



GO CENTRALPATTANA OD

Green Finance
Framework

Imagining better futures for all



For over four decades, Central Pattana Plc has become a household name for many Thais. We pioneered Thailand's commercial property, developing and managing it to reach the national pinnacle. We were the trailblazer in world-class mixed-use projects ranging from shopping centers, office buildings, hotels, to residences. Novel businesses are our ventures, investing in and revamping of shopping centers while relentlessly evolving new projects and sharpening every aspect of our business caliber to promptly adjust amid various disruptions of the world. That's why we're poised to pursue a robust sustainable business ecosystem as the "Place Maker" of the future through three strategic approaches:

1

SYNERGY for new solutions through mixed-use propositions and collaboration with business partners, communities and all parties

2

PIONEER for better lives by establishing new standards for the places of the future that resonates the Green and Well-being concepts. Our goal is to become the first mixed-use developer in Thailand to achieve Net Zero emissions by 2050

3

OPPORTUNITIES with purpose to elevate the Thai real estate benchmarks driven by the development of people, urbanization and the nation

Through these footprints, we nurture business growth in parallel with people's and community growth and the growth of our environment and planet to deliver quality space and sustainability to our future generations.

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CENTRAL PATTANA GREEN FINANCE FRAMEWORK

ABOUT CENTRAL PATTANA



Central Pattana Public Company Limited (“Central Pattana”) was established under the name of “Central Plaza Co., Ltd.” on June 17, 1980. Founded by the family-owned conglomerate Central Group, Central Pattana is renowned for the development and management of large, integrated retail properties, having pioneered the first of its kind at Central Ladprao in 1982. Since then, its business continues to grow successively through development of new retail projects throughout Bangkok Metropolitan Area and at major provinces in Thailand, as well as through acquisitions and re-development of high potential retail and mixed-use projects, such as the iconic centralwOrld, one of the largest shopping centers in Thailand and a global tourist attraction. During the past few years, Central Pattana have begun expanding its business regionally in Southeast Asia, the first of which is Central i-City in Malaysia, and together with Thailand will be the key platform to achieve sustainable long-term growth. Apart from retail property development, Central Pattana have a diversified range of property development, such as offices, hotels, community malls and residential properties for sale to support its growth through mixed-use development. It is also a controlling owner of Grand Canal Land Public Company Limited (GLAND), which owns offices, retail and residential

projects in Bangkok, and Siam Future Development Public Company Limited (SF), which owns a number of community mall projects and a joint-venture investment in a super-regional mall in Bangkok. It also has strategic investments in CPN Retail Growth Leasehold REIT (CPNREIT) and CPN Commercial Growth Leasehold Property Fund (CPNCG), both of which invests in strong-performing commercial properties managed by Central Pattana. As of present, Central Pattana developed and managed a total of 36 shopping centers (15 in Bangkok Metropolitan Area, 20 in the provinces of Thailand and 1 in Malaysia), 10 office projects in Bangkok, 2 hotels in the provinces, 22 residential development across Thailand, 18 community malls (17 in Bangkok and one in the provinces) and a joint-venture super-regional mall in Bangkok.

The company has been listed on the Stock Exchange of Thailand since 1995. It is currently the largest listed property development company and one of the largest listed companies in Thailand with a market capitalization of over 250 bn Baht (approx. 7.5 bn USD). Central Pattana’s major shareholder is Central Holding Co., Ltd., with shareholding proportion of 26%, with the other proportions owned by individuals of the Chirathivat family, institutional investors and individual shareholders.

CPN's VISION, MISSION AND CORPORATE VALUE

Through more than 40 years of leadership in Thailand's commercial property development, Central Pattana has brought livelihood and prosperity to the people and communities throughout the nation and aims to deliver growth, sustainability and betterment to its stakeholders, including but not limited to its customers, tenants, business partners, employees, investors and shareholders, through its purpose of "Imagining Better Futures for All" and has declared its vision and mission as follow:

VISION

To be a leading regional developer pioneering a better and more sustainable future for all

MISSION

In order to achieve our vision, we are guided by and committed to five key strategic areas

01 Center of Life

Our mission is to create spaces that are at the center of people's lives, for better quality of life and living.

02 Regional Expansion

We continue to instill the pioneering spirit that is at the heart of our DNA, bringing the best of Thailand to the region and the world, and vice versa.

