

CENTRALPATTANA

Intellectual Property Policy

Central Pattana Public Company Limited

1. Introduction

Intellectual property plays a critical role in driving value creation and ensuring long-term business sustainability in the digital economy. Ineffective intellectual property management can damage corporate reputation, diminish stakeholder confidence and reduce competitiveness. It can also lead to legal risks and lost business opportunities. Central Pattana Public Company Limited and its subsidiaries (the “Company”) are therefore committed to managing intellectual property effectively, transparently, and in alignment with international standards and applicable laws and regulations. The Company also promotes knowledge building and innovation to support sustainable growth for the business and broader society.

As a leading real estate developer, the Company places strong emphasis on raising awareness and understanding of the value of intellectual property among employees, suppliers and business partners. The Company encourages the lawful creation and use of intellectual property, and maintains clear policies to protect intellectual property rights and ensure compliance, demonstrating its commitment to operating responsibly and sustainably.

2. Scope

This Policy applies to all directors, executives and employees of the Company, as well as individuals involved in the Company’s business activities in Thailand and overseas. The scope of this Policy covers the creation, development and management of intellectual property, including creative works, innovations, trademarks, patents, copyrights and trade secrets, in support of the long-term sustainability of the Company’s business operations.

3. Objectives

- To support sustainable business operations, strengthen competitive advantage and enhance enterprise value
- To protect intellectual property rights through both legal and operational safeguards, prevent infringement or misuse, and promote ethical use of intellectual property
- To build awareness and understanding among employees, suppliers and business partners regarding the role and importance of intellectual property, enabling effective management across all functions
- To promote compliance with applicable laws and international standards related to intellectual property, reinforcing the Company’s commitment to transparency and corporate social responsibility

4. Roles and Responsibilities

To ensure the effective intellectual property management across all levels of the organization and alignment with the Company's strategic direction, the roles and responsibilities of relevant functions and individuals have been defined as follows:

4.1 Board of Directors

- Approve and oversee this Policy to ensure it remains aligned with the Company's strategic objectives and good governance framework
- Review the Policy at least annually, or when there are changes in applicable laws, regulations or requirements
- Review progress reports and performance related to intellectual property management, including key challenges and opportunities for development

4.2 Senior Management

- Support the effective implementation of this Policy by allocating sufficient and appropriate resources, including personnel, budget and technology
- Oversee and coordinate with relevant functions to enhance the effectiveness of intellectual property management processes
- Monitor and report progress on intellectual property matters to the Board and relevant sub-committees on a periodic basis
- Promote awareness and understanding among employees and suppliers to help prevent infringement and support proper use of intellectual property

4.3 Relevant Functions

- Establish and maintain a structured and secure system for storing and managing intellectual property information
- Handle the registration, protection and enforcement of the Company's intellectual property rights, both domestically and internationally
- Monitor and address intellectual property infringement issues, and coordinate with internal and external parties to resolve disputes
- Assess intellectual property risks and present risk management plans to senior management

4.4 Employees

- Comply with the Company's intellectual property policies, practices and measures
- Support the appropriate creation and use of intellectual property with consideration for applicable laws and ethical standards
- Report any suspected infringement or conduct inconsistent with this Policy

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- Participate in training and activities to build awareness and understanding of the role of intellectual property in the Company's business

5. Policy and Practices

- 5.1) Conduct business with transparency and integrity, and encourage employees to comply with applicable laws and standards related to intellectual property. Effective intellectual property management enhances business capability, strengthens competitiveness, drives innovation and supports long-term sustainability.
- 5.2) Promote knowledge and understanding of and support for intellectual property. This includes fostering awareness of ethical and responsible practices. The Company is also committed to preventing infringement, and will pursue legal action in cases where violations may cause harm to the Company's intellectual property rights.
- 5.3) Support the development of a comprehensive intellectual property management system that spans all stages from creation, registration and protection to dispute resolution, along with risk assessment and continuous monitoring, to ensure the effective and timely management of intellectual property that keeps pace with change.
- 5.4) Encourage employees, suppliers and business partners to take shared responsibility in intellectual property, particularly its use in creating value for the Company and society. Proper use helps prevent infringement and supports sustainable business operations.
- 5.5) Regularly review and update this Policy to ensure continued alignment with changes in applicable laws, regulations and guidelines, as well as advancements in innovation and technology.

6. Training

The Company is committed to promoting knowledge, understanding and compliance with this Policy across the Board, management and employees at all levels. This is achieved through activities such as training sessions, meetings and workshops, with content tailored to the Company's business context and operations to support practical application in day-to-day operations. The Company also regularly monitors and evaluates the communication of this Policy to ensure all personnel have a clear understanding and can act in accordance with the Company's standards and procedures.

7. Complaints and Whistleblowing

The Company provides channels for employees and stakeholders to report concerns or suspected breaches of this Intellectual Property Policy and related practices. All reports will be handled in

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accordance with the Company's Whistleblowing Policy, which ensures the protection of complainants' safety, confidentiality and rights, and safeguards against retaliation or adverse impacts on employment status throughout the investigation process. The Company places strong emphasis on transparency, integrity and fostering an organizational culture of accountability across all areas of its business operations.

8. Disciplinary Action

The Company affirms the importance of strict compliance with this Policy. All employees are required to fully cooperate with any reviews or investigations into potential policy breaches. Where non-compliance or violations are identified, disciplinary action will be taken in accordance with the Company's internal regulations. This approach supports the establishment of transparent operational standards and supports the effective management of intellectual property in alignment with the Company's values and objectives.

9. Policy Review and Update

The Company reviews and updates this Policy at least annually, or when changes in applicable laws, regulations or relevant practices occur. The review process ensures the Policy remains relevant, effective and responsive to the evolving business and technological landscapes. The Company is also committed to continuously improving its intellectual property management processes to meet stakeholder needs and support the Company's long-term sustainable growth.

This Policy is effective from May 2, 2025 onward.