

Environmental Energy and Biodiversity Management Policy

(English Translation)

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Fraser's Property (Thailand) Public Company Limited and its group companies have established policies to achieve the company's business philosophy by supporting operations to continuously maintain and improve the environment. In line with the company's vision of becoming a leader in integrated real estate platform services to deliver valuable and memorable experiences to all stakeholders and drive sustainable growth (Integrated Real Estate Platform for Sustainable Growth), the company is committed to operating in accordance with laws, regulations and standards at both national and international levels, while emphasizing the management of natural resources, energy, water use, waste management, greenhouse gas emissions and adaptation to climate change, as well as biodiversity to reduce environmental impacts and pollution that may arise from the company's operations.

The Sustainability and Risk Management Committee is responsible for overseeing, monitoring and supporting the company to integrate sustainability policies, strategies and goals into its business strategy and operations, assigning the Sustainability and Risk Management Working Team to drive operations and report to the Committee quarterly, and defining the responsibilities of all executives and employees to promote and cooperate in complying with the policies for continuous development of environmental management, including communicating and promoting to partners and contractors throughout the value chain to acknowledge the policies and adhere to them in their business operations.

Scope of the policy

The scope of the policies and practices covers all operations related to the company's stakeholders, its subsidiaries, and all business partners under the scope of operations that the company can control, including the residential development business, the commercial development business, the warehouse and factory rental and leasing business, and the investment business, as well as partners and contractors throughout the value chain.

1. Environmental Management

The Company is committed to managing the environment throughout its value chain, from the land acquisition process for development, the design process, the construction process, to the project handover. This is done by conducting environmental impact assessments and identifying potential risks, in compliance with environmental laws, regulations, and standards, such as those related to air pollution, wastewater, waste, and biodiversity. Appropriate prevention and remediation measures are in place to minimize the environmental impact that may arise from business operations.

Policies and Good Practices

- 1.1 Consider environmental issues in the business review process (Due-diligence Process) before purchasing land or project buildings, including mergers and acquisitions, to conduct a preliminary environmental assessment and identify other relevant environmental risks, which will help reduce investment risks and ensure that basic environmental performance is in accordance with the laws and regulations of the organization.
- 1.2 Focus on designing and constructing projects in strict compliance with relevant laws and regulations, and apply green building certification standards both nationally and internationally, with minimum green building certification standards in accordance with the Global Real Estate Sustainability Benchmarking (GRESB) accreditation criteria, such as Certified by LEED, EDGE, TREES and FITWEL design, etc., to promote efficient resource utilization, reduce environmental impacts and pollution that may arise from project operations from the construction, operation and demolition processes.
- 1.3 The company sets a goal of **100% environmentally friendly design and development operations. New buildings constructed since 2021 must be designed and constructed using the green building standards** mentioned above to ensure that the company's project development is in line with standards, can reduce impacts on the environment and communities.
- 1.4 Choose environmentally friendly building materials, choose materials that have been certified for health and safety, such as Low embodied carbon materials, Low-emitting VOC materials, Materials and packaging that can easily be recycled, Locally extracted or recovered materials, etc.
- 1.5 Incorporate environmental criteria into the company's procurement process to reduce potential impacts in the value chain and reduce other indirect greenhouse gas emissions.
- 1.6 Regularly communicate and educate employees, property managers and stakeholders of the organization, such as customers and tenants, about international best practices, as well as new laws and regulations related to the environment, so that they can operate correctly and appropriately and achieve continuous development.

2. Use of Natural Resources and Waste Management

Focus on caring for, protecting, and maintaining environmental quality to control and minimize the impact that may arise from the company's operations. This is done through promoting the efficient use of resources for maximum benefit, such as air quality management, water use, wastewater management, reducing waste from construction processes, and systematically managing waste generated from the company's operations as required by law.

Policies and Good Practices

- 2.1 Take care of, protect, and maintain the quality of the environment in the project area and project activities, such as air quality and water quality, in accordance with the law, including compliance with international and national standards and certifications.
- 2.2 Set objectives, goals, and operational plans that focus on promoting the use of resources efficiently and generating the greatest benefit to the company's business in accordance with the 3Rs principles: Reduce, Reuse, and Recycling, and encourage partners and contractors to use resources most efficiently.
- 2.3 Control, supervise, and implement measures to systematically manage waste, inspect the quality of wastewater, air pollution, and other related wastes, and promote the reuse or recycling of construction materials to reduce the use of raw materials to reduce the amount of waste that will be sent to landfills caused by the company's operations in order to reduce environmental impacts on communities and surrounding areas of the project.
- 2.4 Promote, communicate, disseminate, and publicize the company's environmental policy, as well as provide knowledge on environmental management and the impacts of the organization's business operations to employees and stakeholders of the organization, such as partners and contractors, through various activities of the company effectively to raise awareness and organizational culture in caring for, protecting, and maintaining the quality of the environment for employees and stakeholders of the organization.
- 2.5 Prepare a sustainability report to summarize the results of compliance with the environmental management policy, submit it to executives, and disclose information to stakeholders every year.

