



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

RICHY PLACE 2002 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	7
Corporate Governance Structure and Significant Information Regarding the Board of Directors, Subcommittees, Management, Employee and Other Information	8
Performance Report on Corporate Governance	18

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, Attaboon 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 : 1,578,998,713

Preferred Stock : 0

Business Operations (1.2)

Revenue Structure (1.2.1)

By Product Line or Business Grouping*

	2020	2021	2022
Total (Thousand baht)	869,056.12	1,401,352.97	945,586.25
Residential Condominiums (Thousand baht)	714,690.85	1,301,067.39	781,885.86
Townhouse / Townhome / Home Office (Thousand baht)	99,830.36	74,446.80	84,246.15
Rental and service income (Thousand baht)	0.00	0.00	5,363.40
Other income (Thousand baht)	54,534.91	25,838.78	74,090.84

	2020	2021	2022
Total (%)	100.00	100.00	100.00
Residential Condominiums (%)	82.24	92.84	82.69
Townhouse / Townhome / Home Office (%)	11.49	5.31	8.91
Rental and service income (%)	0.00	0.00	0.57
Other income (%)	6.28	1.84	7.84

By Geographical Area or Market*

	2020	2021	2022
Total (Thousand baht)	869,056.12	1,401,352.97	945,586.25
Domestic (Thousand baht)	869,056.12	1,401,352.97	945,586.25
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 : Yes

(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 : No

Environmental Aspect (3.3)

Policy and Guideline on Environmental Aspect (3.3.1)

Environmental Policy and Practice : No

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

URL of human rights policy : <https://www.richy.co.th/th/investor/governance>

Company human right guideline : Employee Rights, 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)	38	41	22
Number of female employees (persons)	63	59	53
Total (persons)	101	100	75

• Employee remuneration

	2020	2021	2022
Employee remuneration (baht)	65,045,230.02	61,325,515.01	50,921,386.67

• Employee development and training

	2020	2021	2022
Average training hours of employees (hour / person / year)	3	4	2
Employee development and training expenses (baht)	25,250.00	7,193.00	36,121.00

• Health, safety and work environment

	2020	2021	2022
Number of employee work injuries leading to employee absence (times)	0	0	0

• **Employee retention**

	2020	2021	2022
Percentage of employees who voluntarily resigned (%)	45.54	55.00	106.67

• **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://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 : 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	6	54.55
Number of female directors	5	45.45
Number of executive directors	0	0.00
Number of non-executive directors	11	100.00
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. Ms. SUNEE SATHATINAN Gender: Female Age: 79 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) Director type: Original director	25 Apr 2019	Economics

2.	Ms. APA ATABOONWONGSE Gender: Female Age: 69 years old Highest level of education: Doctoral degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Vice Chairman (Non-executive) Director type: Original director	18 Nov 2002	Property Development, Law, Accounting, Leadership, Strategic Management
3.	Mr. SOMSAK ATABOONWONGSE Gender: Male Age: 61 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	24 May 2007	Corporate Management, Transportation & Logistics, Strategic Management
4.	Mr. KAROON CHANDRANGSU Gender: Male Age: 69 years old Highest level of education: Doctoral degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Original director	24 May 2007	Engineering
5.	Mrs. NONGLAK WANATHAMMAPONG Gender: Female Age: 63 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	24 Nov 2011	Corporate Management

6.	<p>Pol.Col. SUVIT TANSODE</p> <p>Gender: Male</p> <p>Age: 73 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
7.	<p>Mr. VERAPOL ATABOONWONGSE</p> <p>Gender: Male</p> <p>Age: 69 years old</p> <p>Highest level of education: Bachelor's degree</p> <p>Major: Business Administration</p> <p>Thai nationality: Yes</p> <p>Residing in Thailand: Yes</p>	<p>Director (Non-executive)</p> <p>Director type: Original director</p>	6 Sep 2013	Corporate Management
8.	<p>Mr. SUTHAS RATANAKUAKANGWAN</p> <p>Gender: Male</p> <p>Age: 69 years old</p> <p>Highest level of education: Master's degree</p> <p>Major: Economics</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>	27 Apr 2014	Economics, Information & Communication Technology, Accounting, IT Management, Data Management
9.	<p>Mrs. PAWANYA KRITTACHART</p> <p>Gender: Female</p> <p>Age: 72 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	Finance & Securities, Insurance, Finance, Accounting

10.	<p>Mrs. JAREE WUTHISANTI</p> <p>Gender: Female</p> <p>Age: 64 years old</p> <p>Highest level of education:</p> <p>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
11.	<p>Mr. ANEN AUNG-APHINANT</p> <p>Gender: Male</p> <p>Age: 71 years old</p> <p>Highest level of education:</p> <p>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: Re-elected as director</p>	25 Sep 2020	Engineering, Industrial Materials & Machinery

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	: No

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: 69 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: 72 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.	Mrs. JAREE WUTHISANTI [1] Gender: Female Age: 64 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: Re-elected as director	25 Sep 2020	Banking, Finance & Securities, Finance, Accounting

[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: 69 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. SUNEE SATHATINAN Gender: Female Age: 79 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Vice-chairman of the executive committee	18 Nov 2002
3. Mr. SOMSAK ATABOONWONGSE Gender: Male Age: 61 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

Other sub-committees

Sub-committees information

Name of sub-committees	List of directors	Position
Nomination and Remuneration Committee	Mr. SUTHAS RATANAKUAKANGWAN	Chairman
	Mr. SOMSAK ATABOONWONGSE	Member
	Mr. ANEN AUNG-APHINANT	Member

Risk Management Committee	Mr. KAROON CHANDRANGSU	Chairman
	Mr. SUTHAS RATANAKUAKANGWAN	Member
	Pol.Col. SUVIT TANSODE	Member

