



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

PINTHONG INDUSTRIAL PARK 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 : PINTHONG INDUSTRIAL PARK PUBLIC COMPANY LIMITED

Symbol : PIN

Address : No. 789, Moo1, Sai NongKhor-Laem Chabang Road, Nong Kham,
Sriracha

Province : Chonburi

Postcode : 20230

Business : The Company has engaged in the business of development and management of industrial estates along with public utilities systems, facilities and commercial areas as well as the business of development of industrial factory and warehouse buildings for rent / lease and sale to industrial entrepreneurs. The Company has been appointed to act as the property manager for Pinthong Industrial Park Property Fund (PPF).

Registration Number : 0107559000036

Telephone : 038348009

Website : <https://www.pinthongindustrial.com/>

Email : ir@pinthongindustrial.com

Total Shares Sold (shares)

Common Stock : 1,160,000,000

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)	2,876,368.87	4,167,380.09	1,290,362.04
Sales of real estate (Thousand baht)	2,629,739.97	3,901,102.91	930,243.59
Leases and services (Thousand baht)	246,628.90	266,277.18	360,118.45

	2023	2024	2025
Total revenue from operations (%)	100.00	100.00	100.00
Sales of real estate (%)	91.43	93.61	72.09
Leases and services (%)	8.57	6.39	27.91

By Geographical Area or Market

	2023	2024	2025
Total revenue from operations (Thousand baht)	2,876,368.87	4,167,380.09	1,290,362.04
Domestic (Thousand baht)	2,876,368.87	4,167,380.09	1,290,362.04
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)	152,824.67	96,462.17	335,166.32
Other income from operations (Thousand baht)	106,918.17	29,829.22	276,149.44
Other income not from operations (Thousand baht)	45,906.50	66,632.95	59,016.88

Share of profit of joint ventures and associates accounted for using equity method

	2023	2024	2025
Share of profit (Thousand baht)	152,824.67	96,462.17	335,166.32

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

Risk Management

Risk Management

Risk Factors (2.2)

Risk that might affect the company's business, including environmental, social and corporate governance issues (2.2.1)

Strategic Risk

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Volatility in the industry in which the company operates
- Government policy
- Policies or international agreements related to business operations
- Changes in technologies
- Competition risk
- Other

Operation Risk

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Systems or internal control system
- Information security and cyber-attack
- Climate change and disasters
- System disruption risk

Risk of Flooding and Drought

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Climate change and disasters
- Impact on the environment

Financial Risk

Risk Management Measures: Yes

Related Risk Topics

Financial Risk

- Change in financial and investment policies of financial institutions that affect business operations
- Liquidity risk

Risk from Changes in Policies, Laws, Rules and Regulations (Compliance Risk)

Risk Management Measures: Yes

Related Risk Topics

Compliance Risk

- Change in laws and regulations
- Other

Sustainable Development

Sustainable Development

Sustainability Management Policy and Targets (3.1)

Sustainability Management Policy and Targets

Corporate Sustainability Policy : Yes

URL of corporate sustainability policy : <https://investor.pinthongindustrial.com/storage/document/cg/policy-organizational-sustainability-development-th.pdf>
(if applicable)

Environmental Aspect (3.3)

Policy and Guideline on Environmental Aspect (3.3.1)

Environmental Policy and Practice : Yes

URL of environmental policy and practice : <https://investor.pinthongindustrial.com/storage/document/cg/environmental-and-climate-change-standards-policy-th.pdf>
(if applicable)

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

Results with Respect to the Environmental Aspect (3.3.2)

Energy management

• Fuel consumption

	2023	2024	2025
Jet fuel (Litres)	0.00	0.00	0.00
Diesel (Litres)	29,251.00	35,178.00	33,995.00
Gasoline (Litres)	20,054.00	17,373.00	13,184.00
Fuel oil (Litres)	0.00	0.00	0.00
Crude oil (Barrels)	0.00	0.00	0.00
Natural gas (Standard cubic feet)	0.00	0.00	0.00
LPG (Kilograms)	30.00	225.00	15.00

Steam (Metric tonnes)	0.00	0.00	0.00
Coal (Metric tonnes)	0.00	0.00	0.00

• Electricity consumption

	2023	2024	2025
Total electricity consumption within the organization (Kilowatt-Hours)	4,685,284.53	4,902,352.37	5,542,109.43

