



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

PEACE & LIVING 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 : PEACE & LIVING PUBLIC COMPANY LIMITED

Symbol : PEACE

Address : 231/14 Soi Ekamai 7, Sukhumwit 63 Road, Klong Tan Nua Sub-District, Wattana District

Province : Bangkok

Postcode : 10110

Business : Property development for sale

Registration Number : 0107564000197

Telephone : 02-392-1066-8

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

Email : ir@peaceandliving.co.th

Total Shares Sold (shares)

Common Stock : 503,997,673

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)	1,057,471.82	881,358.95	906,309.73
Revenue from sales of real estate (Thousand baht)	1,053,257.16	854,350.90	905,575.81
Other (Thousand baht)	4,214.66	27,008.05	733.92

	2023	2024	2025
Total revenue from operations (%)	100.00	100.00	100.00
Revenue from sales of real estate (%)	99.60	96.94	99.92
Other (%)	0.40	3.06	0.08

By Geographical Area or Market

	2023	2024	2025
Total revenue from operations (Thousand baht)	1,057,471.82	881,358.95	906,309.73
Domestic (Thousand baht)	1,057,471.82	881,358.95	906,309.73
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)	4,214.66	27,008.05	734.00
Other income from operations (Thousand baht)	3,879.89	27,008.05	734.00
Other income not from operations (Thousand baht)	334.77	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	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)

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Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Volatility in the industry in which the company operates
- Behavior or needs of customers / consumers
- Competition risk

Land Acquisition Risk for Future Project Development

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Volatility in the industry in which the company operates

Operational Risk

- Shortage or fluctuation in pricing of raw materials or productive resources
- Delays in the development of future projects

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Risk Management Measures: Yes

Related Risk Topics

Financial Risk

- Insufficient sources of funding

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

Risk Management Measures: Yes

Related Risk Topics

Financial Risk

- Fluctuation in exchange rates, interest rates, or the inflation rate

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Shortage or fluctuation in pricing of raw materials or productive resources

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Shortage or reliance on skilled workers
- Loss or damage from non-compliance of partners or counterparties
- Delays in the development of future projects

Management risk

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Reliance on employees in key positions

Risk to Securities Holder (2.2.2)

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Risk Management Measures: Yes

Related Risk Topics

- Return from investment of securities holder

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://ir.peaceandliving.co.th/uploads/investor_download/20260310/acdiInqvwx18.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://ir.peaceandliving.co.th/uploads/investor_download/20260305/bcghjpqrt358.pdf
(if applicable)

Company environmental guideline : Electricity Management, Fuel Management, Water Management, Waste Management, Greenhouse Gas and Climate Change Management

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)	624,078.00	1,060,021.00	1,087,087.00

Water management

• Water consumption

	2023	2024	2025
Total water withdrawal (Cubic meters)	38,948.00	306,739.00	62,984.00

Waste management

• Waste from operations

	2023	2024	2025
Total waste generated (Kilograms)	0.00	0.00	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	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://ir.peaceandliving.co.th/uploads/investor_download/20260305/cdijkoqtv78.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)	59	58	61
Number of female employees (Persons)	51	63	76
Total number of employees (Persons)	110	121	137

• Employee remuneration

	2023	2024	2025
Employee remuneration (baht)	71,571,444.96	90,760,951.50	91,227,203.00

• Employee development and training

	2023	2024	2025
Average employee training hours (Hours / Person / Year)	19.35	0.33	4.38
Employee development and training expenses (baht)	902,690.08	51,621.00	114,800.00

• 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 (%)	19.09	38.84	32.85

• **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://ir.peaceandliving.co.th/uploads/investor_download/20260305/fikmortvx047.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	11	100.00
Number of male directors	10	90.91
Number of female directors	1	9.09
Number of executive directors	2	18.18
Number of non-executive directors	9	81.82
Number of independent directors	4	36.36

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. SUMATE TECHAKRAISRI Gender: Male Age: 78 years old Highest level of education: Bachelor's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Non-executive, Independent director) Director type: Original director	28 Mar 1996	Business Administration, Property Development, Industrial Materials & Machinery, Economics, Governance/ Compliance

2.	Mr. CHUMPOL PHORNPRAPHA Gender: Male Age: 84 years old Highest level of education: Honorary degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Original director	28 Mar 1996	Business Administration, Automotive, Property Development, Agribusiness, Finance & Securities
3.	Ms. PEERACHA SIRISOPANA Gender: Female Age: 73 years old Highest level of education: Bachelor's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Original director	2 Jan 1995	Property Development, Business Administration
4.	Mr. ARTHAKRIT VISUDTIBHAN Gender: Male Age: 69 years old Highest level of education: Master's degree Major: Political Science Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Re-elected as director	28 Mar 1996	Human Resource Management, Corporate Management, Business Administration, Property Development, Governance/ Compliance
5.	Mr. PRASOBSAK SIRISOPANA Gender: Male Age: 68 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Re-elected as director	2 Jan 1995	Business Administration, Property Development, Finance, Strategic Management, Corporate Management

