Climate Mitigation Performance



2025 Performance	*Goal*
24.6% Reduction in Scope 1, 2, and 3 greenhouse gas emissions	***Short-term goals for 2025: 22.0%*** Reduce Scope 1, 2, and 3 greenhouse gas emissions compared with the 2019 base year. ***Short-term goals for 2026: 10.0%*** Reduce Scope 1, 2, and 3 greenhouse gas emissions compared with the 2024 base year. ***Medium-term goal for 2034: 50%*** Reduce greenhouse gas emissions intensity per unit area compared with the 2024 base year. ***Long-term goals for 2050: 90%*** Reduce greenhouse gas emissions intensity per unit area compared with the 2024 base year.

In 2025, Central Pattana Public Company Limited concretely enhanced its operations toward becoming a low-carbon organization, driven by 4 strategic pillars with key achievements as follows:

01. Climate risk management and strategic planning

- ***Scenario analysis to drive low carbon strategies***

The Company integrated the climate scenario analysis (Scenario Analysis) according to the recommendations of the Climate Committee and scenario analysis to assess the flexibility of GHG reduction strategies in the short term (1-5 years), medium term (5-10 years) and long term (10-30 years) by applying the disclosure guidelines according to the Climate-related Financial Disclosure Framework or TCFD and IFRS S1, S2 standards to analyze the financial impact of transition risks and physical risks systematically.

- **Transition Scenario Analysis** The Company has evaluated and improved TCFD reporting in conjunction with external experts to evaluate two scenarios using the Transition Scenario (2DS/Net Zero) to assess the impact of changes in government policy and carbon taxes. This is an important driving force in budget allocation and investment in low-carbon technologies, along with the RCP 8.5 scenario to prepare for extreme weather conditions that may affect the performance of building engineering systems.
- **Risk management for business continuity** The Company uses the results of the analysis to enhance its business continuity plan (BCP) to build climate resilience, especially proactive water and energy risk management. This approach not only helps protect the value of assets, but it also helps avoid risk costs and maintain efficiency in reducing greenhouse gases according to the goals set. In addition, the Company has also used results from assessments of physical risks that have become more severe. is an additional factor in determining 'Climate Adaptation' is one of the key sustainability issues to separate reporting and management sections to be clear along with reducing greenhouse gases and integrate the IFRS S2 standard approach to assess financial impacts and build confidence among stakeholders in a concrete way.
- **International Disclosure:** The Company uses IFRS S1 and S2 standard guidelines to assess the link between environmental performance and financial status to demonstrate transparency and assess the organization's readiness to transition to a sustainable low-carbon economy by integrating the report alongside other international sustainability reporting standards such as GRI, TCFD, SBTi.

Study the details of the landscape report and risk analysis in the risk management report according to the revised TCFD framework for 2025

- ***Capital allocation and finance for sustainability***

The Company has allocated a budget for preventive investment. Divided into investment budgets for reducing energy use. Using solar energy Technology to improve building efficiency and measures to protect asset value and business continuity in the construction process. In addition, the Company's success in environmental performance also helps the Company. Have access to green capital and maintaining the status of sustainability-linked loans (SLL/SLB) valued at **20,006** million baht, which significantly reduces financial costs.

- ***Application of carbon pricing within an organization***

To manage transition risks and drive concrete investment toward a low-carbon business, The Company has adopted an internal carbon price mechanism as a criterion for investment decisions. This mechanism was piloted in a new shopping center development project. As well as allocating an additional investment budget (Green CAPEX) for installing high efficiency technology.

Read details about the application of the internal carbon price (ICP) and the EDGE Zero Carbon certification target at Case Study: Central Krabi Project, a prototype low-carbon shopping center.

02. Transition plan and carbon reduction from operations

- **Smart technology innovation:** Install and integrating the building management system (BMS) along with upgrading the high efficiency cooling system that combines AI and IoT technology in 2 branches, complete as planned, reducing Scope 2 greenhouse gas emissions by 513.5 tons of tCO2e and create systematic returns as follows
    - **Increasing efficiency and asset value** Able to save 1,081 MWh (MWh) of electricity, equivalent to a cost avoidance of 4.4 million baht, as well as help with predictive maintenance of machinery. Helps extend the life of assets
    - **Improving the user experience** The system can maintain thermal balance. to suit the amount of people precisely It has a positive effect on customer satisfaction and support the ability to maintain rental rates in the long term
- **Clean Energy Transition** Continuously expanding investment in installing solar power systems, including Solar Rooftop and Solar Carpark, resulting in 2025 the Company increased total installed capacity to **35.84** MW, able to produce clean energy for its own use totaling **40,158** MWh equivalent to avoided greenhouse gas emissions by **19,075** tons of tCO_2e, which this investment
    - Increase operational efficiency and reduce dependency on energy from main transmission lines. Generate direct returns in the form of avoiding electricity costs. Valued at **163.04** million baht per year.
    - Serves as a mechanism to prevent risk from fluctuations in electricity prices (Ft) that are likely to increase and reduce the risk from future government carbon tax measures.

