

# Sustainability Report 2020

## INCUBATE POSSIBILITIES



HOME



INDUSTRIAL



COMMERCIAL

# About Report

## Background

2020 is the year that Frasers Property (Thailand) Public Company Limited (FPT) has been changed significantly by merging the Golden Land Property Development Public Company Limited as an integral part of the Company. This is considered as the complete application of international experiences in real estate development in Thailand. And it is a business milestone that will drive the organization to become Thailand's First Fully Integrated Real Platform in Thailand, covering residential, industrial, and commercial properties.

The preparation of this sustainability report is made on an annual basis. A report is covered the period during October 1, 2019 to September 30, 2020 to disclose the management process and business performance in the areas of economy, society, environment, and governance that are key aspects of the Company and stakeholders in all sectors in the past year. This report has been prepared in accordance with the Global Reporting Initiative Standards (GRI Standards) at the level of Core Option as well as additional indicators for the Company for the Property and Construction Disclosures. Meanwhile, the Company also connects to the performance according to the corporate strategy in response to the United Nations Sustainable Development Goals (SDGs) and criteria of sustainability assessment set by the Stock Exchange of Thailand (SET).

## Report Scope

The 2020 performance has been included in this sustainability report, covering the operations of all business units under the Frasers

Property (Thailand) Public Company Limited which has been operating in Thailand including its subsidiaries and other relevant companies in which the Company owns more than half of the investments and possesses management authority in the business group of industrial properties and other businesses. All information of the remaining of the business groups will be covered by 2022.

## Report Certification

To ensure that the content of this sustainability report is consistent with the issues that the Company and stakeholders of all sectors considered as priority and to increase the confidence of stakeholders that the information disclosure is correct, adequate, and compliant with GRI Standards. The Company therefore has provided an external assurance for this report by the third party (expert) with the scope of the audit of report certification which are covered the information of energy and greenhouse gas emission of businesses, including the statistics on occupational health and safety. In addition, the Company is continuously taking into account the expansion in the scope of report assurance by the external audits in terms of quantity for both significant issues and business operations in the next report.



## Contact for information

The Department of Risk Management, Corporate Governance, and Sustainability

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**Mr. Chainoi Puankosoom**  
Chairman of the Board



## Message from Chairman of the Board

### One of the top five real estate developer in Thailand

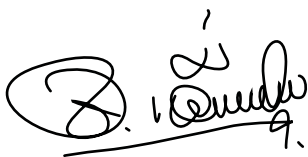
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In 2020, it was the year that the Company has become one of the top five real estate developer in Thailand, covering 3 key property sectors: “Residential Properties”, “Industrial Properties”, “Commercial and Hospitality”, together with the Digital business unit, comprising of Data Center and Building Automation System businesses which are under development and will commence commercial operations by mid-2021.

In 2020, all companies around the world have faced the crisis from the COVID-19 pandemic, spreading quickly and being affected widely and severely worldwide. However, the Company still emphasizes the environmental conservation and the efficient resource consumption in accordance with the principles of Circular Economy and Green Building Standards both at national and international levels and also introduced the concept of sustainability development to be applied with a corporate governance, integrated with the international sustainability development standards such as the Global Reporting Initiative (GRI) Standards and the United Nation Sustainable Development Goals (UNSDGs) with a purpose to become a sustainable organization or a company with zero greenhouse gas emissions or Zero Carbon in the year 2050. As a result of the Company’s sustainability development performance in 2020, the Company has been selected as one of the top twenty ESG emerging companies for the year 2020 by Thaipat Institute.

In addition, the Company stock was also ranked in the Thailand Sustainability Investment (THSI) of the year 2020 by the Stock Exchange of Thailand. This reflects that the Company has focused on a sustainable business development by taking into account the society, environment, and corporate governance (ESG) in the operational processes and the concept of sustainability is applied as the foundation for business management and business conduct. This allows us to deliver a valuable experience to customers and all groups of stakeholders. The Company still continued the business conduct along with cares and restoration of key stakeholders of the Company, namely business partners, suppliers, customers, and society based on the principles of good governance. This allows most of the stakeholders to be able to operate the business with the opportunity to grow their business together with the Company.

Lastly, the Board of Directors of the Company and I would like to thank our stakeholders of all sectors for their trust and support to the Company continuously including the executives and employees of the Company who have contributed their best efforts, resulting in the great success in 2020. The Company is ready to become a model organization for sustainability in Thailand.



**Mr. Chainoi Puankosoom**  
Chairman of the Board

## Message from Chairman of the Executive Committee

A business milestone that has driven the organization to become Thailand's First Fully Integrated Real Estate Platform, covering "Residential Properties", "Industrial Properties" and "Commercial and Hospitality"

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Frasers Property (Thailand) Public Company Limited has considered the year 2020 as a year for the significant changes. The Company has merged the Golden Land Property Development Public Company Limited as an integral business part. This is fully the complete application of international experience in real estate development in Thailand. It is also a business milestone that has driven the organization to become "Thailand's First Fully Integrated Real Estate Platform", covering "Residential Properties", "Industrial Properties" and "Commercial and Hospitality".

Amid the COVID-19 pandemic that has created an uncertainty in business conduct, the Company therefore emphasized the importance of operational principles, considering all stakeholders to survive together. This led the Company to be a part of the co-creation of sustainable places where are secure and sustainable truly.

In addition, the Company has also developed the corporate sustainability framework in order to ensure that every working process of the Company was taking into account the opportunities and risks, consisting of economic, environmental and social aspects as well as the care of the Company's stakeholders in order to create a good experience and impressions of products and services. The Company also aimed to improve work efficiency through innovation and technology leading to the goal of the Company's business growth along with environmental management, social care, and communities development surrounding the Company's project area in the sustainable ways as well as the development of eco-friendly products and services such as eco-design, LEED, and so forth.



**Mr. Panote Sirivadhanabhakdi**  
Chairman of the Executive Committee

In 2020, the corporate sustainability development performance such as sustainability awards and achievements are the pride of the Company. Details are as follows:

- The Company has been selected as one of the top twenty ESG Emerging companies for the year 2020 by Thaipat Institute.
- The Company has been selected by the Thailand Greenhouse Gas Management Organization (TGO) and the World Bank to be a one of the top six companies to pilot the Carbon Pricing Project.
- The Company has been rated by the GRESB, the Global ESG Benchmark for Real Assets, for the first year and was ranked at A class which was the highest level in the Sustainability Disclosure Category of South-eastern Asia's Diversified Real Estate Companies.
- The Company was ranked in Thailand Sustainability Investment (THSI) 2020 for the first year.
- The Company was evaluated in corporate governance with a result of "Excellence" by The Thai Institute of Directors Association (IOD) and SET.

Lastly, the Board of Directors of the Company and I would like to thank our stakeholders of all sectors for their trust and support to the Company continuously including the executives and employees who have contributed their best efforts in sustainable development by taking into account our stakeholders in the sustainable growth of the Company.