03 Co-Creation

We deliver greatest value to our customers when we co-create in partnership with our tenants and business partners.

04 Sustainable

We are committed to creating long term value for all stakeholders. We believe in growing sustainably and doing good for the Environment, People, the Community and for Business.

05 Empowered People

Our people are our greatest strength and we believe in empowering people to realize their full potential.

PURPOSE

**Imagining
better futures
for all**

01 Positivity

We focus on progress and are always optimistic about the future. We truly believe in the power of our expertise to create a better quality of life for everyone. We cherish meaningful relationships, and celebrate them everyday.

03 Customer Champions:

Our customers are our sources of inspiration for everything we do, we are captivated by them and their world. We champion our customers and always go beyond their expectations. We push ourselves to deliver excellence for them today and in the future.

BELIEFS

by

4

Desired Behaviors

02 Dynamism

We lead the way with innovation to improve the world around us and prepare the future. We are pioneering and engaging, empathetic to the needs of others. Providing better opportunities to work, meet, learn and enjoy life with loved ones.

04 Community at Heart

We thrive by learning, exploring and collaborating together. We bring people together from all around the world to co-create solutions to challenging questions, joining forces to innovate and evolve the way we live.

CPN's SUSTAINABILITY INITIATIVES

For over four decades, Central Pattana Plc has become a household name for many Thais. We pioneered Thailand's commercial property, developing and managing it to reach the national pinnacle. We were the trailblazer in world-class mixed-use projects ranging from shopping centers, office buildings, hotels, to residences. Novel businesses are our ventures, investing in and revamping of shopping centers while relentlessly evolving new projects and sharpening every aspect of our business caliber to promptly adjust amid various disruptions of the world.

Furthermore, the company is at the forefront of sustainable development globally as the only Thai property company to be selected as a member of Dow Jones Sustainability Indices (DJSI), namely DJSI World for 4 consecutive years (2018-2021) and DJSI Emerging Markets for 8 consecutive years (2014-2021). In addition, the company was featured in the Stock Exchange of Thailand's Sustainability Investment Index (SETTHSI) since the launch of the index in July 2018. The Company also earned a BBB in the MSCI ESG Ratings and achieved a Green Star status by GRESB, the global standard for portfolio-level sustainability reporting in the real estate sector, and a GRESB Public Disclosure Level of "A" for 2021.

Achievement Awards for Sustainable Development and Environmental Conservatism

Member of

Dow Jones Sustainability Indices

Powered by the S&P Global CSA

Member of Dow Jones Sustainability Indices 2021 (DJSI)

In Two Categories, 'DJSI World' for the Fourth Consecutive Years (2018-2021), and in 'DJSI Emerging Markets' for the Eighth Consecutive Year (2014-2021)

Central Pattana remains the first and only Thai property development company which had been selected to be a member of S&P Global Sustainability Yearbook.



Global Real Estate Sustainability Benchmark (GRESB)

'Green Star' in Category of Management and Development, and 'Score A' in Category of Information Disclosure

GRESB is an industry-driven organization committed to assessing the ESG performance of real estate assets globally.



SET Awards 2021

in Sustainability Excellence

Highly Commended in Sustainability category, organized by SET. Moreover, Central Pattana was selected in Thailand Sustainability Investment for seventh consecutive year, organized by Stock Exchange of Thailand and Money and Banking Magazine.








Since 2016, the Company issues policies and implementing guidelines under Climate and Environment Policy, Biodiversity Management Policy and Society, Communities and the Environment Policy (www.centralpattana.co.th/en/sustainability/corporate-governance/policies-implementing-guidelines). Our policies encompass energy and water efficiency, climate resilience, environmental management, biodiversity, and effective and sustainable waste management and incorporates a number of international standards including ISO 14001 Environmental Management System (EMS), ISO 14064-1 Greenhouse Gases, ISO 50001 Energy Management, LEED: Leadership in Energy & Environmental Design and the evaluation criteria for the Ministry of Energy's Thailand Energy Award and ASEAN Energy Award, SBTs (Science Based Targets) and TCFD (Task Force on Climate Related Financial Disclosure) recommendations, with objectives to maximize resource efficiency, increase the share of alternative energy and achieve net zero emissions.