Water management

• Water consumption

	2023	2024	2025
Total water withdrawal (Cubic meters)	3,330,000.00	3,911,000.00	4,586,773.00

Waste management

• Waste from operations

	2023	2024	2025
Non-hazardous waste (Kilograms)	0.00	40,782.00	69,460.00
Hazardous waste (Kilograms)	0.00	36.00	24.00
Total waste generated (Kilograms)	0.00	40,818.00	69,484.00

Greenhouse gas management

• Greenhouse gas emissions

	2023	2024	2025
Scope 1 (Tons of carbon dioxide equivalents)	784.00	912.00	715.00
Scope 2 (Tons of carbon dioxide equivalents)	2,281.00	2,334.00	2,585.00
Scope 3 (Tons of carbon dioxide equivalents)	451.00	461.00	4,747.00

Total GHG emissions (Metric tonnes of carbon dioxide equivalent)	3,516.00	3,707.00	8,047.00
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• **Verification of greenhouse gas emissions over the past year**

Third-party verification : Yes

Name of verifying organization : Bureau verification (Thailand) Co., Ltd.

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://investor.pinthongindustrial.com/storage/document/cg/human-right-and-labor-practice-policy-th.pdf>

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

	2023	2024	2025
Number of male employees (Persons)	44	41	52
Number of female employees (Persons)	48	49	58
Total number of employees (Persons)	92	90	110

• Employee remuneration

	2023	2024	2025
Employee remuneration (baht)	59,114,451.00	62,965,964.00	76,903,018.00

• Employee development and training

	2023	2024	2025
Average employee training hours (Hours / Person / Year)	14.06	20.26	17.20
Employee development and training expenses (baht)	360,153.41	1,032,964.07	480,492.00

• Health, safety and work environment

	2023	2024	2025
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Total number of lost time injury incidents by employees (Cases)	0	1	0
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• **Employee retention**

	2023	2024	2025
Percentage of employees who voluntarily resigned (%)	10.87	14.44	7.27

• **Significant labor dispute**

	2023	2024	2025
Significant labor dispute	No	No	Yes

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://investor.pinthongindustrial.com/storage/document/cg/good-corporate-governance-policy-th.pdf>

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 : 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	9	100.00
Number of male directors	9	100.00
Number of female directors	0	0.00
Number of executive directors	4	44.44
Number of non-executive directors	5	55.56
Number of independent directors	4	44.44

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. PRASAN TANPRASERT Gender: Male Age: 77 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Non-executive, Independent director) Director type: Original director	7 Jun 2016	Business Administration, Property Development, Finance, Governance/ Compliance, Internal Control

2.	Mr. PIRA PATAMAVORAKULCHAI Gender: Male Age: 79 years old Highest level of education: Below a bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	4 May 1995	Business Administration, Property Development, Commerce, Strategic Management, Governance/ Compliance
3.	Mr. SUCHIN RIANVIRIYAKIJ Gender: Male Age: 74 years old Highest level of education: Master's degree Major: Public Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	1 Jan 2005	Business Administration, Finance, Engineering, Governance/ Compliance, Economics
4.	Dr. SURIN TANTICHAROENKIAT Gender: Male Age: 68 years old Highest level of education: Doctoral degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	12 Sep 2014	Business Administration, Governance/ Compliance, Audit, Engineering, Risk Management
5.	Mr. PEA PATTAMAVARAKULCHAI Gender: Male Age: 46 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	27 Sep 2014	Business Administration, Economics, Corporate Management, Governance/ Compliance, Property Development

6.	Mr. RATTAWAT SUKSAICHOL Gender: Male Age: 68 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	21 Mar 2018	Law, Strategic Management, Audit, Business Administration, Risk Management
7.	Mr. SURAIN SUWANWONGKIJ Gender: Male Age: 68 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	21 Mar 2018	Business Administration, Steel, Negotiation, Strategic Management, Governance/ Compliance
8.	Pol.Gen. UDOM RAKSILTHAM Gender: Male Age: 72 years old Highest level of education: Doctoral degree Major: Political Science Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	13 May 2021	Leadership, Audit, Budgeting, Governance/ Compliance, Strategic Management
9.	Mr. PRASERT PATRADHILOK Gender: Male Age: 68 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	24 May 2021	Governance/ Compliance, Audit, Risk Management, Finance, Finance & Securities