**Mr. Panote Sirivadhanabhakdi**  
Chairman of the Executive Committee

# Awards and Achievement



## 2020

- Thailand Sustainability Investment (THSI) Award 2020 by Stock Exchange of Thailand



- Thaipat ESG Emerging List 2020



- Corporate Governance Report of Thai Listed Companies 2020 : CGR 5 stars "Excellent"



- Thailand's Private Sector Collective Action against Corruption (CAC) : CAC Re-Certified

- International Property Awards – Asia Pacific Property Awards 2020-2021 : Samyan Mitrtown



- Leadership in Energy & Environmental Design - LEED Gold : Mitrtown Office Tower



- Amazing Thailand Safety & Health Administration (SHA) Certification : Samyan Mitrtown



- ISO 9001: 2015 - Maintenance and Property Management Services

**2019**

- Leadership in Energy & Environmental Design - LEED Certified : W1 TPARK Bangplee 6
- BCI Asia Awards Top Ten Developers 2019 Thailand : Golden Neo 2 Bangna-Kingkaew and Golden Neo Sathon
- FIABCI – Thai Prix D’ Excellence Awards 2019 : The Grand Pinklao
- Inside World Festival of Interiors 2019 - INSIDE Awards, The Winner of Health & Education : Classroom Makeover for the Blind
- Inside World Festival of Interiors 2019 - INSIDE Awards, Interior of the Year Highly Commended : Classroom Makeover for the Blind
- ASA Real Estate Awards 2019 - Winner: Classroom Makeover for the Blind
- Euromoney Real Estate Awards 2019: Best Developers Industrial/Warehouse Sector

**2018**

- Excellence in Design for Greater Efficiencies - EDGE Green Certification : TPARK Bangplee 4
- BCI Asia Awards Top Ten Developers 2018 Thailand : The Grand and Golden Town
- SET Awards 2018 - Best Deal of the Year Award : Outstanding Award

**2017**

- Leadership in Energy & Environmental Design - LEED Gold : W1 TPARK Bangplee 4
- BCI Asia Awards Top Ten Developers 2017 Thailand : The Grand, Golden Village and Golden Town
- BCI Asia Top 10 Developer Awards 2016 Thailand : BLISS by The Grand Rama 2
- Leadership in Energy and Environmental Design - LEED Gold : FYI Building
- Leadership in Energy & Environmental Design - LEED Silver : W14 TPARK Bangna and TPARK DC
- Leadership in Energy & Environmental Design - LEED Silver : W16 TPARK Wangnoi 2

**2016**

- Leadership in Energy & Environmental Design - LEED-Certified : Asia Industrial Estate (Suvarnabhumi) M2/7
- BCI Asia Top 10 Developer Awards 2016 Thailand : The Grand Wongwan-Prachauthit, The Grand Rama 2, ZENITH and TYME Rama -5

**2015**

- International Property Awards – Asia Pacific Property Awards 2014-2015 Best Hotel Design : W Hotel Bangkok
- Thailand Energy Award 2014 : in a category of Green Building: New and Existing Building: Sathorn Square

**2014**

- Thailand Energy Award: in a category of Green Building: New and Existing Building: Sathorn Square
- ASEAN Energy Awards 2014 - Energy Efficient Building (New and Existing Category) 2<sup>nd</sup> Runner-up : Sathorn Square
- Euromoney Awards 2014 - Thailand’s Second Best Real Estate Developers by Euromoney Magazine

**2013**

- South East Asia Property Awards 2013 - Highly Commended : W Hotel Bangkok
- Thailand Property Awards 2013 - Best Hotel Design : W Hotel Bangkok
- Leadership in Energy and Environmental Design - LEED Gold : Sathorn Square

**2012**

- Leadership in Energy and Environmental Design - LEED Platinum : Park Ventures Ecoplex
- Euromoney Real Estate Awards 2012 - Thailand Industrial/Warehouse Developers

**2009**

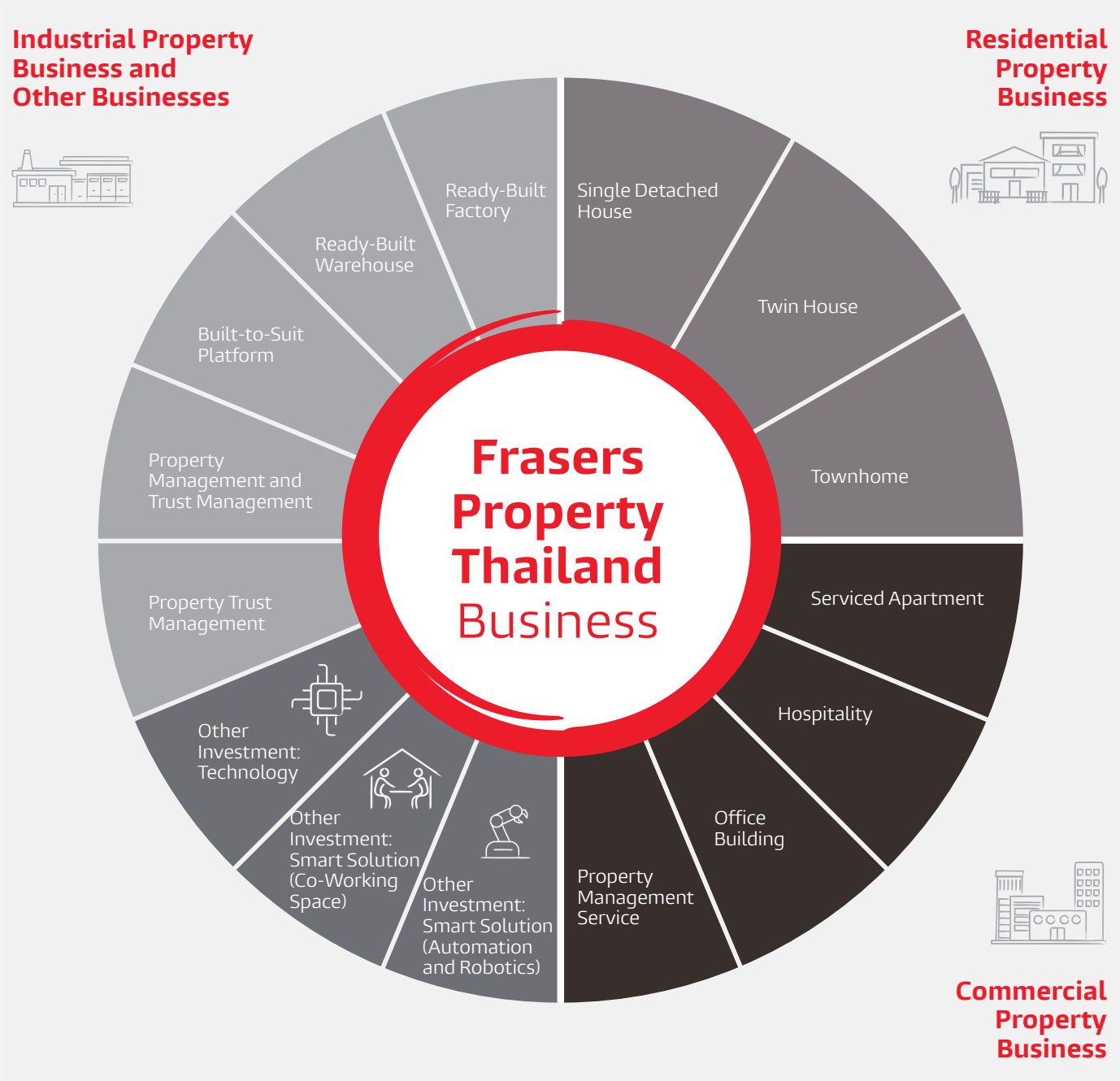
- Euromoney Thai Developer Awards 2009



# About Frasers Property Thailand









## Businesses Overview

Frasers Property (Thailand) Public Company Limited or FPT engages in real estate business of industrial and residential sectors, based on the strategy of "Integrated Real Estate Platform for Sustainable Growth", covering the following 3 business groups as follows:



## Business Overview: Residential Property

The Company and its subsidiaries engage in the real estate development business that offers a wide range of residential products, brands and development styles. The development includes low rise residential projects that offer sales of single-detached houses, semi-detached houses, and townhouses. The development tasks comprise infrastructure work within each development project, and for all product pricing, which are differentiated by product lines under different brand names to cover diverse market segments and different clientele groups.