MEA Energy Award Badges from Metropolitan Electricity Authority



Ten shopping centers located in the Metropolitan Electricity Authority's area of operation including Central World, Central Westgate, Central Chaengwattana, Central Pinklao, Central Rama 2, Central Rama 3, Central Bangna, Central Rattana Thibet, Central Ramintra, Central Eastville and one office building, Central World Offices, received the MEA Energy Awards from the Metropolitan Electricity Authority. All buildings met the MEA's assessment criteria including the MEA Index: Management of Energy Achievement Index and IAQ: Indoor Air Quality.

In 2021, Central Pattana has expanded our environmental and social commitments – achieving net zero greenhouse gas (GHG) emissions by 2050 and building sustainable communities in alignment with the UN SDGs by focusing on the following key elements with clearly defined sustainability targets.

- | | | | |
|--|---|--|---|
| <p>01 </p> <p>Energy Management</p> | <p>02 </p> <p>Climate Resilience</p> | <p>03 </p> <p>Water and Wastewater Management</p> | <p>04 </p> <p>Waste Management</p> |
| <p>05 </p> <p>Air Quality</p> | <p>06 </p> <p>Green Building</p> | <p>07 </p> <p>Ecosystem Management and Biodiversity</p> | <p>08 </p> <p>Engaging Communities in Environmental Development and Management</p> |

1. Energy Management: Our energy management policy focuses on energy efficiency to reduce our environmental footprint and combat climate change and establishes management approaches to increase the share of renewable electricity as well as improving energy efficiency across our operations.

2. Climate Resilience: A sustainability risk assessment conducted as part of our organizational risk management looked at the issue in the context of Thailand from its Nationally Determined Contribution (NDC) under the Paris Agreement to the pledge to reach carbon neutrality by 2050 and to achieve net zero emissions by 2065. In 2021, Central Pattana worked in collaboration with Thailand Greenhouse Gas Management Organization under the “Science-based Target: SBT” initiative to explore greenhouse gas emissions reduction target setting based on the SBTs (Science Based Targets) approach.

3. Water and Wastewater Management: We have established our water management and preparedness measures based on the 3R approach - Reduce, Reuse and Recycle. In 2021, the Corporate Governance and Sustainability Committee amended our long-term water reuse target to 20% by 2025 with the aim to increase the share of water recycling by 5% in 2021, using the 2019 baseline.

4. Waste Management: We seek to reduce the impact we have on the environment and have embraced circular economy principles to deliver on our zero waste-to-landfill commitment under “Journey to Zero.” We set a long-term goal to reduce the amount of waste sent to landfill in half by 2025 and an annual target to achieve 15% landfill reduction in 2021 – 87% higher and more challenging compared to our performance in 2020. Our waste management approach focuses on separation at source, processing and recycling of waste to maximize its potential benefits and engaging with key stakeholders including customers, tenants, employees and partners in the public and private sectors.

5. Air Quality: Central Pattana actively monitors and manages air quality in our shopping centers to ensure all applicable standards are met through quality control measures including testing of indoor air quality and toxic gases that can cause acute health effects. For instance, filters for fresh air systems and CO2 sensors have been installed to ensure sufficient fresh air is brought into the buildings; and if ambient air quality falls below acceptable levels, the fresh air systems would automatically shut down.

In 2021, we implemented measures to tackle the rising levels of fine particulate matter with a diameter of less than 2.5 micrometers or PM2.5 across Thailand.

6. Green Building: Central Pattana incorporates Green Building frameworks and practices in the design and development of our shopping centers. They include LEED: Leadership in Energy & Environmental Design, which is established by the U.S. Green Building Council: USGBC, the evaluation criteria for ASEAN Energy Award and the Ministry of Energy’s Thailand Energy Award.

7. Ecosystem Management and Biodiversity: At Central Pattana, we set out a clear policy on ecosystem management and biodiversity in accordance with our Biodiversity and Zero Deforestation Policy with guidelines expressly prohibiting development in restricted or protected areas and practices established for conducting ecological surveys and assessments with external experts and managing and preserving the ecosystems around all construction sites that are part of new developments and renovation projects.

8. Engaging Communities in Environmental Development and Management: We work to minimize negative impacts on the community and the environment in every stage from construction to operations. This includes managing and reducing dust generation, noise pollution and waste during construction and, once the projects are in operation, engaging the community to manage public water resources and waste under two Central Group projects, “Central Group Loves the Earth” and “Central Green” and participated in 60+ Earth Hour 2021.