03. *Value chain flexibility and management Scope 3*

- ***Evaluate and reduce embodied carbon from construction materials to address the problem of greenhouse gas emissions at the upstream***

The Company has raised the level of green procurement guidelines (Green Procurement Guideline) into actual practice by initiating pilot projects in two new construction projects, and has worked proactively with international consultants and partners to determine specifications and select main construction materials with environmental labels (Environmental Product Declaration: EPD) and carbon reduction label. To reduce greenhouse gas emissions from construction materials.

Achievement

Such insights from the Central Krabi project help the Company Clear benchmarks can be set for comparison with international standards. This pilot project can reduce embodied carbon in the construction process by **11.2** percent compared to industry standards (according to the Carbon Leadership Forum (CLF) Benchmarking Tool), or equivalent to **1,164** tons of tCO_2e. This is considered an important database for designing and selecting low-carbon materials for other projects in the future.

- ***Green Partnership project to reduce downstream greenhouse gas emissions***

In 2025, under the Green Partnership project, the Company acts as a consultant and mentor to strengthen partner capabilities. We provided corporate carbon reduction strategic plans, including an operating manual and carbon footprint calculator, to tenant partners across three main business groups: restaurants, fashion, and specialty stores. Based on the potential assessment, if partners implement the plan, greenhouse gas emissions in the value chain are estimated to decrease by up to **37,496** kilowatt-hours per year per store, equivalent to approximately **18.74** tCO_2e per year per store. This initiative serves as an important foundation for exploring future collaboration toward a full-scale green lease agreement.

- ***Expand the electric vehicle charging station network to promote the reduction of downstream greenhouse gas emissions.***

The Company is collaborating with partners to expand EV charging station service points within shopping centers to cover **42** branches, totaling **545** parking spaces, which can accommodate more than **500,000** vehicle users per year in order to stimulate and support the transition to clean transportation. The Company has evaluated the value for money through the concept framework. Return on investment in sustainability It was found that such investment can create business value in 2 main dimensions:

  - **Direct returns or green income** From providing space and charging stations. This is compared to a value of **7.65** million baht per year.
  - **Indirect returns and business growth** Having EV infrastructure helps attract target customers with high purchasing power and helps increase the duration of service use within the shopping center while waiting to charge the vehicle. This is an important factor that helps stimulate sales of tenant stores and create a concrete flow of income back into the shopping center's business ecosystem

See details of the project that has installed EV Charging Stations via Link

04. Indicators, targets and carbon offsets

Learn more details at Report on Central Pattana's sustainability performance

Strategic goals	Target Achievement	2025 Performance		Target year 2025 *(percentage compared to 2019)*
		(Tons of tCO_2e)	*(percentage compared to 2019)*	
Greenhouse gas emissions				
Scope 1	●	6,658	Decreased by 34.2 percent	Decreased by 22 percent
Scope 2	●	179,050	Decreased by 45.2 percent	Decreased by 22 percent
Scope 3	●	603,338	Decreased by 15 percent	Decreased by 22 percent
Scope 1 and 2	●	185,708	Decreased by 45 percent	Decreased by 22 percent
Scope 1, 2 and 3	●	789,046	Decreased by 24.6 percent	Decreased by 22 percent
			Decreased 7.7 percent (YoY)	Decreased by 5 percent
Greenhouse gas emissions intensity of Scope 1, 2 and 3		182 $kgCO_2e$ per square meter		-

Note:

(1) The base year has been adjusted to 2024 as this is when business operations return to normal after COVID-19 and reflects the expansion of the Company's project portfolio appropriately.

(2) Adjust greenhouse gas emissions data for 2024-2025 by allocating energy used to produce cold water from central air conditioning systems to shops/tenants.

