

CENTRALPATTANA

Environmental Management Policy Central Pattana Public Company Limited

1. Introduction

Central Pattana Public Company Limited and its subsidiaries (the “Company”), as a leading real estate developer, are committed to balancing business growth with environmental responsibility. The Company prioritizes the efficient and sustainable use of natural resources across all stages of its value chain, from project development and construction to the operation of shopping centers.

The Company recognizes that operating in a manner that is environmentally friendly and safe for consumers is fundamental not only to cost reduction and risk management, but also to advancing the circular economy and achieving environmental goals aligned with ESG principles.

In light of the significant environmental and social impacts that can result from inadequate environmental management, such as global warming, health risks, natural disasters and loss of resources and biodiversity, the Company places a strong focus on establishing robust environmental measures and clear implementation guidelines.

This Policy affirms the Company’s commitment to supporting the UN Sustainable Development Goals (SDGs) and complying with applicable environmental laws and regulations at national and international levels, and aligning with the International Finance Corporation (IFC) Performance Standards.

The Company is committed to transparent environmental disclosures, regular policy review and active engagement with business partners, regulatory bodies, government agencies and all relevant stakeholders. The goal is to promote environmentally responsible business practices and embed environmental sustainability as a core element of organizational culture.

2. Scope

This Policy applies across all of the Company’s business processes and supply chain, including employees, real estate projects and services, business units and facilities across the regions. It also extends to relations management with contractors, subcontractors, manufacturers, distributors, agents and consultants, as well as collaboration with business partners, including joint ventures, affiliated entities and merged businesses, as well as tenants, customers and service users. The aim is to embed sustainability and drive development across all dimensions of the Company’s operations.

3. Objectives

- Promote understanding among employees at all levels, as well as suppliers and relevant stakeholders, of their roles and responsibilities in conducting business that respects environmental and natural resource management. This includes minimizing environmental impacts across all operational processes, from planning, design and construction to shopping center operations and end-of-life waste management
- Reduce greenhouse gas emissions, water consumption and waste generation at every stage of operations, while supporting the efficient and sustainable use of natural resources in alignment with the Company’s 2050 net-zero target and the Paris Agreement
- Strengthen ecosystem balance and biodiversity conservation by developing strategies that incorporate the use of sustainable materials, promote the circular economy and support project development that accounts for long-term environmental impacts
- Foster engagement among business partners, employees, communities and stakeholders in environmental initiatives, and build shared awareness and accountability for environmental protection
- Establish continuous systems for monitoring, auditing and evaluating environmental performance, with transparent disclosure of information to strengthen stakeholder confidence and trust across all areas of operations

4. Roles and Responsibilities

To ensure effective implementation of this Policy across the organization, the Company has established clear roles and responsibilities for relevant individuals and functions as follows:

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4.1 Board of Directors

- Approve and oversee this Policy to ensure it remains aligned with the nature of the Company's business, and review it at least annually, or as needed, or when environmental conditions change
- Approve targets and strategies for environmental management, including actions to achieve the Company's net-zero emissions target by 2050
- Review environmental performance reports and monitor progress toward targets and policies
- Review and provide guidance on environmental risks or issues, as appropriate

4.2 Senior Management

- Establish the Corporate Governance and Sustainability Development Committee (CG-SD Committee) to oversee and monitor environmental performance across all aspects of the operations
- Support the implementation of this Policy by allocating adequate resources, including personnel, technology and budget
- Coordinate with relevant functions to establish measures that reduce environmental impacts and improve resource efficiency across the value chain
- Report regularly on environmental progress and impacts to the Board or relevant sub-committees
- Promote awareness of the importance of environmental management and compliance with established guidelines among all personnel

4.3 Risk Management

- Assess potential environmental risks arising from the Company's operations, including those related to climate change impacts and supply chain vulnerabilities
- Review and update environmental risk response plans to ensure they remain relevant and responsive to evolving circumstances
- Prepare risk status reports and response actions for submission to the Risk Management Committee and the Board
- Coordinate with relevant functions to develop environmental risk management strategies in alignment with the Company's objectives