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. Pol.Gen. UDOM RAKSILTHAM Gender: Male Age: 72 years old Highest level of education: Doctoral degree Major: Political Science Thai nationality: Yes Residing in Thailand: Yes	Chairman of the audit committee (Non-executive, Independent director) Director type: Original director	13 May 2021	Leadership, Audit, Budgeting, Governance/ Compliance, Strategic Management
2. Dr. SURIN TANTICHAROENKIAT Gender: Male Age: 68 years old Highest level of education: Doctoral degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	12 Sep 2014	Business Administration, Governance/ Compliance, Audit, Engineering, Risk Management

3.	Mr. PRASERT PATRADHILOK [1] Gender: Male Age: 68 years old Highest level of education: Master's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	24 May 2021	Governance/ Compliance, Audit, Risk Management, Finance, Finance & Securities
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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. Mr. PIRA PATAMAVORAKULCHAI Gender: Male Age: 79 years old Highest level of education: Below a bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the executive committee	3 Jan 1995
2. Mr. PEA PATTAMAVARAKULCHAI Gender: Male Age: 46 years old Highest level of education: Master's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Vice-chairman of the executive committee	12 Sep 2014
3. Mr. SUCHIN RIANVIRIYAKIJ Gender: Male Age: 74 years old Highest level of education: Master's degree Major: Public Administration Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	3 Jan 2005

4.	Mr. SURAIN SUWANWONGKIJ Gender: Male Age: 68 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	21 Mar 2018
5.	Mr. Surach Patanawongyuneyong Gender: Male Age: 73 years old Highest level of education: Bachelor's degree Major: Science Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	23 Feb 2024

Other sub-committees

Sub-committees information

Name of sub-committees	List of directors	Position
Risk Management Committee	Mr. SUCHIN RIANVIRIYAKIJ	Chairman
	Mr. PRASERT PATRADHILOK	Member
	Dr. SURIN TANTICHAROENKIAT	Member
Corporate governance and Sustainability Committee	Mr. PRASERT PATRADHILOK	Chairman
	Pol.Gen. UDOM RAKSILTHAM	Member
	Mr. PEA PATTAMAVARAKULCHAI	Member
Nomination and Remuneration	Dr. SURIN TANTICHAROENKIAT	Chairman
	Mr. PEA PATTAMAVARAKULCHAI	Member
	Mr. PRASERT PATRADHILOK	Member

Roles of Sub-committees

Sub-committees responsible for risk management : None

Sub-committees responsible for nomination : Nomination and Remuneration

Sub-committees responsible for remuneration : Nomination and Remuneration

Sub-committees responsible for corporate governance : None

Sub-committees responsible for corporate sustainability development : Corporate governance and Sustainability Committee

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. PEA PATTAMAVARAKULCHAI Gender: Male Age: 46 years old Highest level of education: Master's degree Major: Economics	Deputy Chief Executive Officer	25 Feb 2016	Business Administration, Economics, Corporate Management, Governance/ Compliance, Property Development
2. Mr. SUCHIN RIANVIRIYAKIJ Gender: Male Age: 74 years old Highest level of education: Master's degree Major: Public Administration	Chief Financial Officer	20 Jun 2022	Business Administration, Finance, Engineering, Governance/ Compliance, Economics
3. Mr. Surach Patanawongyuneyong Gender: Male Age: 73 years old Highest level of education: Bachelor's degree Major: Science	Acting Chief Marketing Officer	23 Feb 2024	Property Development, Commerce, Marketing, Data Analysis, Negotiation

[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)	22,016,155.00	16,338,040.00	18,632,013.00

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) : 52

Number of female employees (persons) : 58

Total number of employees (persons) : 110

Employee Remuneration

Total employee remuneration : 76,903,018.00

Provident fund

Total number of employees (persons) : 110

Number of employees contributing to the PVD (persons) : 88

Percentage of employees who are members (%) : 80.00

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. Nodchanok Bumpenthanaboon	nodchanok.b@pinthongindustrial.com	

