



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

PROPERTY PERFECT PUBLIC COMPANY LIMITED

Fiscal Year End 31 December 2022



Table of Contents

	Page
Business Operations and Performance	
Group Structure and Operations	1
Sustainable Development	4
Corporate Governance	
Corporate Governance Policy	6
Corporate Governance Structure and Significant Information Regarding the Board of Directors, Subcommittees, Management, Employee and Other Information	7
Performance Report on Corporate Governance	16

Group Structure and Operations

Group Structure and Operations

Business Overview and Policies (1.1)

Company Information (1.1.5)

Company Name : PROPERTY PERFECT PUBLIC COMPANY LIMITED

Symbol : PF

Address : VORASOMBAT BLDG, FLOOR 17, 100/1 RAMA IX RD, HUAI KHWANG

Province : Bangkok

Postcode : 10310

Business : The Company and subsidiaries are mainly involved with the property development for sale. The projects involve the development of single detached houses, townhouses, and low-rise condominiums. The projects of the company and subsidiaries are located in Bangkok and peripheral areas as well as potential provinces.

Registration Number : 0107536001231

Telephone : 0-2245-6640-7

Fax (if applicable) : 0-2247-3328

Website : www.pf.co.th

Email : Theerathats@pf.co.th

Total Shares Sold (shares)

Common Stock : 10,011,080,604

Preferred Stock : 0

Business Operations (1.2)

Revenue Structure (1.2.1)

By Product Line or Business Grouping*

	2020	2021	2022
Total (Thousand baht)	12,991,997.00	11,600,666.00	11,567,902.00
THE PROPERTY DEVELOPMENT BUSINESS. (Thousand baht)	12,344,064.00	9,609,581.00	10,362,306.00
Other income (Thousand baht)	647,933.00	1,991,085.00	1,205,596.00

	2020	2021	2022
Total (%)	100.00	100.00	100.00
THE PROPERTY DEVELOPMENT BUSINESS. (%)	95.01	82.84	89.58
Other income (%)	4.99	17.16	10.42

By Geographical Area or Market*

	2020	2021	2022
Total (Thousand baht)	12,991,997.00	11,600,666.00	11,567,902.00
Domestic (Thousand baht)	12,991,997.00	11,600,666.00	11,567,902.00
International (Thousand baht)	0.00	0.00	0.00

	2020	2021	2022
Total (%)	100.00	100.00	100.00
Domestic (%)	100.00	100.00	100.00
International (%)	0.00	0.00	0.00

*Excluding the profit margins in the associated companies

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)	2020	2021	2022
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, Renewable/Clean Energy
Management, Water Management, Greenhouse Gas and Climate
Change Management

Results with Respect to the Environmental Aspect (3.3.2)

Greenhouse gas management

• Greenhouse gas emissions

	2020	2021	2022
GHG emission target	N/A	N/A	N/A
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 (Tons of carbon dioxide equivalents)	N/A	N/A	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 : Yes

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

	2020	2021	2022
Number of male employees (persons)	436	379	374
Number of female employees (persons)	652	550	582
Total (persons)	1,088	929	956

• Employee development and training

	2020	2021	2022
Average training hours of employees (hour / person / year)	N/A	N/A	N/A

• Health, safety and work environment

	2020	2021	2022
Number of employee work injuries leading to employee absence (times)	N/A	N/A	N/A

• Significant labor dispute

	2020	2021	2022
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://investor-th.pf.co.th/cg.html>

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, 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	14	100.00
Number of male directors	13	92.86
Number of female directors	1	7.14
Number of executive directors	6	42.86
Number of non-executive directors	8	57.14
Number of independent directors	4	28.57

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. SANITH ADHYANASAKUL Gender: Male Age: 68 years old Highest level of education: Bachelor's degree Major: Law Thai nationality: Yes Residing in Thailand: Yes	Vice Chairman (Executive) Director type: Original director	11 May 2017	Law

2.	Mr. VIDHYA NATIVIVAT Gender: Male Age: 68 years old Highest level of education: Master's degree Major: Law Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Original director	24 May 2004	Law
3.	Ms. SIRIRAT WONGWATTANA Gender: Female Age: 61 years old Highest level of education: Master's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	30 Apr 2008	Economics, Finance
4.	Mr. BANLUE CHANTADISAI Gender: Male Age: 72 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	23 Apr 2015	Accounting, Finance, Audit, Internal Control
5.	Mr. EKAMOL KIRIWAT Gender: Male Age: 77 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	23 Apr 2015	Finance