Type of Product	Brand	Price Range
Single Detached House	 	10 – 40 MB
	 	7 – 10 MB
Twin House		3.5 – 7 MB
Town Home (2 or 3-storey)		3 – 5 MB
Town Home (2-storey)		2 – 3 MB
Commercial Town Home (4-storey)	 <small>BANGNA-KINGKAEW</small>	5 – 7 MB

## Business Overview: Commercial Property

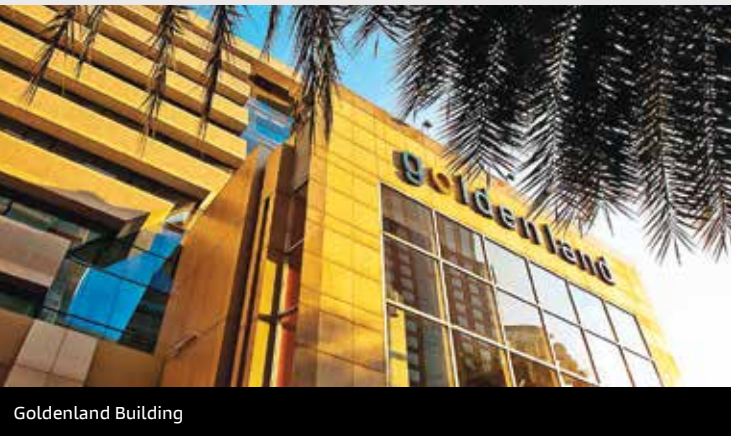
For commercial developments, the Company aims to develop management efficiency and quality to better respond to its customer needs consistently. It also promotes activities that encourage growth in its rental occupancy and enable a continual increase in its revenues. At present, the Company has the following commercial developments which are serviced apartments, hotels, and office buildings:

### FYI Center

FYI Center is located at the corner of the Rama IV and Ratchadapisek (Phai Sing To) Roads, close to the Queen Sirikit National Convention Center and within a walking distance from the subway station (MRT) which has direct access to the front of the building. This project comprises a 12-story office building and three underground floors with a lettable area of 50,000 square meter, designed with flexibility in space utilization under the "Business + Creativity" concept. The project was completed in the second quarter of 2016 and was awarded the Gold Level certification of Leadership in Energy and Environmental Design (LEED) from the U.S. Green Building Council (USGBC) around the end of 2016 and the Award for Outstanding Quality of Life Project 2018 in the category of office buildings from the Association of Siamese Architects under the Royal Patronage.



FYI Center



Goldenland Building

### Goldenland Building

The Goldenland Building is an 8-story office building with one underground floor that lodges a total lettable space of about 11,000 square meters, located near the main shopping area of central Bangkok with shopping places such as Centralworld, Gaysorn Shopping Centre, and Central Chidlom, as well as famous nearby hotels such as the Anantara Siam Bangkok Hotel, the Grand Hyatt Erawan, and the InterContinental Hotel. Located in Soi Mahadlekluang 1, the building is only 400 metres away from the Chidlom and Ratchadamri BTS Skytrain Stations. The building is also designed to afford the occupants' adaptability with flexibility for small and medium enterprise tenants.

Additionally, the Company is the property manager for the following projects:

### Park Ventures Ecoplex

Park Ventures Ecoplex is a Grade A office building for lease in the central business district, located at the corner of the Ploenchit and Wireless Roads, with direct passage from the BTS Ploenchit Station. The project was awarded the Platinum Level certification of LEED (Leadership in Energy and Environmental Design Award) from the U.S. Green Building Council (USGBC).



Park Ventures Ecoplex



### Sathorn Square

Sathorn Square Office Tower is a 40-story commercial office building with 5 underground floors. It has a rental area of over 73,000 square meters, located in the heart of the central business district, at the Sathorn - Narathivas intersection with a direct passage link to the Chong Nonsi BTS Skytrain Station. The Sathorn Square Office Tower has a unique architectural design. Its rental spaces on each floor is designed to provide more open space, with no pillars, and increased flexibility in space usage and open floor office designs. The tower is an "Energy Conservation Building" that received the LEED Gold Certification (Leadership in Energy and Environmental Design Award) from the U.S. Green Building Council (USGBC). GOLD has sub-leased its leasehold rights to Golden Ventures Leasehold Real Estate Investment Trust (GVREIT) in April 2016.

### Samyan Mitrtown

Samyan Mitrtown is a mixed-use complex building. The project is worth more than Baht 9,000 million (which GOLD holds 49% of its share) located at Samyan intersection connecting Phaya Thai Road and Rama IV Road, and connected to the walking tunnel from MRT Samyan Station. Samyan Mitrtown comprises of 1) rental office space 2) hotel and residential area and 3) retail space. The details about the project are as follows:

- Office area: Mitrtown Office Tower is a grade A 31-story office building with a net lettable area of 48,000 square meters. The office area is equipped with turnstile system and the face scan security features. In addition, there are LED lamps in the whole building for energy saving, VAV system (air conditioning system which can adjust the temperature in sub-areas), and column-free office space. The project was awarded the Gold Level certification of LEED from the USGBC in August 2020.



Sathorn Square



Drop-off at Mitrtown Office Tower



Mitrtown Office Tower



- Residential area: Residential tower is a 33-story that consists of Triple Y Leasehold Residence (516-unit condominium) and segregated area for Triple Y Hotel (102-room hotel) with key card security system in all rooms and public areas such as swimming pool, gym, library, etc. Triple Y Residence and Triple Y Hotel initially operated in August 2019 and September 2019 respectively.
- Retail area: Six-story building with a net lettable area of 36,000 square meters. Developed with the concept of 'Urban Life Library', the retail area hosts famous shops from the old Samyan and in-trend shops. There is a 24-hour zone to serve people at all time, and Samyan Mitrtown Hall with a 1,800 square meters space to host events, meetings, seminars, etc. started commencing service in September 2019.



Swimming Pool at 33<sup>rd</sup> floor, residential area, Triple Y Residence



Samyan Mitrtown Shopping Plaza

### W Hotel Bangkok

Nestled in the inner city and adjacent to Sathorn Square office building, W Hotel is a 30-storey luxury haven with five-storey underground floor and boasts a total of 403 sleek, cozy and amenities-filled rooms with reclusive ambience. In addition to all modern comforts on offer, the upscale W Hotel is just a stone's throw from BTS Chong Nonsi Skytrain mass transit system. Managed by the most renowned hospitality conglomerate Marriott International, the five-star hotel garners prestigious accolades, i.e. Best Design Hotel Worldwide 2015, but to name a few. GOLD entered into joint venture agreements, holding 20% of its shares, with foreign entities to develop the project.

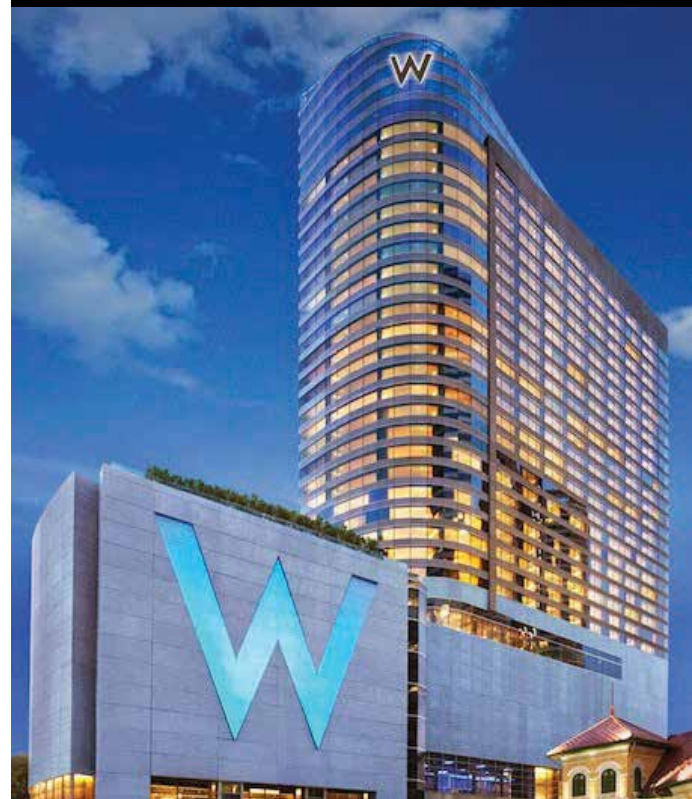
### Modena by Fraser Bangkok

Modena by Fraser Bangkok is a 239-room, 14-story hotel with an underground floor, under the management of Fraser Hospitality. The hotel offers an at-home atmosphere and experience. The hotel building is located next to the FYI Center and not far from the Queen Sirikit National Convention Center, and Khlong Toei Port, with access to many commercial areas via the subway line making this hotel especially convenient for business travelers.