6.	<p>Mr. SUTHICHAJ POONLAPTAWE</p> <p>Gender: Male</p> <p>Age: 67 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: Marketing</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Executive)</p> <p>Director type: Re-elected as director</p>	27 Apr 2016	<p>Property Development, Human Resource Management, Corporate Management, Strategic Management, Negotiation</p>
7.	<p>Mr. NANTAPHOL PONGSPAIBOOL</p> <p>Gender: Male</p> <p>Age: 69 years old</p> <p>Highest level of education: Doctoral degree</p> <p>Major: Finance</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive)</p> <p>Director type: Original director</p>	26 Apr 2017	<p>Finance, Strategic Management, Business Administration, Finance & Securities, Banking</p>
8.	<p>Mr. PANYA CHANYARUNGROJN</p> <p>Gender: Male</p> <p>Age: 68 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 (Non-executive, Independent director)</p> <p>Director type: Re-elected as director</p>	25 Apr 2019	<p>Internal Control, Risk Management, Governance/ Compliance, Accounting, Finance</p>
9.	<p>Mr. VITOON NGARMBOONANANT</p> <p>Gender: Male</p> <p>Age: 69 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 (Non-executive, Independent director)</p> <p>Director type: Original director</p>	25 Apr 2019	<p>Engineering, Risk Management, Audit, Governance/ Compliance, Architecture</p>

10.	Mr. MONGKOL PRUEKWATANA	Director (Non-executive, Independent director)	25 Apr 2019	Steel, Business Administration, Industrial Materials & Machinery, Governance/ Compliance, Risk Management
	Gender: Male			
	Age: 68 years old			
	Highest level of education:			
	Bachelor's degree	Director type: Original		
	Major: Engineering	director		
	Thai nationality: Yes			
	Residing in Thailand: Yes			
11.	Mr. DOME SIRISOPANA	Director (Executive)	24 Apr 2024	Business Administration, Brand Management, Property Development, Marketing, Sustainability
	Gender: Male			
	Age: 36 years old			
	Highest level of education:	Director type: Original		
	Master's degree	director		
	Major: Business Administration			
	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. PANYA CHANYARUNGROJN [1] Gender: Male Age: 68 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	13 May 2021	Internal Control, Risk Management, Governance/ Compliance, Accounting, Finance
2. Mr. VITOON NGARMBOONANANT Gender: Male Age: 69 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	13 May 2021	Engineering, Risk Management, Audit, Governance/ Compliance, Architecture
3. Mr. MONGKOL PRUEKWATANA Gender: Male Age: 68 years old Highest level of education: Bachelor's degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Re-elected as director	24 Apr 2024	Steel, Business Administration, Industrial Materials & Machinery, Governance/ Compliance, Risk Management

[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. PRASOBSAK SIRISOPANA Gender: Male Age: 68 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Chairman of the executive committee	13 May 2021
2. Mr. NANTAPHOL PONGSPAIBOOL Gender: Male Age: 69 years old Highest level of education: Doctoral degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	13 May 2021
3. Mr. SUTHICHAJ POONLAPTAWEE Gender: Male Age: 67 years old Highest level of education: Bachelor's degree Major: Marketing Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	13 May 2021
4. Mr. ARTHAKRIT VISUDTIBHAN Gender: Male Age: 69 years old Highest level of education: Master's degree Major: Political Science Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	13 May 2021

Other sub-committees

Sub-committees information

Name of sub-committees	List of directors	Position
Nomination and Remuneration Committee	Mr. ARTHAKRIT VISUDTIBHAN	Chairman
	Mr. NANTAPHOL PONGSPAIBOOL	Member
	Mr. MONGKOL PRUEKWATANA	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. Mr. SUTHICHAJ POONLAPTAWEE Gender: Male Age: 67 years old Highest level of education: Bachelor's degree Major: Marketing	Chief Executive Officer	1 Feb 2024	Property Development, Human Resource Management, Corporate Management, Strategic Management, Negotiation
2. Mr. DOME SIRISOPANA Gender: Male Age: 36 years old Highest level of education: Master's degree Major: Business Administration	Managing Director	1 Feb 2024	Business Administration, Brand Management, Property Development, Marketing, Sustainability
3. Mr. Achirathorn Chinthanatrakul Gender: Male Age: 43 years old Highest level of education: Bachelor's degree Major: Engineering	Chief Construction Officer	3 Jul 2023	Engineering, Property Development
4. Ms. Khemjira Chuencharoensook [1] Gender: Female Age: 31 years old Highest level of education: Master's degree Major: Accounting	Chief Financial Officer	1 Apr 2025	Accounting, Property Development
5. Ms. Thanatcha Assawadechkajorn Gender: Female Age: 44 years old Highest level of education: Bachelor's degree Major: Business Administration	Chief marketing Officer	15 Sep 2025	Property Development, Marketing

6.	Mr. Thanattorn Theeratanapartkul [2] Gender: Male Age: 30 years old Highest level of education: Master's degree Major: Finance	Accounting Manager	16 May 2023	Audit, Accounting, Property Development
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[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)	N/A	16,939,178.00	14,612,705.00