How We Set Our Sustainability Targets

	Our Priority UN SDGs	SDG Targets and Indicators
	<p>Target 8.1 and 8.3 Sustain per capita economic growth and support productive activities, decent job creation and entrepreneurship and encourage the formalization and growth of micro-, small- and medium-sized enterprises</p> <p>Target 8.8 Protect labor rights and promote safe and secure working environments for all workers including migrant workers</p>	<p>Indicator 8.1 At least 7% annual growth rate of real GDP per capita</p> <p>Indicator 8.3.1 Proportion of informal employment in total employment, by sector and sex</p> <p>Indicator 8.8.1 Fatal and non-fatal occupational injuries per 100,000 workers, by sex and migrant status</p>
	Target 11.7 Provide universal access to safe, inclusive and accessible, green and public spaces for all	Indicator 11.7.1 Average share of the built-up area of cities that is open space for public use for all
	Target 13.2 Integrate climate change measures into organizational policies, strategies and planning	Indicator 13.2.2 Total greenhouse gas emissions per year
	Target 7.2 and 7.3 Increase substantially the share of renewable energy in the global energy mix and double the global rate of improvement in energy efficiency	<p>Indicator 7.2.1 Renewable energy share in the total final energy consumption</p> <p>Indicator 7.3.1 Energy intensity measured in terms of primary energy and GDP</p>
	Target 6.3 Improve water quality by halving the proportion of untreated wastewater and substantially increasing recycling and safe reuse globally	Indicator 6.3.1 Proportion of wastewater flows safely treated
	Target 12.3 and 12.5 By 2030, halve per capita global food waste at the retail and consumer levels and substantially reduce waste generation through prevention, reduction, recycling and reuse	<p>Indicator 12.3.1 (b) food waste index</p> <p>Indicator 12.5.1 recycling rate, tons of material recycled</p>

Sustainability Report and Disclosure has been published annually for nine years to showcase our economic, social and environmental sustainability performances. Our 2021 reporting and disclosure is prepared in accordance with the Global Reporting Initiative (GRI) Standards - Core Option, ISO 26000:201 Guidance on Social Responsibility, United Nations Global Compact: UNGC and the UN Sustainable Development Goals: SDGs.

More information can be found here: <https://www.centralpattana.co.th/en/sustainability/sustainability-reporting-library>

CPN's GREEN FINANCE FRAMEWORK

The decision to develop the CPN Green Finance Framework ("Framework") is consistent with CPN's approach to ESG, integrating environmental, social and governance considerations into investment decision making process and consideration of ESG throughout the entire lifecycle of the investment process.

CPN may consider issuance of Green Bonds or Loans under the Framework. The classification of a use of proceeds bond/loan as Green will be determined by CPN based on its primary objectives for the underlying projects.

With respect to Green Bonds or Green Loans issued under this Framework, in addition to alignment with the Green Bond Principles ("GBP") June 2021 from the International Capital Market Association ("ICMA"); and Green Loan Principles ("GLP") February 2021 from the Loan Syndications and Trading Association ("LSTA"), the Loan Market Association ("LMA") and the Asia Pacific Loan Market Association ("APLMA"), CPN intends to meet the requirements of the ASEAN Green Bond Standards ("ASEAN GBS") from the ASEAN Capital Markets Forum ("ACMF").

This Framework may be subsequently updated as the sustainable finance market evolves. Each Green Financing Transaction ("GFT") will align with the core components of the Green Bond Principles as set out in this Framework below:

1. Use of Proceeds
2. Process for Project Evaluation and Selection
3. Management of Proceeds
4. Reporting
5. External Review

Use of Proceeds

The net proceeds of each GFT will be earmarked for financing new or re-financing existing projects/expenditures, in part or in full, that fall under the following Eligible Categories and have been incurred no earlier than the commencement dates of redevelopment projects for each of the eligible projects.

Green Bond/Loan proceeds will be earmarked for financing new or re-financing existing projects/expenditures which are aligned with the GBPs/GLPs, and the requirements of the ASEAN GBS, and also support and contribute towards meeting the SDGs as described below. Eligible projects and other related and supporting expenditures are identified within the GBPs/GLPs/ASEAN GBS and aim to deliver positive environmental benefits.