6.	Mr. MANIT SUTHAPORN Gender: Male Age: 68 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: Original director	23 Apr 2015	Law
7.	Mr. WONGSAKORN PRASITVIPAT Gender: Male Age: 62 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	1 Aug 2015	Property Development, Architecture
8.	Mr. WICHARN SIRIWETWARAWUT Gender: Male Age: 61 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	1 Aug 2015	Property Development, Engineering
9.	Mr. PORNSWAT KATECHULASRIROJ Gender: Male Age: 56 years old Highest level of education: Bachelor's degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	28 Apr 2016	Engineering

10.	Mr. THONGCHAI JIRA-ALONGKORN	Director (Non-executive)	27 Apr 2017	Finance
	Gender: Male			
	Age: 63 years old			
	Highest level of education:	Director type: Original		
	Bachelor's degree	director		
	Major: Business Administration			
	Thai nationality: Yes			
	Residing in Thailand: Yes			
11.	Mr. THANONG BIDAYA	Chairman of the board (Non-executive)	8 Nov 2018	Economics, Finance
	Gender: Male			
	Age: 75 years old			
	Highest level of education:	Director type: Original		
	Doctoral degree	director		
	Major: Business Administration			
	Thai nationality: Yes			
	Residing in Thailand: Yes			
12.	Mr. WASON SRIRATTANAPONG	Director (Executive)	25 Apr 2019	Property Development, Engineering
	Gender: Male			
	Age: 54 years old			
	Highest level of education:	Director type: Original		
	Bachelor's degree	director		
	Major: Engineering			
	Thai nationality: Yes			
	Residing in Thailand: Yes			
13.	Mr. WATTANA SUTHIPINIJTHAM	Director (Non-executive, Independent director)	25 Apr 2022	Accounting, Finance
	Gender: Male			
	Age: 76 years old			
	Highest level of education:	Director type: Additional		
	Master's degree	and newly-appointed		
	Major: Business Administration	directors		
	Thai nationality: Yes			
	Residing in Thailand: Yes			

14.	Mr. ROONGROJ SINGHATTANATGIGE Gender: Male Age: 48 years old Highest level of education: Master's degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Additional and newly-appointed directors	25 Apr 2022	Engineering
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List of directors who resigned/vacated their position during the year

General information	Position	Tenure	Replacement Director
1. Mrs. NUANUAL SWASDIKUL - NA - AYUDHYA Gender: Female Age: 73 years old Highest level of education: Bachelor's degree Major: Law Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director)	Date position was assumed: 19 Jan 2009 Date directorship ended: 25 Apr 2022	No replacement director

Other Information pertaining to committees

The Chairman is an independent director : No

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. BANLUE CHANTADISAI Gender: Male Age: 72 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	7 May 2015	Accounting, Finance, Audit, Internal Control
2.	Mr. MANIT SUTHAPORN Gender: Male Age: 68 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: Original director	7 May 2015	Law
3.	Mr. WATTANA SUTHIPINIJTHAM [1] Gender: Male Age: 76 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: Additional and newly-appointed directors	25 Apr 2022	Accounting, Finance

[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. Mrs. NUANUAL SWASDIKUL – NA – AYUDHYA Gender: Female Age: 73 years old Highest level of education: Bachelor's degree Major: Law Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director)	Date position was assumed: 7 May 2015 Date directorship ended: 25 Apr 2022	No replacement director

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

Other sub-committees

Roles of Sub-committees

Sub-committees responsible for risk management : None

Sub-committees responsible for nomination : None

Sub-committees responsible for remuneration : None

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. SANITH ADHYANASAKUL Gender: Male Age: 68 years old Highest level of education: Bachelor's degree Major: Law	CHAIRMAN OF THE EXECUTIVE COMMITTEE	23 Dec 1993	Law
2. Mr. WONGSAKORN PRASITVIPAT Gender: Male Age: 62 years old Highest level of education: Master's degree Major: Business Administration	MANAGING DIRECTOR	11 May 2017	Property Development, Architecture
3. Ms. Sirirat Wongwattana [1] Gender: Female Age: 61 years old Highest level of education: Master's degree Major: Finance	CHIEF FINANCIAL OFFICER	30 Apr 2008	Finance, Economics
4. Mr. Wicharn Siriwetwarawut Gender: Male Age: 61 years old Highest level of education: Master's degree Major: Business Administration	Chief Operating Officer 1	1 Aug 2015	Engineering, Property Development

[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 policy for executives

Remuneration policy for executives : No

Employees (7.5)