Target Achievement

● Outstanding
● Achieved
● Near Target
● Below Target

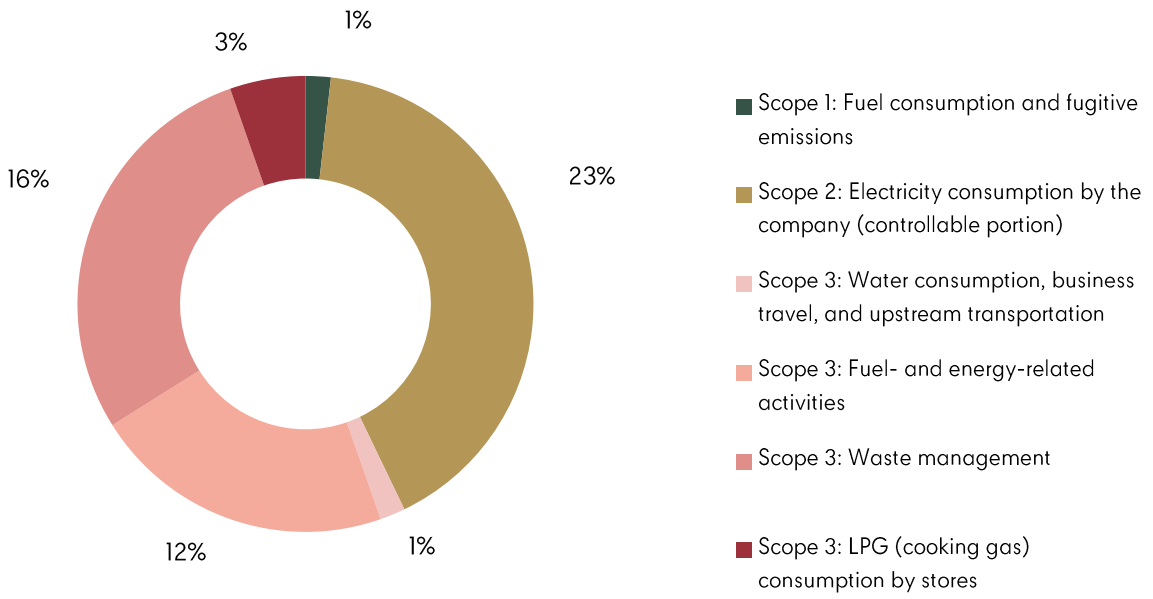
- **Impact valuation** The amount of Scope 1 and 2 carbon that the organization can reduce this year compared to the base year (2019) represents a social cost of avoided carbon of **30.2** million baht, which protects society from environmental and economic damage.
- The Company has been verified for reporting standards **AA1000AS v3 type 2** in the environment category and GRI Standards 2021 by an independent external agency. Covers **100** percent of the operating area of operations. This is in line with the preparation of greenhouse gas accounting reports according to the international standard ISO 14064-1. View details of the document certifying the accuracy of reporting (LRQA Assurance Statement) via Link
- The Company has assessed and created a carbon reduction path that is consistent with science by referring to the SBTi (Science Based Targets initiative) methodology, the Board of Directors resolved to maintain the Scope 1 and 2 greenhouse gas emissions reduction target of **46.2** percent, which is the most challenging target under the current

supply chain potential, along with careful financial risk management While waiting for clarity on international real estate sector criteria

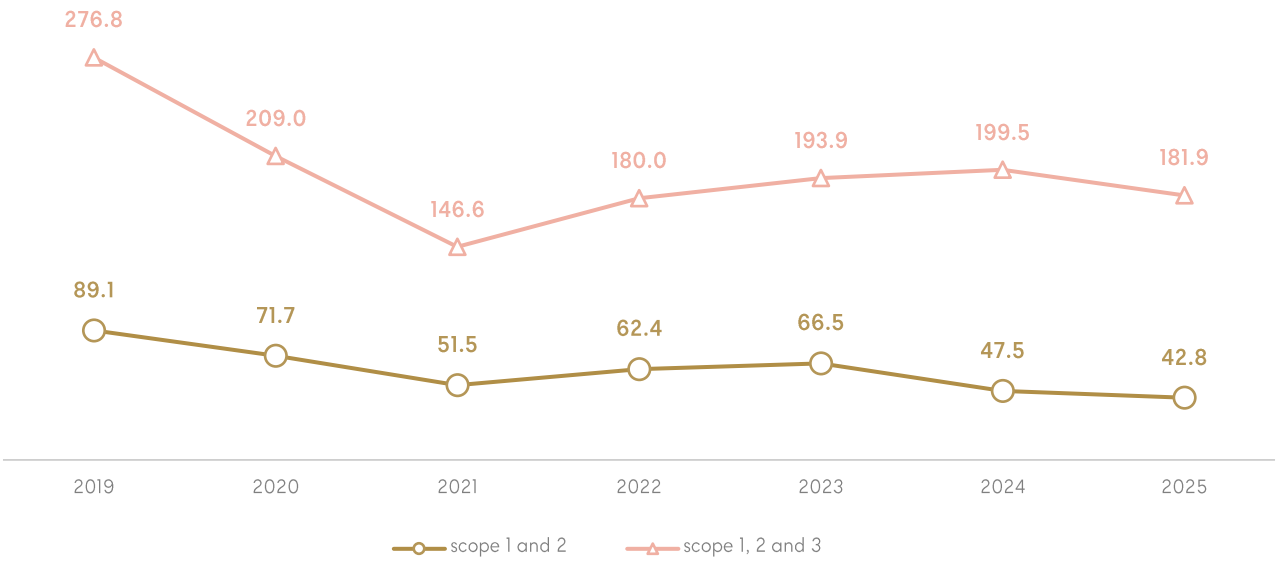
View details for evaluating scientifically based greenhouse gas reduction paths (Science-Based Pathway Alignment) via Link