Modena by Fraser Bangkok



W Hotel Bangkok



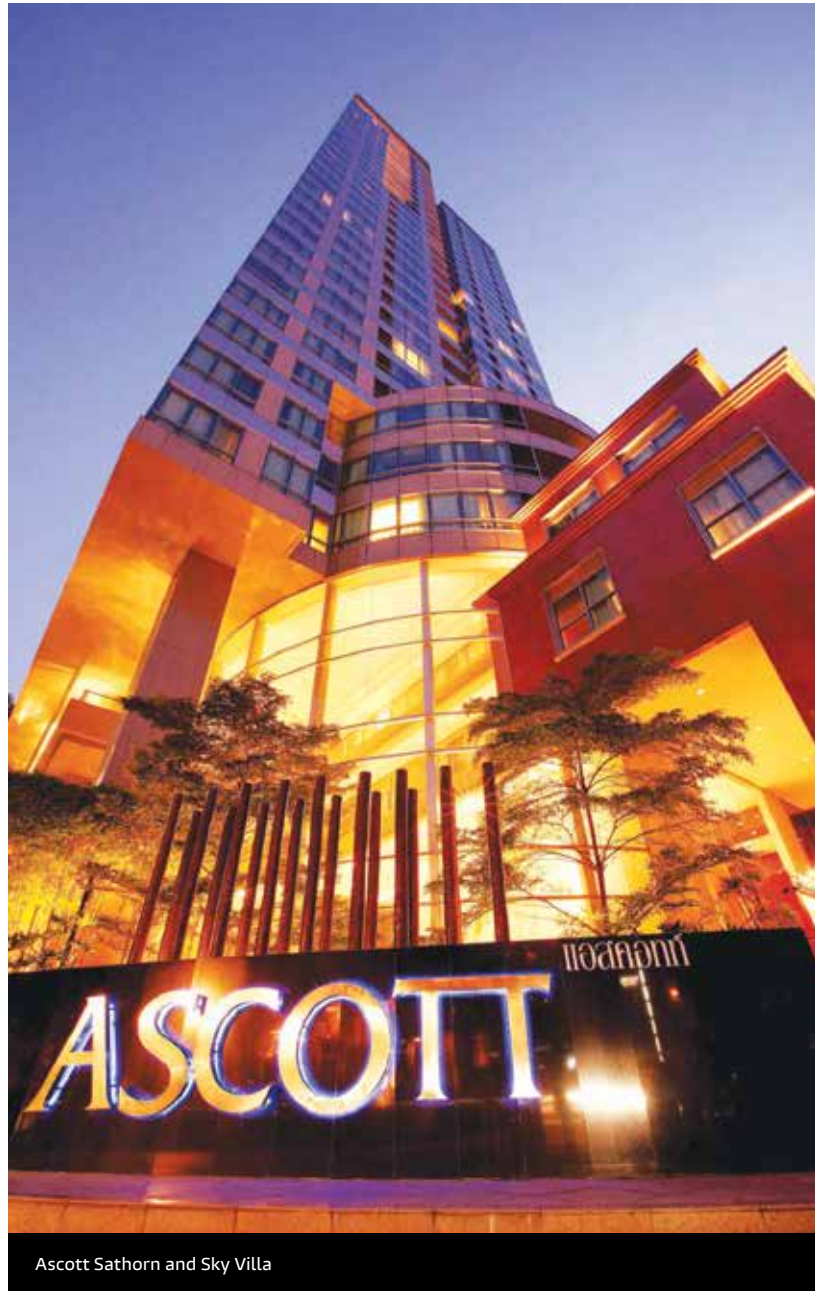


### Ascott Sathorn and Sky Villa

The Ascott Sathorn Bangkok is a contemporary serviced apartment building situated amid the central business district of Sathorn Road, near the Chong Nonsi BTS Skytrain Station. This 35-story building houses 177 serviced apartment units, managed by the Ascott Group Limited, a leading serviced residence and hotel operator from Singapore. The 21st to 35th floor of the building locates the "Sky Villas" the luxurious and exclusive residential high-rise apartments decorated by renowned interior designers.



Mayfair Marriott Executive Apartment



Ascott Sathorn and Sky Villa

### Mayfair Marriott Executive Apartment

Mayfair Marriott Executive Apartment is designed to be one of the most luxurious serviced apartment buildings in Bangkok, with a height of 25 stories. This development has also been granted a hotel operating license. GOLD sold its leasehold for the building to the Gold Property Fund (in which one-third of the shares belong to GOLD). The building houses 164 apartment units, with various sizes ranging from 1 to 3 bedrooms, and is managed by the Marriott International Inc., a global brand hotel chain and leading hotel management company. The building is located in the middle of Soi Langsuan, not far from the BTS Skytrain Station and adjacent to Lumpini Park which is a famous park within the Bangkok central business district.

## Business Overview: Industrial Property and Other businesses

The Company is engaged in the development of fully integrated industrial property. Currently, there are more than 3.0 million square meters of factory and warehouse under management of the Company located on strategic location. The platforms of factories and warehouses are both Ready-Built and Built-to-Suit. The Company also aims to increase the development of Built-to-Suit factories and warehouses. The factory and warehouse of the Company are located in the industrial estate, industrial park, industrial zone, industrial promotion zones, and other potential areas in Thailand.

The company's factories and factories under management of the Company located in 17 different industrial locations\* as shown in table below.

Location	Province	Number of factories	
		Company's asset	Assets under the Trust
Bang Pa-In Industrial Estate	Ayutthaya	-	15
Hi Tech Industrial Estate	Ayutthaya	5	39
Rojana Industrial Park	Ayutthaya	21	56
Amata City Industrial Park	Chonburi	11	103
Laem Chabang Industrial Estate	Chonburi	30	-
Hemmaraj Industrial Estate	Chonburi	3	3
Amata City Industrial Estate	Rayong	5	38
Bangpoo Industrial Estate	Samutprakarn	-	13
Asia Industrial Estate	Samutprakarn	28	-
Nawanakorn Industrial Promotion Zone	Pathumthani	2	23
Ladkrabang Industrial Estate	Bangkok	1	-
Kabinburi Industrial Zone	Prachinburi	7	-
Rojana Industrial Park	Prachinburi	8	-
Pinthong Industrial Estate (3 locations)	Chonburi	-	41
Frasers Property Logistics Center (Bangplee 2)	Samutprakarn	2	-

Frasers Property Logistics Park (Sriracha), Chonburi, Thailand



Moreover, there are the Company warehouse and warehouse under the management of the Company are located in 28 different locations\* as shown in table below.

Location	Province	Number of factories	
		Company's asset	Assets under the Trust
Frasers Property Logistics Park (Bangna)	Chachoengsao	26	81
Frasers Property Logistics Center (Laem Chabang 1)	Chonburi	-	21
Frasers Property Logistics Center (Laem Chabang 2)	Chonburi	18	26
Frasers Property Logistics Park (Laem Chabang 3)	Chonburi	-	24
Frasers Property Logistics Center (Wangnoi 1)	Ayutthaya	5	13
Frasers Property Logistics Park (Wangnoi 2)	Ayutthaya	12	8
Frasers Property Logistics Center (Eastern Seaboard 1B)	Rayong	4	12
Frasers Property Logistics Center (Eastern Seaboard 1B)	Chonburi	-	7
Frasers Property Logistics Center (Eastern Seaboard 2A)	Chonburi	9	4
Frasers Property Logistics Park (Eastern Seaboard 3)	Chonburi	8	-
Frasers Property Logistics Park (Sriracha)	Chonburi	6	16
Frasers Property Logistics Center (Bo Win)	Chonburi	-	9
Frasers Property Logistics Center (Panthong 1)	Chonburi	10	5
Frasers Property Logistics Center (Bangplee 1-6)	Samutprakarn	20	38
Frasers Property Logistics Center (Rojana Prachinburi)	Prachinburi	-	8
Frasers Property Logistics Center (Rojana Ayutthaya)	Ayutthaya	-	3
Frasers Property Logistics Center (Amata City Chonburi)	Chonburi	-	7
Frasers Property Logistics Park (Khonkaen)	Khonkaen	12	-
Frasers Property Logistics Center (Amata City Rayong)	Rayong	11	-
Frasers Property Logistics Center (Samutsakorn)	Samutsakorn	2	-
Frasers Property Logistics Center (Lamphun)	Lamphun	9	-
Controlled temperature warehouse (Chilling room: CTD)**	Ayutthaya	-	1
Frasers Property Logistics Center (Bangplee 2)	Samutprakarn	3	-