The CPN eligible Green Bond/Loan categories are as defined within the GBPs/GLPs/ASEAN GBS and may be expanded over time. The listing below includes a sample of future initiatives which may be considered by CPN.







Exclusions

In line with the ASEAN Green Bond Standards, the net proceeds of green bonds, loans, and other financing instruments issued by CPN under this framework will not be used to finance projects, assets, or expenditures that are related to fossil fuel power generation (e.g., diesel generators).

Fossil fuels and liquefied petroleum gas represented 0.4% of our total energy consumption. Energy from fossil fuels is used in our day-to-day operations, for instance, to power engines in lawn mowers, company vans and shuttle buses and equipment used during fire safety training as well as emergency power systems. LPG is used in activities in Food Parks managed by Central Pattana and during kitchen fire safety training. Expenses relate to fossil fuels and LPG will be excluded from the eligible projects, assets and expenditures.

Table 1: Use of proceeds categories, criteria, examples and SDG contribution

GBP Eligible Categories	Criteria and Sample Projects	UN SDGs Contribution
Green buildings	<p>Every eligible new asset class including shopping center, office and hotel that achieve TREES - Thai's Rating of Energy and Environmental Sustainability, LEED - Leadership in Energy and Environmental Design, EDGE certificate, WELL Building Standard and/or other relevant green building standard. The green buildings will achieve at least Gold or Platinum certification or equivalent for TREES and LEED standards.</p> <p>Property upgrade projects, including on-site renewable energy and energy efficiency investments, that achieve a minimum carbon emissions reduction (kgCO₂e/m²) of 30% for each property relative to a business-as-usual baseline in 2019.</p>	 
Energy efficiency	<p>Energy distribution, measures, management and advanced automation technology to optimize energy performance of every asset class. LED lighting in all carparks and back of house areas including smart metering to improve energy efficiency of every asset class.</p> <p>These investments include:</p> <ul style="list-style-type: none"> • Operational savings from the commissioning of advanced automation technology to interrogate the Building Management System data, including Dashboard development • Upgrade HVAC (Heating, Ventilation, and Air-conditioning) systems • Use of high efficiency chiller with low GWP systems • Installation of AC Control • Installation of Variable Speed Drives (VSD) • Installation of high efficiency motor pumps • Cooling tower system upgrades and fill replacement • Installation of temperature & humidity sensors • Improving maintenance and operation of shopping center HVAC systems to optimize efficiency and better correspond to heat load fluctuations 	  
Renewable energy	<p>Installation of renewable energy facilities such as solar PV generation, battery storage and control systems, and smart grids. The solar PV investment may not include fossil fuel power generation which will produce more than 15% of electricity by kWh.</p> <p>Purchase of renewable energy from renewable energy sources installed on CPN's and/or Central Group's affiliates' premises for use in shopping centers.</p> <p>Transmission and support infrastructure for renewable energy systems for Solar rooftop, solar carports and solar lighting.</p> <ul style="list-style-type: none"> • Large-scale roof-top PV Solar roll-out 	