4.4 Employees

- Comply strictly with the Company's environmental policies, measures and requirements
- Reduce resource and energy use in daily operations and support responsible waste management practices
- Raise concerns or report any conduct that may cause environmental harm or breach established environmental measures
- Participate in environmental management training and activities to strengthen knowledge and awareness

5. Policy and Practices

- 5.1) The Company must comply with all applicable environmental laws, regulations, standards and other relevant requirements at both national and international levels. This includes requirements related to the use of energy and natural resources in business operations.
- 5.2) All personnel must comply with the Company's environmental policies and measures. These include the Climate Change Policy, Product Stewardship and Sustainable Property Management Policy, Biodiversity Management Policy, Waste Management Policy and Sustainable Water Management Policy.
- 5.3) Identify environmental issues that are material to the Company's business operations, and establish measures to prevent and reduce impacts on communities and the environment, covering activities within the Company's control and management.
- 5.4) Review, assess and improve energy systems across the entire supply chain to maximize efficiency and reduce excessive consumption of energy and resources, with a focus on the use of renewable energy, resource conservation, recycling and the proper management of waste and hazardous materials.
- 5.5) Control and monitor pollutant emissions from operational processes to ensure compliance with national or international air quality standards.

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- 5.6) Maintain machinery and equipment in proper working condition, and select high-quality materials and fuels with low emissions and low volatile organic compound (VOC) content to minimize environmental impact.
- 5.7) Advance knowledge in environmental, energy and natural resource conservation to drive innovation that delivers positive outcomes and supports business sustainability.
- 5.8) Support investments and operations that promote environmental conservation and restoration.
- 5.9) Develop and maintain the Company's environmental management framework, including the setting of targets and the regular review of environmental objectives.
- 5.10) Integrate the Company's environmental policy into the performance evaluation of executives and employees at all levels, to instill a sense of responsibility and promote ongoing engagement.
- 5.11) Foster environmental knowledge and understanding among employees, suppliers and stakeholders, promote related activities and collaborate with government agencies, civil society and the general public to advance sustainability efforts collectively.

5 Training

The Company is committed to building knowledge and communicating this Policy across the Board of Directors, management and employees at all levels. This is achieved through a range of activities, including communications, training sessions, meetings and workshops. Content is tailored to the Company's operational context and sustainability approach, with the aim of strengthening understanding and practical skills for effective implementation. The Company also regularly monitors and evaluates how this Policy is communicated to ensure it effectively supports the achievement of the Company's sustainability goals.

6 Complaints and Whistleblowing

The Company encourages employees and stakeholders to report concerns or suspected breaches of this Policy or related practices. All reports will be handled in accordance with the Company's Whistleblowing Policy. The Company guarantees that complainants' rights, safety and confidentiality will be safeguarded, and ensures they are not subject to any adverse impacts on their employment throughout the investigation process. The Company is committed to transparency and to fostering a culture of accountability and integrity across all aspects of its operations.

7 Disciplinary Action

The Company affirms the importance of strict compliance with this Policy. All employees are required to fully cooperate in any review or investigation of suspected policy breaches. Where non-compliance is identified, disciplinary action will be taken in accordance with the Company's internal regulations. These measures aim to establish transparent and sustainable operational standards and ensure that the Company's activities are aligned with its values and long-term sustainability goals.

8 Policy Review and Update

The Company reviews and updates this Policy on an ongoing basis, at least annually, or when there are changes in applicable laws, regulations or sustainability standards at the national or international level. The review process ensures the Policy remains relevant, effective and aligned with evolving business contexts. The Company is also committed to continuously improving its practices to meet stakeholder needs and support long-term organizational performance.

This Policy is effective from May 2, 2025 onward.