Note \* the areas pending for development are not included.  
 \*\* wait for sale and leaseback





Rojana Industrial Park, Ayutthaya, Thailand

### 1) Ready-Built Factory

The Company develops Ready-Built Factory of international standard in order to facilitate demand of manufacturers and companies who want to set up a business in Thailand but do not want to own the factories in order to reduce investment cost and avoid downside risk from uncertainties. The Company develops factories in many strategic locations of Thailand that can cater for manufacturers of different industries. The Company also provides other services related to setting up a business in Thailand since more than 80% of tenants are foreign companies.

The factories have been developed in both Export Processing Zone, General Industrial Zone as well as other areas as required by the tenants. The demand from tenants can be specific, for example, manufacturer who wants factories in Export Processing Zone (Laem Chabang Industrial Estate) would also prefer to be within proximity of deep sea port.

Factories of the Company is a single storey building with mezzanine office, proper fencing and landscaping, and with attached guard house, parking spaces and truck loading area. In this regard, The factories are of international quality and can be customized to the tenants' specific requirement. The size of the factory ranges from 550 to 12,000 square meters. Typical sizes of the factories have been smaller over the years given rising demand of tenants with smaller-sized business operations. The factories have 1 to 3 tons floor load and is built on steel portal frame which does not require support from structural columns and hence provides more usable areas.

Leases between the Company and tenants are largely within 3 years. The Company will approach tenants for renewal closer to expiry date. Tenants also have an option to re-locate to other factory locations offer by the Company or purchase factories.

The Company also develops Built-to-Suit factories for tenants who want customized designs. Such tenancy is beneficial to the Company as the rental period is longer at around 5 to 10 years.

### 2) Ready-Built Warehouse

The Company's wholly owned subsidiary Frasers Property Industrial (Thailand) Co., Ltd. or "FPIT" (previously known as TICON Logistics Park Co., Ltd. or "TPARK") is a leading developer in ready-built warehouses of international quality. Logistics is an essential business to distribute goods and supplies to other parts of the country and is a key to develop Thailand to become ASEAN hub. Presently, majority of logistics providers prefer to invest in technological software and logistics system rather than developing brick-and-mortar infrastructure. This creates an ideal opportunity for the Company to lease warehouses to these logistics providers.

The Company's warehouses are located in strategic locations that are ideal for distribution centers. The warehouses are designed to suit modern logistics management systems, with clear heights, wide column spans, dock levelers, and sufficient floor loads.

Typically, warehouse leases are around 3 years with option to renew. Going forward, the Company expects more contribution of Built-to-Suit warehouses which has leases of more than 3 years. The average term of Built-to-Suit contracts is 10 years. The Company also offers Sale and Leaseback option for its customers.

### 3) Built-to-Suit Warehouse and Factory

The Company develops industrial property of which its design meet customer's requirement by focusing on the usage of each business operator in different industry. In addition, Built-to-Suit project could maximize factory and warehouse efficiency including cost saving and enhancing productivity of business production as well as warehouse storage. The Company has a strategic location ready to develop Built-to-Suit project under industrial estates, industrial parks, industrial promotion zones and others zone in Thailand.



Bangkok Free Trade Zone (BFTZ), Samutprakarn, Thailand

Built-to-Suit project has a long-term contract between 10 to 15 years which positively affect occupancy rate in terms of driving a sustain revenue stream whilst reducing expenses and advertisement costs.

During the year of 2020, The Company built-to-suit portfolio has gained traction especially regarding the completion and handover of large-scale Built-to-Suit warehouses well catered to customer requirements in strategic locations. The Company continued to secure a strong pipeline for further project development.

#### 4) Investment and Property Management

The Company has a policy to invest in real estate investment trust for not less than 20% of total investment units to receive recurring investment return which is in form of annual dividend payment. In addition, the Company is also a property manager who manages property assets owned by FTREIT. This provides another source of income resilience to the Company in form of property management fee.

#### 5) Trust Management

The Company operates and manages real estate investment trust through its 70% owned subsidiary, Frasers Property Industrial REIT Management (Thailand) Co., Ltd. or "FIRM" (previously known as TICON Management Co., Ltd. or "TMAN"). The Company converted 3 property funds; TFUND, TLOGIS and TGROWTH into Frasers Property Thailand Industrial Freehold and Leasehold REIT or "FTREIT" (previously known as TICON Freehold & Leasehold Real Estate Investment Trust or "TREIT") on 28 December 2017. Additionally, FTREIT acquired assets from FPT by 112,525 square meters in 2020, FTREIT has become the largest industrial real estate investment trust in Thailand with total assets value of more than Baht 41 billion. FIRM, as a REIT Manager, receives management fee on an annual basis and pays dividend to the Company.



Frasers Property Logistics Park (Bangna), Chacheongsao, Thailand

#### 6) Other Businesses

##### • Modification of Factory/Warehouse Building

The Company has an in-house design team, project development team and project management team. The Company is well positioned to assist customers in design and modification work of factory/ warehouse as required by the customers.

##### • Utilities

The Company provides assistance to customers to procure utility services and other related assistance as appropriate.

##### • License to Operate with Government Agencies

The Company provides assistance to customers to obtain relevant permits and approvals necessary to commence manufacturing operations swiftly such as the Operation Permit. Moreover, the Company also assists the customers to procure work permits for any of their foreign employees and this is deemed as one-stop service to facilitate customers from other countries

##### • Other Services

As the Company has been in the business for a long time and fostered a good relationship with many business partners in different industrial sectors, the Company is in a unique position to provide other relevant services to the customers e.g. introducing suppliers or potential employees to the customers.



## Factories managed by the Company

**7**  
Provinces

**17**  
Location\*

### Ayutthaya

Bang Pa-In Industrial Estate	-	15
Hi-Tech Industrial Estate	5	39
Rojana Industrial Park - Ayutthaya	21	56

**136** Factories

### Pathumthani

Navanakorn Industrial Promotion Zone	2	23
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**25** Factories

### Bangkok

Lat Krabang Industrial Estate	1	-
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**1** Factory

### Samutprakan

Bangpoo Industrial Estate	-	13
Asia Industrial Estate	28	-
Frasers Property Logistics Center (Bangplee 2)	2	-

**43** Factories

### Prachinburi

Kabinburi Industrial Zone	7	-
Rojana Industrial Park - Prachinburi	8	-

**15** Factories

### Chonburi

Amata City Chonburi Industrial Estate	11	103
Laemchabang Industrial Estate	30	-
Hemaraj Chonburi Industrial Estate	3	3
Pinthong Industrial Estates (3 locations)	-	41

**191** Factories

### Rayong

Amata City Rayong Industrial Estate	5	38
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**43** Factories

- FPT
- FTREIT

\* Excluding the areas for future development



# Warehouses managed by the Company

**9**  
Provinces

**28**  
Location\*

## Lamphun

Frasers Property Logistics Center (Lamphun) 9 -



## Ayutthaya

Frasers Property Logistics Center (Wangnoi 1) 5 13  
 Frasers Property Logistics Park (Wangnoi 2) 12 8  
 Frasers Property Logistics Center (Rojana Ayutthaya) - 3  
 Cold Storage (CTD)\*\* - 1