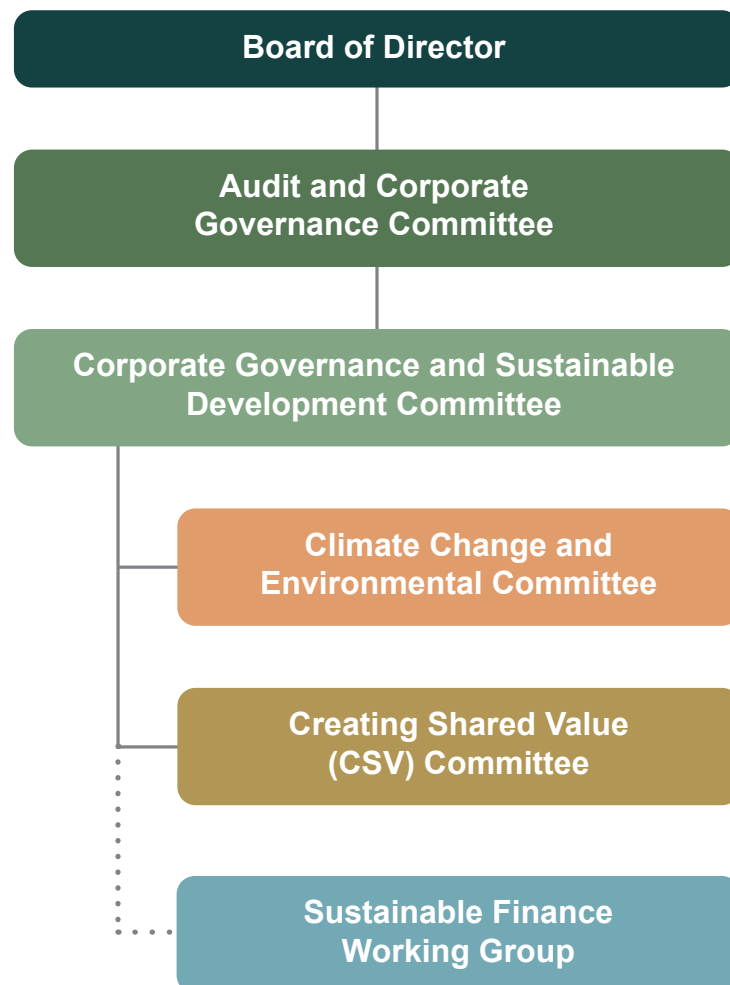
GBP Eligible Categories	Criteria and Sample Projects	UN SDGs Contribution
Sustainable water & wastewater management	<p>Water conservation and water recycle projects. Sustainable urban drainage and flood mitigation systems within mixed-use developments.</p> <p>Rainwater storage systems within shopping center developments.</p> <p>Wastewater treatment systems include:</p> <ul style="list-style-type: none"> • Installation of SBR: Sequencing Batch Reactor, where aeration and rapid sludge sedimentation occurs in the same tank • Installation of deep shaft reactors, in place of primary clarifiers and aeration tanks 	
Pollution prevention & control	<p>Waste prevention, segregation, reduction, recycling, transforming and treatment facilities excluding landfilling. Pilot programs for construction waste reduction under circular economy concept for instance the usage of Recycled Concrete Aggregates (RCA) from crushed concrete piles for road construction. This reduced transportation of materials to and from the construction site, creating a positive impact on the environment and contributing to a GHG reduction.</p> <p>NOTE: This may also include air pollution prevention and control system, which meet ASHRAE standard at minimum MERV 7.</p>	 
Environmentally sustainable management of living natural resources and land use	<p>Preservation or restoration of natural landscapes including forestation, biodiversity, conservation, wetland restoration projects and World Heritage sites designated by UNESCO protection and conservation, wildlife, sea life and nature conservation projects.</p> <p>NOTE: This may also include the study to achieving No Net Loss and the operation that has been required to achieve Net Positive Impact.</p>	
Clean transportation	<p>Charging stations and supporting infrastructure for electric vehicles. Transportation hub, bus stop and shuttle bus infrastructure.</p>	
Circular Economy	<p>Circular economy adapted products, production technologies and processes such as the design and introduction of reusable, recyclable and refurbished materials, components and products; circular tools and services. All initiatives under “Journey to Zero” programs including pollution prevention and control (including reduction of air emissions, greenhouse gas control, soil remediation, waste prevention, waste reduction, and waste recycling).</p>	