Information about company employees

Employees

Number of male employees (persons) : 374

Number of female employees (persons) : 582

Total (persons) : 956

Provident fund

Total number of employees (persons) : 956

Number of employees contributing to the PVD (persons) : 624

Percentage of employees who are members (%) : 65.27

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 (not being replaced the ex-director)

General information	Position	Date position was assumed	Experience and expertise
1. Mr. WATTANA SUTHIPINIJTHAM Gender: Male Age: 76 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Additional and newly-appointed directors	Date position was assumed: 25 Apr 2022	Accounting, Finance
2. Mr. ROONGROJ SINGHATTANATGIGE Gender: Male Age: 48 years old Highest level of education: Master's degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Additional and newly-appointed directors	Date position was assumed: 25 Apr 2022	Engineering

Development of directors over the past year

List of directors	Position	Participated in director development program
Mr. SANITH ADHYANASAKUL	Vice Chairman	N/A
Mr. VIDHYA NATIVIVAT	Director	N/A
Ms. SIRIRAT WONGWATTANA	Director	N/A

Mr. BANLUE CHANTADISAI	Director	N/A
Mr. EKAMOL KIRIWAT	Director	N/A
Mr. MANIT SUTHAPORN	Director	N/A
Mr. WONGSAKORN PRASITVIPAT	Director	N/A
Mr. WICHARN SIRIWETWARAWUT	Director	N/A
Mr. PORNSWAT KATECHULASRIROJ	Director	N/A
Mr. THONGCHAI JIRA-ALONGKORN	Director	N/A
Mr. THANONG BIDAYA	Chairman of the board	N/A
Mr. WASON SRIRATTANAPONG	Director	N/A
Mr. WATTANA SUTHIPINIJTHAM	Director	N/A
Mr. ROONGROJ SINGHATTANATGIGE	Director	N/A
Mrs. NUANUAL SWASDIKUL - NA - AYUDHYA	Director	N/A

Meeting attendance and remuneration to each Board member (8.1.2)

Meeting attendance of the board of directors

Number of board meetings (times) : 4

Date of AGM meeting : 25 Apr 2022

EGM meeting : No

	List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1.	Mr. SANITH ADHYANASAKUL (Vice Chairman)	-	3/4	Participating	Did not hold the meeting
2.	Mr. VIDHYA NATIVIVAT (Director)	-	4/4	Participating	Did not hold the meeting
3.	Ms. SIRIRAT WONGWATTANA (Director)	-	4/4	Participating	Did not hold the meeting

4.	Mr. BANLUE CHANTADISAI (Director)	-	4/4	Participating	Did not hold the meeting
5.	Mr. EKAMOL KIRIWAT (Director)	-	4/4	Participating	Did not hold the meeting
6.	Mr. MANIT SUTHAPORN (Director)	-	4/4	Participating	Did not hold the meeting
7.	Mr. WONGSAKORN PRASITVIPAT (Director)	-	4/4	Participating	Did not hold the meeting
8.	Mr. WICHARN SIRIWETWARAWUT (Director)	-	4/4	Participating	Did not hold the meeting
9.	Mr. PORNSWAT KATECHULASRIROJ (Director)	-	4/4	Non-participating	Did not hold the meeting
10.	Mr. THONGCHAI JIRA-ALONGKORN (Director)	-	4/4	Participating	Did not hold the meeting
11.	Mr. THANONG BIDAYA (Chairman of the board)	-	4/4	Non-participating	Did not hold the meeting
12.	Mr. WASON SRIRATTANAPONG (Director)	-	4/4	Non-participating	Did not hold the meeting
13.	Mr. WATTANA SUTHIPINIJTHAM (Director)	-	3/4	Non-participating	Did not hold the meeting
14.	Mr. ROONGROJ SINGHATTANATGIGE (Director)	-	3/4	Non-participating	Did not hold the meeting
15.	Mrs. NUANUAL SWASDIKUL - NA - AYUDHYA (Director)	25 Apr 2022	1/4	Participating	Did not hold the meeting

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) : 5

List of directors		Termination date	Number of the audit committee meeting
1.	Mr. BANLUE CHANTADISAI (Chairman of the audit committee)	-	5/5
2.	Mr. MANIT SUTHAPORN (Audit committee)	-	5/5
3.	Mr. WATTANA SUTHIPINIJTHAM (Audit committee)	-	3/5
4.	Mrs. NUANUAL SWASDIKUL - NA - AYUDHYA (Audit committee)	25 Apr 2022	2/5