

- Translation -

Definitions

Company / Organization	refer to	Asset Five Group Public Company Limited.
Subsidiary	refer to	a juristic person over which the Company has control in any of the following manners: (a) Holding more than fifty percent (50%) of the total voting shares of such juristic person, whether directly or indirectly; (b) Having control over the majority of voting rights at the shareholders' meeting of such juristic person, whether directly or indirectly, and regardless of the cause; (c) Having control over the appointment or removal of at least half of the total number of directors of such juristic person, whether directly or indirectly; (d) Including any company that is under the control of the aforementioned juristic person pursuant to (a)-(c), in successive levels.
Asset Five Group / Group of Companies	refer to	1. Asset Five Group Public Company Limited; and 2. Subsidiaries of Asset Five Group Public Company Limited.
The Board of Directors	refer to	The directors of Asset Five Group Public Company Limited.
Executives	refer to	The Chief Executive Officer (CEO) and the next four highest-ranking executives following the CEO, including all persons holding equivalent positions to the fourth-ranking executive, as well as executives in accounting or finance functions at the level of department head or higher, or equivalent.
Environment	refers to	Energy consumption, water usage, waste management, greenhouse gas emissions, resource utilization, and the surrounding environment related to the business operations of the Company and its subsidiaries.

Objectives

Asset Five Group Public Company Limited and its subsidiaries (“the Group”) have established this Environmental Policy as a clear framework and direction for business operations, with a focus on creating positive environmental impacts while minimizing negative impacts throughout all business processes, from design, procurement, and construction to project handover.

The Group is committed to conducting its business in alignment with the expectations of all stakeholder groups, enhancing confidence in the transparency of the organization, and complying with international standards, including the United Nations Sustainable Development Goals (UN SDGs), as well as relevant government environmental policies. The Group strives to create a balance between business growth, residents’ quality of life, and environmental stewardship in order to create shared value and drive sustainable growth.

Policy

The Group is committed to conducting its residential property development business in accordance with sustainable development principles by balancing residents’ quality of life, environmental responsibility, and shared value creation for society.

“Sustainable Living, Inspired by Innovation.”

Leveraging innovation to create sustainable living.

Missions

1. Carbon and Energy Management

- Achieve Carbon Neutrality by 2050
- Utilize at least 80% sustainable materials by 2030
- Promote the use of clean energy solutions, such as Solar Rooftop systems and energy-saving

2. Green Design & Construction

- Adhere to Green Design, Green Procurement, and Green Construction principles
- Select high-quality and environmentally friendly materials, such as low-VOC paints, inverter air-conditioning systems, and water-saving sanitary ware

- Implement waste management measures and minimize environmental impacts throughout all construction processes

3. Creating an Environment for Quality Living

- Install in-home air purification systems in every project to enhance indoor air quality
- Allocate at least 20% of each project area as green space and plant no fewer than 1,000 trees annually
- Develop projects with EV Charging Stations as a standard feature

4. Stakeholder Engagement

- Collaborate with supply chain partners to enhance sustainability standards
- Foster cooperation with surrounding communities in career development and environmental initiatives
- Communicate sustainability information transparently and regularly to build confidence among investors, customers, and society

Guidelines for Practice

1. Energy Management

The Group places importance on efficient energy consumption by reducing unnecessary energy usage and increasing the utilization of renewable energy, while developing environmentally friendly projects. This includes the installation of Solar Rooftop systems, the use of inverter air-conditioning systems, and energy-efficient electrical appliances, as well as the application of innovation to ensure energy is utilized efficiently and sustainably. In addition, the Group promotes a culture of responsible energy consumption by encouraging employees and relevant stakeholders to follow energy-saving practices, such as switching lights and air-conditioning systems on and off according to designated schedules, using equipment only when necessary, and conducting regular inspections and maintenance to maximize energy efficiency.

2. Climate Change

The Group recognizes the challenges posed by climate change, which may impact the economy, society, and the environment in the future. To contribute to mitigating such issues and impacts, the Group has established targets to reduce greenhouse gas (GHG) emissions and achieve Carbon Neutrality by 2050. The Group implements these commitments through energy-efficient project design, the selection of low-carbon footprint materials, the use of at least 80% sustainable materials in projects by 2030, and the allocation of green spaces to enhance carbon absorption.

In addition, the Group continuously organizes energy awareness campaigns to cultivate environmental consciousness among employees at all levels, while also promoting the participation of business partners and surrounding communities through education on energy conservation and the use of clean energy. Furthermore, the Group has implemented an Energy Monitoring System to transparently monitor and evaluate energy consumption performance, with the objective of continuously improving operational efficiency.

3. Waste Management

The Group implements systematic waste management measures covering waste segregation, material reuse and recycling (Reuse & Recycle), and proper waste disposal. The Group places importance on reducing waste generated from construction processes, such as leftover materials, concrete, and packaging, through effective material calculation and planning in order to minimize excess usage, reduce waste volume, and improve cost efficiency. In addition, the Group promotes the use of recycled materials within projects to enhance resource efficiency and reduce environmental impacts, together with the allocation of green spaces of no less than 20% of each project area and the planting of at least 1,000 new trees annually to maintain ecological balance and improve residents' quality of life.