## Samutsakhon

Frasers Property Logistics Center (Samutsakhon) 2 -



## Samutprakan

Frasers Property Logistics Center (Banglee 1-6) 20 38  
 Frasers Property Logistics Center (Banglee 2) 3 -



## Chonburi

Frasers Property Logistics Center (Laemchabang 1) - 21  
 Frasers Property Logistics Park (Laemchabang 2) 18 26  
 Frasers Property Logistics Park (Laemchabang 3) - 24  
 Frasers Property Logistics Center (Eastern Seaboard 1 A) - 7  
 Frasers Property Logistics Center (Eastern Seaboard 2 A) 9 4  
 Frasers Property Logistics Park (Eastern Seaboard 3) 8 -  
 Frasers Property Logistics Park (Sriracha) 6 16  
 Frasers Property Logistics Center (Bowin) - 9  
 Frasers Property Logistics Center (Phan Thong 1) 10 5  
 Frasers Property Logistics Center (Amata City Chonburi) - 7



● FPT  
 ● FTREIT

\* Excluding the areas for future development  
 \*\* Sale and leaseback agreement

## Khon Kaen

Frasers Property Logistics Park (Khonkaen) 12 -



## Prachinburi

Frasers Property Logistics Center (Rojana Prachinburi) - 8



## Chachoengsao

Frasers Property Logistics Park (Bangna) 26 81



## Rayong

Frasers Property Logistics Center (Eastern Seaboard 1 B) 4 12  
 Frasers Property Logistics Center (Amata City Rayong) 11 -





# Residential and Commercial Properties managed by the Company

**11**  
Provinces

**60**  
Projects

## Chiang Rai

Townhome 2 Projects

## Chiang Mai

Single-detached house 1 Project  
Townhome 1 Project

## Ayutthaya

Townhome 1 Project

## Nonthaburi

Semi-detached house 1 Project  
Townhome 8 Projects

## Bangkok

Single-detached house 9 Projects  
Semi-detached house 4 Projects  
Townhome 13 Projects

### Commercial Properties Projects

FYI Center  
Goldenland Building  
Sathorn Square  
Park Ventures Ecoplex  
W Hotel Bangkok  
Modena by Fraser Bangkok  
The Ascott Sathorn and Sky Villas  
Mayfair Marriott Executive Apartment  
Samyan Mitrtown

## Samutprakarn

Semi-detached house 1 Project  
Townhome 4 Projects

## Nakorn Rachasima

Semi-detached house 1 Project

## Pathumthani

Single-detached house 1 Project  
Townhome 4 Projects

## Chachoengsao

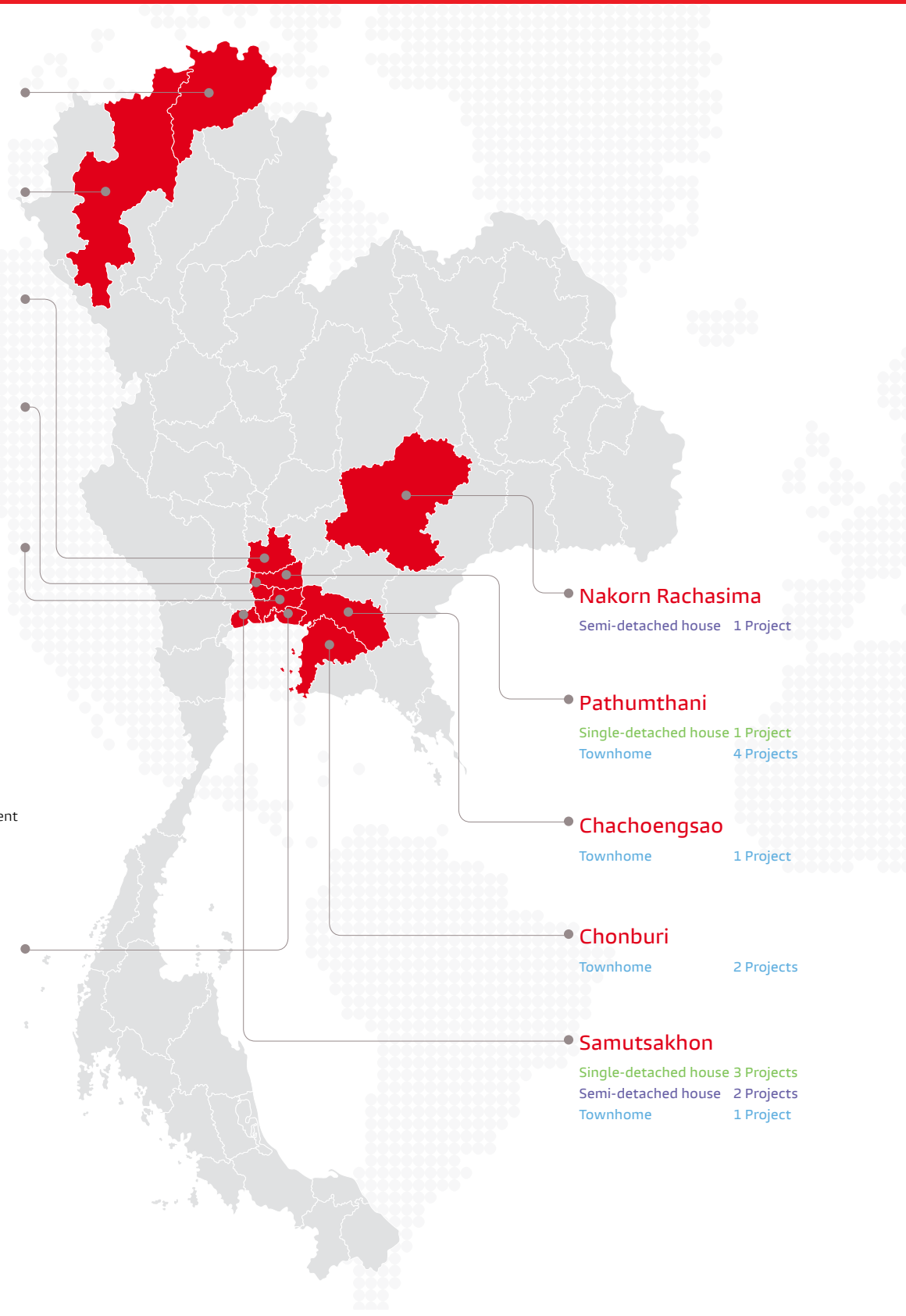
Townhome 1 Project

## Chonburi

Townhome 2 Projects

## Samutsakhon

Single-detached house 3 Projects  
Semi-detached house 2 Projects  
Townhome 1 Project



## FPT Sustainability Framework



### Acting Progressively



### Consuming Responsibly



### Focusing on People

#### Focus Areas

#### Innovation

Fostering an innovation culture that creates value and strengthens our competitive edge

#### Materials & Supply Chain

Achieving the sustainable management and efficient use of material along the supply chain

#### Community Connectedness

Considering social value principles for communities

#### Resilient Properties

Strengthening the resilience and climate adaptive capacity

#### Biodiversity

Enhancing the environment and ecosystem through our developments

#### Health & Well-being

Ensuring healthy and balanced work and community environments

#### Risk-based Management

Comprehensive assessment to address environment, health and safety risk

#### Energy & Carbon

Increasing substantially energy efficiency and renewable energy used

#### Diversity & Inclusion

Empowering and promoting the social inclusion of all, irrespective of age, sex, disability, race, ethnicity, origin, religion or economic or others status

#### Responsible Investment

Incorporating social, environment and governance criteria in the evaluation process

#### Waste

Reducing substantially waste generation through prevention, reduction, recycling and reuse

#### Skills & Leadership

Developing skills and leadership programs that support productive activities, creativity and innovation to deliver high-value products and services

#### Water

Increasing substantially water efficiency and the recycling and safe reused of water discharged

