



# Green Buildings Performance

	<p><b>2025 Performance</b></p> <p>In 2025, Central Nakhon Sawan and Central Chanthaburi received Thai green building certification, or TREES, at the Gold level.</p>	<p><b>Goal</b></p> <p>Apply Green Building Standards and the WELL Building Standard in the design, development, and construction of buildings and projects.</p>
	<p><b>2025 Performance</b></p> <p><b>7.2%</b></p> <p>Proportion of total area certified under LEED, TREES, and other standards as defined by GRESB</p>	<p><b>Goal</b></p> <p><b>2025 Goal: 7%</b></p> <p><b>2026 Goal: 10%</b></p> <p><b>2034 Goal: 20%</b></p> <p>Proportion of total area certified under LEED, TREES, and other standards as defined by GRESB</p>

## 01. Certified Buildings or Areas

Building or area submitted for certification	Certification standard or level received or under review		Year of certification
	Green Building	Other standards	
FoodWorld at CentralWorld	LEED Platinum	-	2019
G Tower Grand Rama 9	LEED Gold	-	2020
CentralWorld Offices	LEED Gold	-	2023
Central Korat	-	AEA	2024
Central Khonkaen	-	TEA	2024
Central Korat	-	TEA	2024
Central Lampang	-	TEA	2024
Central Ayutthaya	-	TEA	2024
Central Westgate	-	TEA	2024
Central Ubon	-	TEA	2024
Central Rayong	-	TEA	2024
Central Nakhon Si	-	TEA	2024
Central Chiangrai	-	TEA	2024
G Tower Grand Rama 9	-	WiredScore GOLD	2024
The 9 Towers Grand Rama 9	-	WiredScore GOLD	2024
CentralWorld Offices	-	WiredScore GOLD	2024
Central Rama 2	-	MEA (Premium) Gold	2025
Central Rama 3	-	MEA (Premium) Gold	2025
Central Chaengwattana	-	MEA (Premium) Gold	2025

Building or area submitted for certification	Certification standard or level received or under review		Year of certification
	Green Building	Other standards	
Central Samui	-	TEA	2025
Central Eastville	-	TEA	2025
Central Ubon	-	TEA	2025
Central Chanthaburi	TREES Gold	-	2025
Central Nakhon Sawan	TREES Gold	-	2025
Central Westville	TREES	-	2026 (expected)
Central Nakhon Pathom	TREES	-	2026 (expected)
Central Park Offices	LEED	-	2026 (expected)

Description

- LEED (Leadership in Energy & Environmental Design) by the U.S. Green Building Council (USGBC), United States
- TREES (Thai Rating of Energy and Environmental Sustainability) by the Thai Green Building Institute (TGBI)
- AEA (ASEAN Energy Awards) by the ASEAN Centre for Energy (ACE)
- TEA (Thailand Energy Awards) by the Department of Alternative Energy Development and Efficiency, Ministry of Energy
- MEA (MEA Energy Awards) by the Metropolitan Electricity Authority
- WiredScore, a certification standard for digital infrastructure and connectivity in buildings, by WiredScore Inc., United Kingdom

## 02. Embodied Carbon Assessment of Construction Materials

Central Pattana has applied life cycle assessment and whole life carbon assessment principles to systematically collect embodied carbon data since 2023. This builds an understanding of greenhouse gas emissions from the construction stage and serves as an important database for analyzing and defining long-term reduction approaches, alongside green building certification, which is a criterion under certain green building standards.

- In 2025, the Company deepened this work by collaborating with global experts to collect data and assess embodied carbon for the **Central Krabi** project, covering key construction materials and related activities throughout the construction process. The data will be used as a baseline for setting greenhouse gas reduction targets in the design phase of future projects and for supporting approaches to material selection and low-carbon production technologies.

Table showing embodied carbon emissions per area

Year	Embodied carbon emissions per area, covering only pilot projects with collected data (kgCO <sub>2</sub> e/m <sup>2</sup> )	Scope
2023	144.6	Upfront carbon [A1-A5]
2024	209.7	Upfront carbon [A1-A5]
2025	339.0	Upfront carbon [A1-A5] In-use embodied carbon [B4-B5] End-of-life carbon [C2-C4]

### 03. Integrating Green Building Standards with Tenants

- **100%** of new tenants in projects pursuing green building standards signed a commitment to comply with the requirements in the Utility Standards Manual before starting fit-out work. This ensures that materials and engineering systems used inside stores align with international green building criteria.

### 04. Sustainable Finance Management

The Company links capital allocation with environmental performance through green bonds and sustainability-linked bonds. The cumulative value currently totals **22,300** million baht, or **38%** of the total debt portfolio, to support investment in clean energy projects, green building development, and sustainability infrastructure.

- The allocation of this funding has contributed to **green building certification achievements**, with **Central Nakhon Sawan** and **Central Chanthaburi** receiving TREES Gold green building certification as the first and second shopping center projects in Thailand to do so. This aligns with the Company's asset management approach to maintaining long-term portfolio value.
- **CPNREIT, or CPN Retail Growth Leasehold REIT**, has integrated green building certification targets into sustainability performance targets and issued registered, unsubordinated and unsecured sustainability-linked debentures with a debenture holders' representative, with a total value of **6,000** million baht.