Evaluation and Selection of Projects & Assets

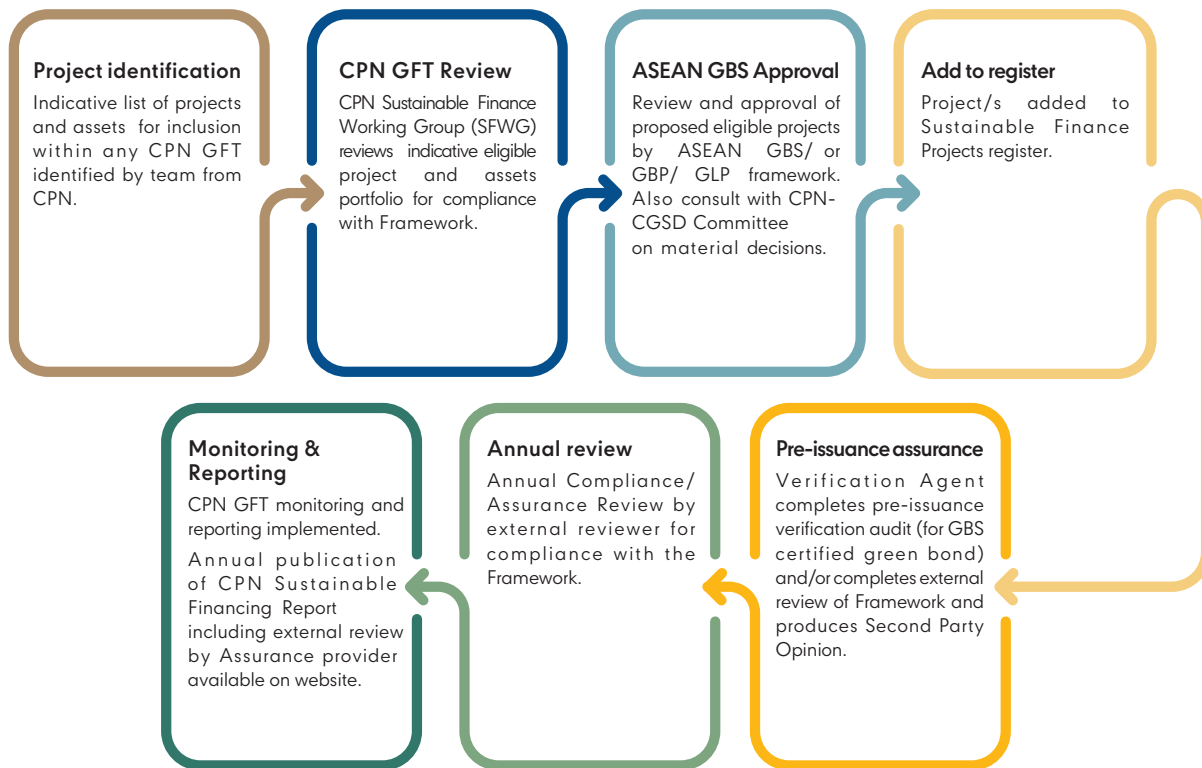
The project evaluation and selection process will ensure that the proceeds of the CPN GFT(s) are earmarked for financing of new or refinancing existing projects/expenditures that meet the criteria set out above.

CPN has formed a Sustainable Finance Working Group (SFWG) under supervision from Corporate Governance and Sustainable Development Committee (CGSD Committee) to carry out the evaluation and selection process. The SFWG consists of, at a minimum, representatives from CPN's Sustainability team together with representatives from the relevant internal teams.

Projects shortlisted by business unit owners are presented to the Climate Change and Environmental Committee and Creating Shared Value Committee, while SFWG assists for review and approval. Any project considered as an eligible project in accordance with this Framework is then earmarked for the use of proceeds of a GFT under this Framework. For green bond/loans this process is in accordance with CPN's ESG Strategy & Minimum Standards, CPN's Environmental Targets and the CPN Green Bond Eligibility Criteria defined above.



The overall process for evaluation, selection, tracking and reporting is illustrated in the diagram below.



Management of Proceeds

To manage the proceeds of CPN's sustainable finance program, CPN has established a Sustainable Finance Register. The proceeds of each CPN GFT will be earmarked against the applicable pool of eligible projects and expenditures identified in the Sustainable Finance Register. Each CPN GFT will have an amount equal to the net proceeds booked under an earmarked position, established for each GFT issuance within CPN's internal systems. The Sustainable Finance Register will be reviewed as required by material developments and annually by the SFWG to account for any re-allocation, repayments or drawings on the eligible projects and expenditures within the pool.

The Sustainability Financing Register will contain relevant information including:

- (1) Details of the GFT(s): key information including Issuing/Borrowing entity, transaction date, principal amount of proceeds, settlement date, maturity date, and interest margin or coupon, and ISIN number (if applicable);
- (2) Details of Use of Proceeds, including:
 - Summary detail of eligible projects/expenditures to which the proceeds of the GFT have been earmarked in accordance with this Framework;
 - Amount of GFT proceeds earmarked to each eligible project and/or eligible category;
 - Confirmation of appropriate endorsement that the project is considered to be an eligible use of proceeds as per the Framework;
 - Aggregate amount of GFT proceeds earmarked to eligible projects/expenditures;
 - Any unallocated GFT proceeds yet to be earmarked against eligible projects/expenditures;
 - Estimated environmental and/or sustainability impacts, where available;
 - Other necessary information

Pending allocation and earmarking, the net proceeds from the GFT(s) will be invested according to the CPN Treasury Policy, subject to the exclusionary criteria above.