3. Energy Management and Climate Change

Promote the use of clean energy, efficient energy management, climate change is one of the important factors in project development, and strive to operate to reduce greenhouse gas emissions and increase the capacity to adapt to climate change. To reduce the impact on the economy, society and the environment, especially the release of greenhouse gas emissions that cause global climate change.

Policies and Good Practices

- 3.1 Promote the use of clean energy by setting targets for renewable energy installation in new projects as a standard to reduce energy consumption and greenhouse gas emissions throughout the value chain, in accordance with international and national standards and certifications

- 3.2 Set energy management and climate change goals to drive sustainable development and achieve net-zero greenhouse gas emissions by 2050 under the Paris Agreement within the framework of the United Nations Framework Convention on Climate Change (UNFCCC). Each business group is responsible for developing short-term, medium-term, and long-term plans to support the organization's goals in reducing greenhouse gas emissions from direct combustion activities (Scope 1), indirect activities from energy use within the organization (Scope 2), and other indirect activities (Scope 3).
- 3.3 Comply with relevant laws related to energy management and climate change. Invest in technologies to continuously improve energy efficiency and reduce greenhouse gas emissions, in accordance with internationally accepted best practices.
- 3.4 Communicate to employees and all stakeholders the importance of energy management and the impact of business operations on climate change. Raise awareness and encourage everyone to participate in energy conservation and greenhouse gas emission reduction measures.
- 3.5 Provide necessary resources, including personnel, budget, work time, and training, to promote employee participation in proposing ideas that are beneficial to the company's energy management, greenhouse gas reduction and adaptation to climate change.
- 3.6 Summarize the results of energy management and greenhouse gas emission reduction efforts, submit it to executives, and disclose information to stakeholders regularly every year.

4. Biodiversity and No Deforestation

We are committed to operating with consideration for the impact on biodiversity and ecosystem services in our business decision-making processes, while also opposing deforestation to protect and conserve the richness of ecosystems and promote the creation of positive impacts on biodiversity and ecosystem services.

Policies and Good Practices

- 4.1 The company assesses the potential environmental and biodiversity impacts and risks associated with project development, including renovation projects, in compliance with applicable laws and regulations. This is to ensure no net loss of biodiversity within the company's managed areas. The company will implement restoration or reforestation initiatives to compensate for any forest loss resulting from current operations as appropriate and in accordance with Fraser's Group policies.
- 4.2 The company is committed to achieving a net positive impact (NPI) on biodiversity within its managed project areas by 2030. It will not support deforestation or aim to achieve no net deforestation. The company will develop biodiversity action plans for high-risk projects and implement biodiversity action plans based

on the Mitigation Hierarchy Principles, which include: Avoid, Minimize, Restore, Offset. These principles will be used to mitigate the impacts of identified risks, and biodiversity impacts will be continuously monitored as appropriate and in accordance with Frasers Group policies.

- 4.3 The company will not develop projects in natural conservation areas, including: National park areas, Conservation areas, Wildlife sanctuaries as declared by relevant government agencies, UNESCO World Heritage Sites, Ramsar Convention on Wetlands of International Importance, IUCN Protected Area Categories, High Conservation Value Areas (HCVAs).
- 4.4 The company will select construction materials and equipment from legally sourced, safe, and environmentally friendly sources that do not harm ecosystems and biodiversity. The company will not support producers involved in deforestation.
- 4.5 The company will promote awareness among employees and stakeholders about the impacts of business operations on biodiversity and foster a sense of responsibility among employees to participate in the company's biodiversity activities.
- 4.6 The company will regularly disclose, communicate, and report its biodiversity performance to its stakeholders every year.

Effective from 2 April 2025 until further notice.

Approved by

..... Thanapol Sirithanachai.....

(Thanapol Sirithanachai)

Country Chief Executive Officer

Fraser's Property (Thailand) PLC