- Company secretary

General information	Email	Telephone
1. Ms. Chutimon Liumpapangkul	chutimon.l@pinthongindustrial.com	038348009

- Head of internal audit

General information	Email	Telephone
1. Mr. Supoj Pannoi	pannoi_ten@amtaudit.com	

- Head of compliance unit

General information	Email	Telephone
1. Ms. Chutimon Liumpapangkul	chutimon.l@pinthongindustrial.com	

- Head of investor relations

General information	Email	Telephone
1. Ms. Chutimon Liumpapangkul	chutimon.l@pinthongindustrial.com	

Company's auditor

Company	Names and general information of auditors	Audit fee (baht)	Other non-audit fees (baht)
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1.	EY OFFICE LIMITED	1. Mr TERMPHONG OPANAPHAN	2,700,000.00	-
		Email: ey.thailand@th.ey.com		
		Telephone: -		
		2. Mrs POONNARD PAOCHAROEN		
		Email: ey.thailand@th.ey.com		
		Telephone: -		
		3. Mrs. KUNLAPEE PIYAWANNASUTH		
		Email: ey.thailand@th.ey.com		
		Telephone: -		

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. PRASAN TANPRASERT	Chairman of the board	Non-participating
Mr. PIRA PATAMAVORAKULCHAI	Director	Participating
Mr. SUCHIN RIANVIRIYAKIJ	Director	Non-participating
Dr. SURIN TANTICHAROENKIAT	Director	Participating
Mr. PEA PATTAMAVARAKULCHAI	Director	Non-participating
Mr. RATTAWAT SUKSAICHOL	Director	Non-participating
Mr. SURAIN SUWANWONGKIJ	Director	Non-participating
Pol.Gen. UDOM RAKSILTHAM	Director	Participating
Mr. PRASERT PATRADHILOK	Director	Non-participating

Directors' performance assessment

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

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 : 24 Apr 2025

EGM meeting : No

	List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1.	Mr. PRASAN TANPRASERT (Chairman of the board)	-	5/5	Participating	Did not hold the meeting
2.	Mr. PIRA PATAMAVORAKULCHAI (Director)	-	5/5	Participating	Did not hold the meeting
3.	Mr. SUCHIN RIANVIRIYAKIJ (Director)	-	5/5	Participating	Did not hold the meeting
4.	Dr. SURIN TANTICHAROENKIAT (Director)	-	5/5	Participating	Did not hold the meeting
5.	Mr. PEA PATTAMAVARAKULCHAI (Director)	-	5/5	Participating	Did not hold the meeting
6.	Mr. RATTAWAT SUKSAICHOL (Director)	-	5/5	Participating	Did not hold the meeting
7.	Mr. SURAIN SUWANWONGKIJ (Director)	-	5/5	Participating	Did not hold the meeting
8.	Pol.Gen. UDOM RAKSILTHAM (Director)	-	5/5	Participating	Did not hold the meeting
9.	Mr. PRASERT PATRADHILOK (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. PRASAN TANPRASERT (Chairman of the board)	-	100,000.00	700,000.00	No
2.	Mr. PIRA PATAMAVORAKULCHAI (Director)	-	50,000.00	260,000.00	No
3.	Mr. SUCHIN RIANVIRIYAKIJ (Director)	-	50,000.00	260,000.00	No

4.	Dr. SURIN TANTICHAROENKIAT (Director)	-	50,000.00	310,000.00	No
5.	Mr. PEA PATTAMAVARAKULCHAI (Director)	-	50,000.00	260,000.00	No
6.	Mr. RATTAWAT SUKSAICHOL (Director)	-	50,000.00	260,000.00	No
7.	Mr. SURAIN SUWANWONGKIJ (Director)	-	50,000.00	260,000.00	No
8.	Pol.Gen. UDOM RAKSILTHAM (Director)	-	50,000.00	260,000.00	No
9.	Mr. PRASERT PATRADHILOK (Director)	-	50,000.00	310,000.00	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) : 7

	List of directors	Termination date	Number of the audit committee meeting
1.	Pol.Gen. UDOM RAKSILTHAM (Chairman of the audit committee)	-	7/7
2.	Dr. SURIN TANTICHAROENKIAT (Audit committee)	-	7/7
3.	Mr. PRASERT PATRADHILOK (Audit committee)	-	7/7