Gender: Female Age: 49 years old Highest level of education: Master's degree Major: Management	Chief Executive Officer	1 Jan 2018	Business Administration, Accounting, Finance, Data Analysis
2. Mrs. suttiporn hinrit [1][2] Gender: Female Age: 43 years old Highest level of education: Master's degree Major: Finance	Chief Financial Officer	3 Jan 2019	Finance, Accounting, Business Administration
3. Mrs. Winanya Boonlertfa Gender: Female Age: 40 years old Highest level of education: Bachelor's degree Major: Engineering	Chief Corporate Support Officer	1 Feb 2022	Business Administration, Engineering
4. Ms. PICHAYA TANSODE Gender: Female Age: 35 years old Highest level of education: Master's degree Major: Management	Chief Executive Officer	13 Jun 2022	Business Administration, Property Development, 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

	2023	2024	2025
Total executive remuneration (baht)	11,849,949.00	8,893,509.00	9,127,460.00

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) : 13

Number of female employees (persons) : 50

Total number of employees (persons) : 63

Employee Remuneration

Total employee remuneration : 38,840,099.00

Provident fund

Total number of employees (persons) : 63

Number of employees contributing to the PVD (persons) : 19

Percentage of employees who are members (%) : 30.16

Other Significant Information (7.6)

Other significant information

Assigned persons

- Person assigned to take direct responsibility for accounting oversight

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

- 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)
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1.	DHARMNITI AUDITING COMPANY LIMITED	2,145,000.00	Details: Service fees, advance payments, transportation costs. Total service fee (baht): 177,160.00
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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. Mr. BENJAMIN ATABOONWONG Gender: Male Age: 32 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: No Residing in Thailand: No	Director (Non-executive) Director type: Newly appointed director to replace ex-director	Date position was assumed: 25 Apr 2025	Business Administration

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	Non-participating
Pol.Col. SUVIT TANSODE	Director	Non-participating
Mr. ANEN AUNG-APHINANT	Director	Non-participating
Ms. PICHAYA TANSODE	Director	Non-participating
Mr. PIPAT VIRIYAMETTAKUL	Director	Non-participating
Mrs. PAWANYA KRITTACHART	Director	Non-participating
Mr. BENJAMIN ATABOONWONG	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 : 25 Apr 2025

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. ANEN AUNG-APHINANT (Director)	-	5/5	Participating	Did not hold the meeting
5. Ms. PICHAYA TANSODE (Director)	-	5/5	Participating	Did not hold the meeting
6. Mr. PIPAT VIRIYAMETTAKUL (Director)	-	4/5	Participating	Did not hold the meeting
7. Mrs. PAWANYA KRITTACHART (Director)	-	5/5	Participating	Did not hold the meeting
8. Mr. BENJAMIN ATABOONWONG (Director)	-	4/4	Participating	Did not hold the meeting

9.	Mr. VERAPOL ATABOONWONGSE (Director)	25 Apr 2025	1/1	Participating	Did not hold the meeting
10.	Mrs. JAREE WUTHISANTI (Director)	30 Dec 2025	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. SUTHAS RATANAKUAKANGWAN (Chairman of the board)	-	100,000.00	N/A	No
2.	Ms. APA ATABOONWONGSE (Vice Chairman)	-	60,000.00	N/A	N/A
3.	Pol.Col. SUVIT TANSODE (Director)	-	60,000.00	N/A	No
4.	Mr. ANEN AUNG-APHINANT (Director)	-	60,000.00	N/A	N/A
5.	Ms. PICHAYA TANSODE (Director)	-	60,000.00	N/A	No
6.	Mr. PIPAT VIRIYAMETTAKUL (Director)	-	45,000.00	N/A	No
7.	Mrs. PAWANYA KRITTACHART (Director)	-	60,000.00	N/A	No
8.	Mr. BENJAMIN ATABOONWONG (Director)	-	45,000.00	N/A	No
9.	Mr. VERAPOL ATABOONWONGSE (Director)	25 Apr 2025	15,000.00	N/A	No
10.	Mrs. JAREE WUTHISANTI (Director)	30 Dec 2025	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.	Mr. ANEN AUNG-APHINANT (Audit committee)	-	4/4
3.	Mrs. JAREE WUTHISANTI (Audit committee)	30 Dec 2025	4/4