Roles of Sub-committees

Sub-committees responsible for risk management	: Risk Management Committee
Sub-committees responsible for nomination	: Nomination and Remuneration Committee
Sub-committees responsible for remuneration	: Nomination and Remuneration Committee
Sub-committees responsible for corporate governance	: Nomination and Remuneration Committee
Sub-committees responsible for corporate sustainability development	: Risk Management 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. Ms. APA ATABOONWONGSE Gender: Female Age: 69 years old Highest level of education: Doctoral degree Major: Management	PRESIDENT	18 Nov 2002	Property Development, Law, Accounting, Leadership, Strategic Management
2. Ms. PITCHAYA TANSODE Gender: Female Age: 32 years old Highest level of education: Master's degree Major: Engineering	CHIEF EXECUTIVE OFFICER	13 Jun 2022	Property Development, Engineering
3. Mrs. saranthorn srisunthorn Gender: Female Age: 46 years old Highest level of education: Master's degree Major: Management	Deputy Chief Executive Officer line of operations	1 Feb 2010	Property Development, Data Management, Project Management
4. Ms. suttiporn hinrit [1][2] Gender: Female Age: 40 years old Highest level of education: Master's degree Major: Finance	Chief Financial Officer	3 Jan 2019	Accounting, Banking, Finance & Securities, Finance, Fund Management
5. Mrs. winunya boonlerdfa Gender: Female Age: 37 years old Highest level of education: Bachelor's degree Major: Engineering	Chief Executive Officer Corporate	1 Feb 2022	Engineering, 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 policy for executives

Remuneration policy for executives : No

Remuneration

	2020	2021	2022
Total executive remuneration (baht)	28,092,570.41	18,959,706.98	11,591,003.50

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) : 22

Number of female employees (persons) : 53

Total (persons) : 75

Employee Remuneration

Total employee remuneration : 50,921,386.67

Provident fund

Total number of employees (persons) : 75

Number of employees contributing to the PVD (persons) : 29

Percentage of employees who are members (%) : 38.67

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. ANEN AUNG-APHINANT Gender: Male Age: 71 years old Highest level of education: Master's degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Re-elected as director	Date position was assumed: 25 Sep 2020	Engineering, Industrial Materials & Machinery

Development of directors over the past year

List of directors	Position	Participated in director development program
Ms. SUNEI SATHATINAN	Chairman of the board	Non-participating
Ms. APA ATABOONWONGSE	Vice Chairman	Non-participating
Mr. SOMSAK ATABOONWONGSE	Director	Non-participating
Mr. KAROON CHANDRANGSU	Director	Non-participating
Mrs. NONGLAK WANATHAMMAPONG	Director	Non-participating
Pol.Col. SUVIT TANSODE	Director	Non-participating
Mr. VERAPOL ATABOONWONGSE	Director	Non-participating
Mr. SUTHAS RATANAKUAKANGWAN	Director	Non-participating

Mrs. PAWANYA KRITTACHART	Director	Non-participating
Mrs. JAREE WUTHISANTI	Director	Non-participating
Mr. ANEN AUNG-APHINANT	Director	Non-participating

Directors' performance assessment

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

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 : 28 Apr 2022

EGM meeting : No

List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1. Ms. SUNE SATHATINAN (Chairman of the board)	-	4/4	Participating	Did not hold the meeting
2. Ms. APA ATABOONWONGSE (Vice Chairman)	-	4/4	Participating	Did not hold the meeting
3. Mr. SOMSAK ATABOONWONGSE (Director)	-	4/4	Participating	Did not hold the meeting
4. Mr. KAROON CHANDRANGSU (Director)	-	4/4	Participating	Did not hold the meeting
5. Mrs. NONGLAK WANATHAMMAPONG (Director)	-	4/4	Participating	Did not hold the meeting
6. Pol.Col. SUVIT TANSODE (Director)	-	4/4	Participating	Did not hold the meeting

7.	Mr. VERAPOL ATABOONWONGSE (Director)	-	4/4	Participating	Did not hold the meeting
8.	Mr. SUTHAS RATANAKUAKANGWAN (Director)	-	4/4	Participating	Did not hold the meeting
9.	Mrs. PAWANYA KRITTACHART (Director)	-	4/4	Participating	Did not hold the meeting
10.	Mrs. JAREE WUTHISANTI (Director)	-	4/4	Participating	Did not hold the meeting
11.	Mr. ANEN AUNG-APHINANT (Director)	-	4/4	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.	Ms. SUNEE SATHATINAN (Chairman of the board)	-	100,000.00	400,000.00	No
2.	Ms. APA ATABOONWONGSE (Vice Chairman)	-	60,000.00	400,000.00	No
3.	Mr. SOMSAK ATABOONWONGSE (Director)	-	70,000.00	290,000.00	No
4.	Mr. KAROON CHANDRANGSU (Director)	-	60,000.00	250,000.00	No
5.	Mrs. NONGLAK WANATHAMMAPONG (Director)	-	60,000.00	230,000.00	No
6.	Pol.Col. SUVIT TANSODE (Director)	-	60,000.00	230,000.00	No
7.	Mr. VERAPOL ATABOONWONGSE (Director)	-	60,000.00	230,000.00	No
8.	Mr. SUTHAS RATANAKUAKANGWAN (Director)	-	135,000.00	280,000.00	No
9.	Mrs. PAWANYA KRITTACHART (Director)	-	100,000.00	230,000.00	No
10.	Mrs. JAREE WUTHISANTI (Director)	-	100,000.00	230,000.00	No
11.	Mr. ANEN AUNG-APHINANT (Director)	-	70,000.00	230,000.00	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) : 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)	-	4/4
3.	Mrs. JAREE WUTHISANTI (Audit committee)	-	4/4