# FPT with Sustainability Development Goals

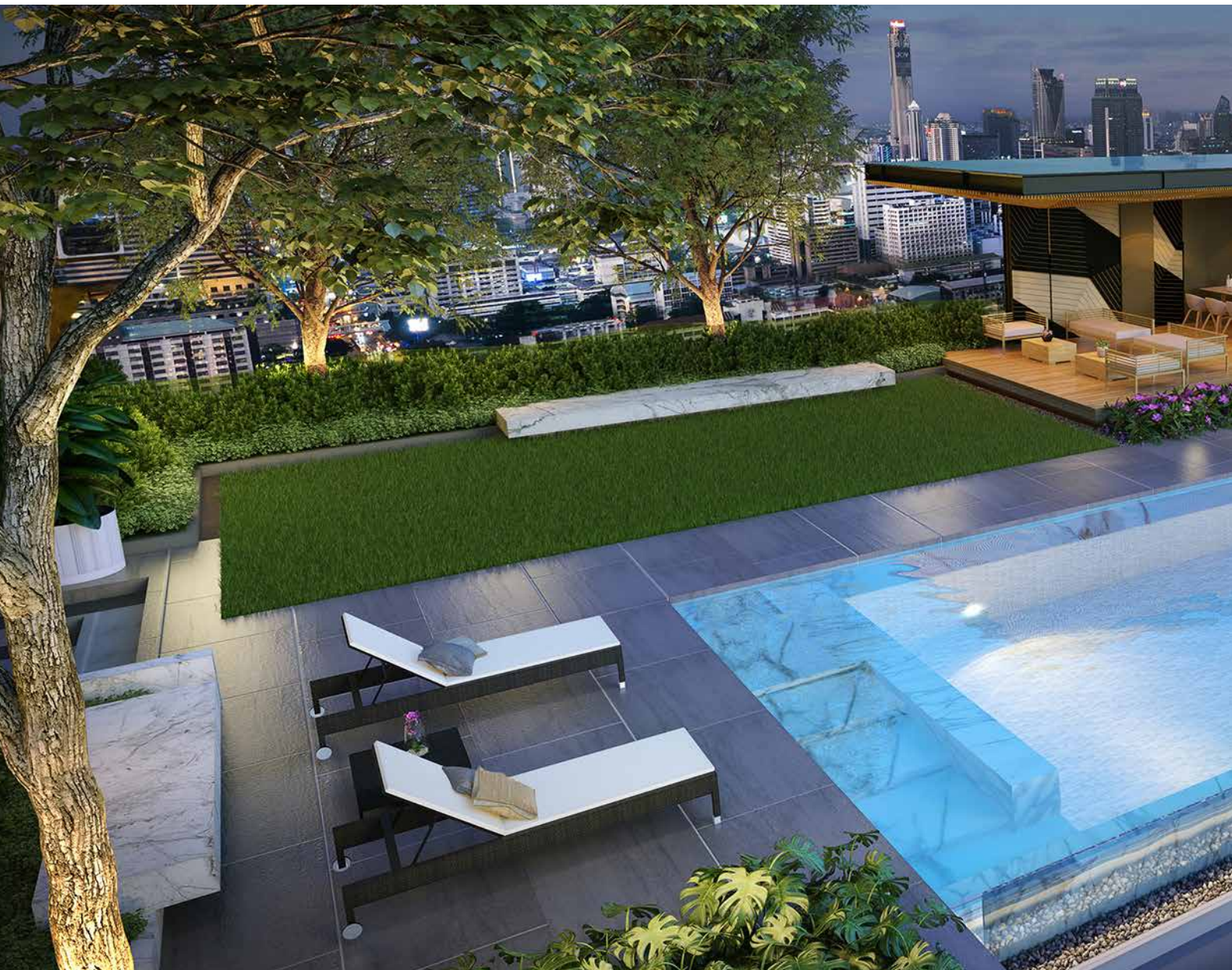
Sustainability Strategy	The Issues on Sustainability Development	The Sustainability Development Issues on ESG
<p><b>Acting Progressively</b></p> 	<p>Innovation</p> <hr/> <p>Business Flexibility and Adaptability</p> <hr/> <p>Risk Management</p> <hr/> <p>Responsible Investment</p>	<p>Innovation and Process Improvement</p> <hr/> <p>Creating Economic Value for Stakeholders</p> <hr/> <p>Business Ethics</p> <hr/> <p>Anti-Corruption</p> <hr/> <p>Risk Management</p> <hr/> <p>Business Continuity Management</p> <hr/> <p>Occupational Safety, Health and Environment</p> <hr/> <p>Customers and Products Stewardship</p> <hr/> <p>Law Compliances on Social, Environment, and Corporate Governance.</p>
<p><b>Consuming Responsibly</b></p> 	<p>Resource and Supply Chain</p> <hr/> <p>Biodiversity</p> <hr/> <p>Energy and Carbon Dioxide</p> <hr/> <p>Waste</p> <hr/> <p>Water Resource</p>	<p>Supply Chain Management</p> <hr/> <p>Eco-design</p> <hr/> <p>Biodiversity</p> <hr/> <p>Greenhouse Gas (GHG)</p> <hr/> <p>Energy Management</p> <hr/> <p>Waste Management</p> <hr/> <p>Water Management</p>

The Corporate KPIs	Scope of impacts towards key stakeholders						GRI Standard	Page	Objectives of UNSDGs
	Employees	Customers	Suppliers	Community	Investor	Shareholders			
The economic value derived from innovation and process improvement of the Company.	✓	✓	✓				201	66-70	8, 9
Dividend Payout Ratio.	✓	✓	✓	✓	✓	✓	201	53-54	8
Number of significant complaints on corporate governance.	✓	✓	✓		✓	✓	206	55-56	8
Number of significant cases on corruption.	✓						205	57	8
Coverage proportion of risk management.	✓	✓	✓		✓	✓	-	58-64	16
Proportion of the corporate business continuity management.	✓	✓			✓	✓	-	65	11
Injury Frequency Rate of the Company's employee and its contractors.	✓		✓	✓			403-9 419-1	121-128, 142-143	8
Customer satisfaction towards products and service of the Company.		✓	✓				417	76-79	8
Number of events for non-compliance of laws on Social, Environment, and Corporate Governance.	✓		✓	✓			307-1	119-120, 139-140	16
Coverage proportion of Corporate Supply Chain Management.	✓		✓				204-1 308-1	71-75	8, 12
Proportion of green products (any single certificate).	✓	✓					301	82-85	8, 9, 12
The increasing proportion in green areas.	✓	✓		✓			304	100-102	11, 15
The reducing proportion in greenhouse gas emission.	✓	✓					305-4	86-91	7, 13
The reducing proportion in energy consumption.	✓	✓					302-4	93-94	7, 13
The increasing proportion in recyclable waste.	✓	✓					306	98-99	11, 12
The reducing proportion in water consumption.	✓	✓					303	95-97	6, 11, 14