Reporting

CPN will prepare and publish an annual Sustainable Financing Report. CPN's Sustainability team in conjunction with other internal teams will review and approve each annual CPN Sustainable Financing Report. This annual report will disclose the use of proceeds of its GFT(s) and be made available on the Company's website (www.centralpattana.co.th).

An annual Assurance/Compliance Report, specifically related to sustainability financing, will also be prepared by an appropriate External Review Provider and published on the Company's website. The following information will be provided until all GFT proceeds have been allocated, then updated on an annual basis. The Annual Report will contain at least the following details:

a) Summary:

A list of all GFT(s) executed in the reporting period and outstanding at the reporting date and summary terms of each transaction. Key information to be provided will include issuer/borrower entity, transaction date, principal amount of proceeds, maturity date, and interest rate or coupon and ISIN number.

b) Allocation Reporting – for each GFT:

- A list of eligible projects/expenditures earmarked to the GFT
- Amount of proceeds allocated to the various eligible projects
- Description of major eligible projects
- Aggregate amount of proceeds of GFT allocated earmarked to eligible projects
- The remaining balance of unallocated proceeds yet to be earmarked

c) Impact Reporting – for each GFT:

Where possible, CPN will provide qualitative and/or quantitative reporting of the environmental and sustainability impacts (where relevant) resulting from eligible projects/expenditures. Subject to the nature of eligible projects/expenditures and availability of information, CPN will look to utilize the impact reporting guidelines, as detailed within the ICMA Green Bond Principles Resource Centre and copied below.

Information disclosed for each eligible project/asset will be subject to relevant confidentiality agreements and available information.

Table 2: Impact Reporting		
Eligible Categories	Potential Impact Indicators	SDGs address
Green buildings	<ul style="list-style-type: none"> • Green certifications obtained • % of total portfolio • % reduction in energy usage and GHG emissions intensity in (kgCO₂e/m²) • Annual GHG emissions reduced/avoided (tCO₂e) 	SDG 7, SDG 11
Energy efficiency	<ul style="list-style-type: none"> • % annual energy reduced/avoided in MWh • Annual GHG emissions reduced/avoided (tCO₂e) 	SDG 7, SDG 11, SDG 13

Eligible Categories	Potential Impact Indicators	SDGs address
Renewable energy	<ul style="list-style-type: none"> • Annual renewable energy generated (MWh) • Annual renewable energy purchased (MWh) • Annual GHG emissions reduced/avoided (tCO₂e) 	SDG 7
Sustainable water & wastewater management	<ul style="list-style-type: none"> • Annual recycle water (m³) • % reduction in water usage intensity in m³/m²) 	SDG 6
Pollution prevention & control	<ul style="list-style-type: none"> • Amount of waste reduced, reused, recycled and/or diverted from landfill (tons) • CO₂ avoided/reduced through waste management (tCO₂e) • Amount of waste that is separated and/or collected and treated (including composting) (tons and %) • % Diversion rate (from landfill) • CO₂ avoided/reduced through pollution prevention & control and/or circular concept (tCO₂e) 	SDG 12
Environmentally sustainable management of living natural resources and land use	<ul style="list-style-type: none"> • Area under Biological diversity assessment • Amount of planting trees under forestation program 	SDG 13
Clean transportation	<ul style="list-style-type: none"> • Numbers of EV charging stations provided • Numbers of public transportation hub 	SDG 11
Circular Economy	<ul style="list-style-type: none"> • Amount of waste reduced, reused, recycled and/or diverted from landfill (tons) under Journey to Zero program • CO₂ avoided/reduced through waste management (tCO₂e) 	SDG 12

External Review

CPN has engaged a recognized external review provider to complete a Second Party Opinion (SPO) on this Framework and confirm alignment with the Green Bond Principles (2021), Green Loan Principles (2021), and ASEAN Green Bond Standards.

CPN will produce a Sustainable Financing Report annually which will cover all outstanding GFTs, including allocation and impact reporting. CPN will engage an appropriate external review provider, to provide an annual review and assurance that each outstanding GFT remains in compliance with the Framework.

This Green Bond Framework, the Second Party Opinion (SPO), Sustainable Financing Reports and the annual Assurance / Compliance Reports will all be made publicly available on the Company website www.centralpattana.co.th.

If you have any inquiry or wish to submit your feedback about the report, please contact:

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