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) : 61

Number of female employees (persons) : 76

Total number of employees (persons) : 137

Employee Remuneration

Total employee remuneration : 91,227,203.00

Provident fund

Total number of employees (persons)	: 137
Number of employees contributing to the PVD (persons)	: 108
Percentage of employees who are members (%)	: 78.83

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. Mr. ARTHAKRIT VISUDTIBHAN Gender: Male Age: 69 years old Highest level of education: Master's degree Major: Political Science Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Re-elected as director	Date position was assumed: 28 Mar 1996	Human Resource Management, Corporate Management, Business Administration, Property Development, Governance/ Compliance
2. Mr. PRASOBSAK SIRISOPANA Gender: Male Age: 68 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Re-elected as director	Date position was assumed: 2 Jan 1995	Business Administration, Property Development, Finance, Strategic Management, Corporate Management
3. Mr. SUTHICHAJ POONLAPTAWE Gender: Male Age: 67 years old Highest level of education: Bachelor's degree Major: Marketing Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Re-elected as director	Date position was assumed: 27 Apr 2016	Property Development, Human Resource Management, Corporate Management, Strategic Management, Negotiation

4.	Mr. PANYA CHANYARUNGROJN	Director	Date position was assumed:	Internal Control, Risk Management, Governance/ Compliance, Accounting, Finance
	Gender: Male	(Non-executive, Independent director)	25 Apr 2019	
	Age: 68 years old			
	Highest level of education:			
	Master's degree	Director type: Re-elected as director		
	Major: Business Administration			
	Thai nationality: Yes			
	Residing in Thailand: Yes			

Development of directors over the past year

List of directors	Position	Participated in director development program
Mr. SUMATE TECHAKRAISRI	Chairman of the board	Non-participating
Mr. CHUMPOL PHORNPRAPHA	Director	Non-participating
Ms. PEERACHA SIRISOPANA	Director	Non-participating
Mr. ARTHAKRIT VISUDTIBHAN	Director	Non-participating
Mr. PRASOBSAK SIRISOPANA	Director	Non-participating
Mr. SUTHICHAJ POONLAPTAWE	Director	Participating
Mr. NANTAPHOL PONGSPAIBOOL	Director	Non-participating
Mr. PANYA CHANYARUNGROJN	Director	Participating
Mr. VITOON NGARMBOONANANT	Director	Participating
Mr. MONGKOL PRUEKWATANA	Director	Non-participating
Mr. DOME SIRISOPANA	Director	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) : 6

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. SUMATE TECHAKRAISRI (Chairman of the board)	-	6/6	Participating	Did not hold the meeting
2.	Mr. CHUMPOL PHORNPRAPHA (Director)	-	4/6	Participating	Did not hold the meeting
3.	Ms. PEERACHA SIRISOPANA (Director)	-	6/6	Participating	Did not hold the meeting
4.	Mr. ARTHAKRIT VISUDTIBHAN (Director)	-	6/6	Participating	Did not hold the meeting
5.	Mr. PRASOBSAK SIRISOPANA (Director)	-	6/6	Participating	Did not hold the meeting
6.	Mr. SUTHICHAJ POONLAPTAWEE (Director)	-	4/6	Participating	Did not hold the meeting
7.	Mr. NANTAPHOL PONGSPAIBOOL (Director)	-	6/6	Participating	Did not hold the meeting
8.	Mr. PANYA CHANYARUNGROJN (Director)	-	6/6	Participating	Did not hold the meeting
9.	Mr. VITOON NGARMBOONANANT (Director)	-	6/6	Participating	Did not hold the meeting
10.	Mr. MONGKOL PRUEKWATANA (Director)	-	6/6	Participating	Did not hold the meeting
11.	Mr. DOME SIRISOPANA (Director)	-	6/6	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. SUMATE TECHAKRAISRI (Chairman of the board)	-	120,000.00	N/A	No
2.	Mr. CHUMPOL PHORNPRAPHA (Director)	-	40,000.00	N/A	No
3.	Ms. PEERACHA SIRISOPANA (Director)	-	60,000.00	N/A	No
4.	Mr. ARTHAKRIT VISUDTIBHAN (Director)	-	60,000.00	N/A	No
5.	Mr. PRASOBSAK SIRISOPANA (Director)	-	60,000.00	N/A	No
6.	Mr. SUTHICHAJ POONLAPTAWE (Director)	-	40,000.00	N/A	No
7.	Mr. NANTAPHOL PONGSPAIBOOL (Director)	-	60,000.00	N/A	No
8.	Mr. PANYA CHANYARUNGROJN (Director)	-	60,000.00	N/A	No
9.	Mr. VITOON NGARMBOONANANT (Director)	-	60,000.00	N/A	No
10.	Mr. MONGKOL PRUEKWATANA (Director)	-	60,000.00	N/A	N/A
11.	Mr. DOME SIRISOPANA (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. PANYA CHANYARUNGROJN (Chairman of the audit committee)	-	4/4
2.	Mr. VITOON NGARMBOONANANT (Audit committee)	-	4/4
3.	Mr. MONGKOL PRUEKWATANA (Audit committee)	-	4/4