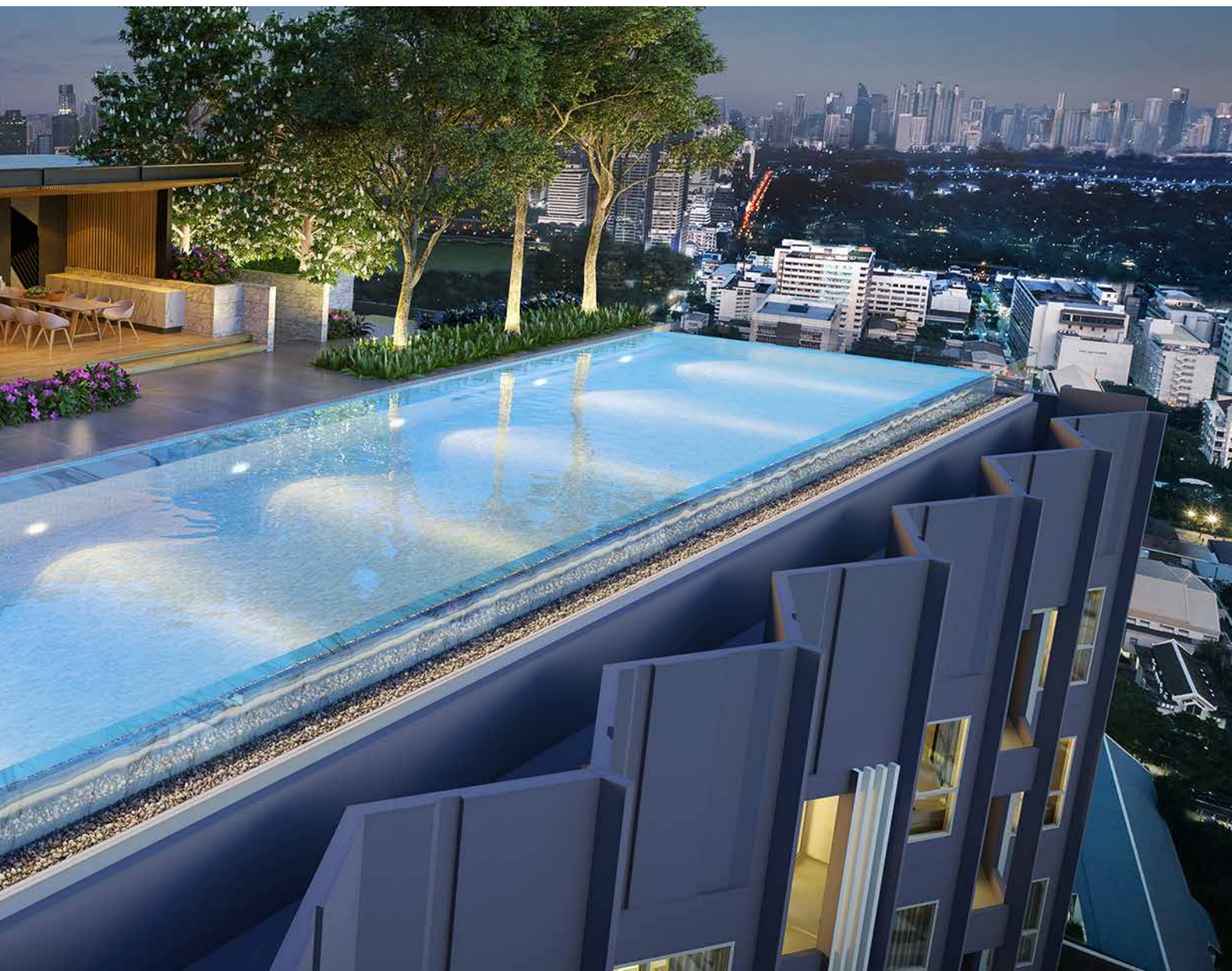
Sustainability Strategy	The issues on Sustainability Development	The Sustainability Development Issues on ESG
<p><b>Focusing on People</b></p> 	<p>Community Network</p> <hr/> <p>Health and Well-being</p> <hr/> <p>Diversity and Coexistence</p> <hr/> <p>Skill and Leadership</p>	<p>Social Contribution and Social Activities</p> <hr/> <p>Employee Care</p> <hr/> <p>Human Rights</p> <hr/> <p>Corporate Culture and Human Capital Development</p>

▼ Triple Y Residence, Bangkok, Thailand





The Corporate KPIs	Scope of impacts towards key stakeholders						GRI Standard	Page	Objectives of UNSDGs
	Employees	Customers	Suppliers	Community	Investor	Shareholders			
The working hours of employees for voluntary and social activities.	✓	✓		✓			413-1 413-2	129-169, 143	11, 17
The proportion of key positions with succession plan.	✓						404-2	104-112, 116	3, 8, 10
The number of significant complaints on human rights.	✓						-	117-118, 141-142	8, 10
The level of corporate employee engagement.	✓						404-3	106-113	8, 10







## Economic Performance

Total Sale Revenue  
**20,490.37**  
Million Baht



Distribution of Economic Value

**18,853.67**  
Million Baht



Dividend Payout Ratio

**49.85%**



Customer satisfaction towards products and services of the Company

**86%**



No significant complaints on corporate governance.



▲ Frasers Property Logistics Center (Bangplee 2), Samut Prakan





## Environmental Performance

- 8 buildings have received the Green Building Standard.
- Training courses for raising awareness of waste management in accordance with the 3Rs principles are provided to employees at 100%.
- The activities of propagating 5,591 native plants and trees, namely 550 perennials, increasing green area of 6,080 square meters.
- Number of significant environmental incidents is none.
- Number of significant fines is none.



▲ JustCo, Amarin Tower, Bangkok





## Social Performance

### Employee

Corporate Employee Engagement 76 %

Succession Plan 100% of important positions

Proportion of Employees with Individual Development Plan (IDP) 4%

Average Training Hours 26 hours per person per year



▲ Samyan Mitrtown, Bangkok, Thailand

## Reader Survey

Your suggestions toward the Sustainability Report will be used to improve and develop the Sustainability Report for the following years.

1. Gender  Female  Male

2. Which groups of stakeholders are you?

- Employee  Customer  Community  Supplier
- Shareholder  Investor  Creditor  Government or State Enterprise Agency
- Media  Competitor  Others (please, specify.....)

3. Which channel did you receive FPT’s Sustainability Report?

- FPT’s website  Seminar  Employee of the Company
- Other Websites  Others (please, specify.....)

4. What is your main purpose of reading FPT’s Sustainability Report?

- As information for investment decisions
- As a guideline for your sustainability report
- For research and education
- Others (please, specify.....)

5. Which FPT’s sustainability topics are you interested in?

- |                                                                     |                                                                    |                                                             |
|---------------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------------------------|
| <input type="radio"/> Economic Distribution                         | <input type="radio"/> Eco-design                                   | <input type="radio"/> Corporate Culture                     |
| <input type="radio"/> Green Building                                | <input type="radio"/> Restoration of environment                   | <input type="radio"/> Social Engagement                     |
| <input type="radio"/> Risk Management                               | <input type="radio"/> Energy Management                            | <input type="radio"/> Charity                               |
| <input type="radio"/> Business Continuity Management                | <input type="radio"/> Green House Gas Emission                     | <input type="radio"/> Occupational Health and Safety        |
| <input type="radio"/> Business Ethics                               | <input type="radio"/> Waste Management                             | <input type="radio"/> Human Rights                          |
| <input type="radio"/> Stakeholders’ engagement                      | <input type="radio"/> Water Management                             | <input type="radio"/> Employee Cares                        |
| <input type="radio"/> Supply Chain Management                       | <input type="radio"/> Compliance with social regulations           | <input type="radio"/> Human Resource Development            |
| <input type="radio"/> Innovation and Working<br>Process Improvement | <input type="radio"/> Compliance with environmental<br>regulations | <input type="radio"/> Customers and Products<br>Stewardship |
| <input type="radio"/> Others (please, specify.....)                 |                                                                    |                                                             |

6. Your satisfactory level towards FPT’s Sustainability Report.

- |                                                            |                                                                                                                            |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| The completeness of the report                             | <input type="radio"/> High <input type="radio"/> Moderate <input type="radio"/> Low <input type="radio"/> Need Improvement |
| How much do you understand FPT’s sustainability issues?    | <input type="radio"/> High <input type="radio"/> Moderate <input type="radio"/> Low <input type="radio"/> Need Improvement |
| How well is the content corresponding to your expectation? | <input type="radio"/> High <input type="radio"/> Moderate <input type="radio"/> Low <input type="radio"/> Need Improvement |
| The easy and understandable languages                      | <input type="radio"/> High <input type="radio"/> Moderate <input type="radio"/> Low <input type="radio"/> Need Improvement |
| Overall satisfaction                                       | <input type="radio"/> High <input type="radio"/> Moderate <input type="radio"/> Low <input type="radio"/> Need Improvement |

7. Please make suggestions for further improvement of FPT’s Sustainability Report in the following years.

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For your convenience, please submit this survey by scanning QR Code,  
or sending email to TH.FPT.RM.CG.SS@frasersproperty.com  
Highly appreciate your valuable feedbacks.  
Fraser’s Property (Thailand) Public Company Limited.