- The Company's main way to compensate for carbon is to plant 1 million trees within **2050**. The Company has joined with the Royal Forestry Department to hire experts and people in the community to plant and care for forests under the "Project to Plant 1 Million Carbon-Absorbing Forests" to compensate for the organization's carbon emissions. In 2025, the project was introduced. registered as Voluntary greenhouse gas reduction project according to Thailand standards (T-VER Standard) in national reserved forest areas. Khlong Takhian Forest Chonburi Province, an area of **500** rai, accounting for the amount of greenhouse gases expected to absorb **475** tons of tCO_2e per year.

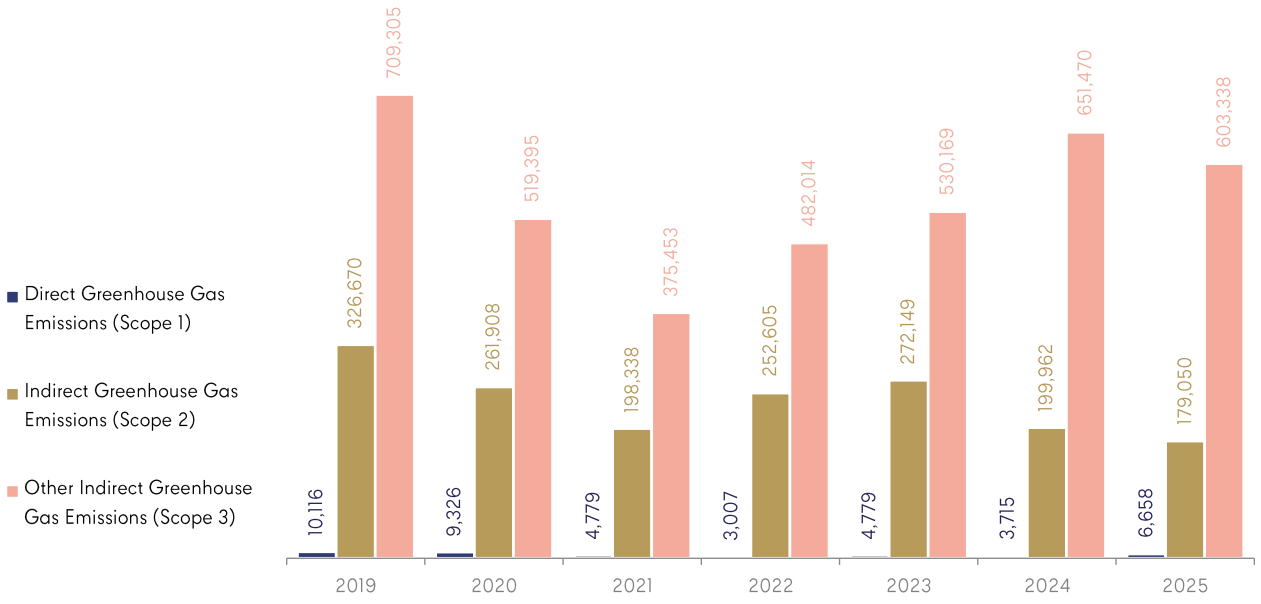
Proportion of Greenhouse Gas Emissions from the Organization's Operations in 2025



Greenhouse Gas Emission Intencity ($kgCO_2e/sq.m.$)



Organizational Greenhouse Gas Emissions (tCO_2e)



Number of projects used to calculate greenhouse gas emissions	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*
Shopping centers and mixed-use projects	36	36	36	39	39	42	44
Office buildings (exclude those already included within mixed-use projects)	4	4	4	4	4	4	5
Small shopping center	14	14	14	15	15	15	15
Hotel	-	-	-	-	4	4	4