The Group also focuses on creating value from waste in accordance with the Circular Economy concept by transforming leftover materials into products beneficial to society and communities, such as dog houses, exercise equipment, and plant pots. These initiatives not only help reduce environmental burdens but also create tangible value and practical benefits for society.

At the same time, the Group adheres to the principles of Green Design, Green Procurement, and Green Construction by selecting high-quality and environmentally friendly materials, while implementing waste management and environmental impact reduction measures throughout all construction processes to ensure sustainable project development across economic, social, and environmental dimensions.

4. Water Stewardship

The Group emphasizes efficient water utilization both within its projects and in surrounding communities by implementing measures to reduce unnecessary water consumption across all projects. These measures include water treatment and water recycling systems, as well as rainwater management for collection and appropriate use in project activities. Such initiatives aim to maintain ecological balance and minimize impacts on surrounding communities.

In addition, the Group adheres to the principles of Green Design, Green Procurement, and Green Construction by selecting high-quality and environmentally friendly materials, such as water-saving sanitary ware. The Group also encourages employees and relevant stakeholders to follow responsible water consumption practices both in the workplace and in daily life in order to concretely reduce unnecessary water usage.

5. Innovation & Technology for Resource Efficiency

The Group is committed to selecting and developing innovations and technologies that help reduce resource consumption and enhance environmental efficiency. Smart Home Technology has been appropriately integrated into projects to suit both the projects and residents' lifestyles, such as automated electricity and water management systems, while operational processes are continuously improved.

The Group also utilizes Building Information Modeling (BIM) to minimize construction material waste and applies digital technologies to efficiently monitor and manage resource utilization. In addition, the Group promotes the use of clean energy solutions, such as Solar Rooftop systems and energy-saving innovations, together with the selection of high-quality, environmentally friendly materials.

Furthermore, every project is developed with consideration for residents' quality of life, including the installation of in-home air purification systems to improve indoor air quality, as well as EV Charging Stations as a standard feature to support electric vehicle usage and reduce greenhouse gas emissions in the long term.

The Group has established this Environmental Policy to strengthen engagement with stakeholders by collaborating with supply chain partners to enhance sustainability standards and fostering cooperation with surrounding communities in career development and environmental initiatives. The Group also emphasizes transparent and regular communication of sustainability information in order to build confidence among investors, customers, and society.

In this regard, the policy also aims to ensure that executives and employees at all levels recognize the importance of environmental stewardship and seriously implement environmentally responsible practices throughout all operational processes to achieve tangible outcomes. At the same time, the Group seeks to embed environmental responsibility as part of its sustainable corporate culture.

Communication and Training

The Group places importance on communicating and promoting understanding of the Environmental Policy among the Board of Directors, executives, and employees at all levels to ensure that all personnel recognize their roles and responsibilities in conducting business sustainably and in an environmentally responsible manner. The Group continuously communicates and provides training through various channels as follows:

- **Orientation Program:** Environmental Policy and corporate social responsibility topics are incorporated into new employee orientation programs to cultivate awareness of sustainability, resource conservation, and social responsibility from the commencement of employment.
- **Continuous Training & Development:** Workshops and training programs are provided for executives and relevant employees through both on-site training and e-learning platforms to enhance understanding of Environmental, Social, and Governance (ESG) practices and their appropriate application in business operations.
- **Internal Communication:** Information, updates, and guidelines relating to the Environmental Policy are communicated to personnel at all levels through various channels, such as the intranet system, internal emails, corporate publications, and notice boards, to ensure accessibility and proper implementation.

In addition, the Group communicates its Environmental Policy and social responsibility practices to all stakeholder groups in order to promote transparency, build confidence, and enhance the Company's long-term corporate image through various channels, including the Company's website, annual reports, shareholders' meetings, and corporate social responsibility activities organized by the Group.

Should personnel have any inquiries regarding the policy or environmental management practices, they may seek further guidance from their direct supervisors, the Corporate Governance and Sustainable Development Working Committee, or the Compliance Department.

Monitoring and Evaluation

The Group has established mechanisms to monitor and evaluate environmental performance to ensure that operations are conducted in accordance with the Environmental Policy and achieve the prescribed objectives. The guidelines are as follows:

1. The Corporate Governance and Sustainable Development Working Committee: The Corporate Governance and Sustainable Development Working Committee is responsible for collecting environmental performance data from various departments within the organization, analyzing progress and operational impacts, and preparing reports for submission to the Executive Committee at least once a year. The results shall also be reported to the Board of Directors for consideration and further development guidance.

2. The Board of Directors: The Board of Directors is responsible for considering and approving environmental performance reports, as well as monitoring progress and positive outcomes from initiatives relating to energy conservation, waste management, and environmental impact reduction, to ensure that operations are aligned with the Company's sustainability strategy.

3. Disclosure and Transparency: The Group discloses environmental performance information through the annual report, the Company's website, and sustainability reports to ensure that stakeholders can access information transparently, verify such information, and acknowledge the progress of the Group's environmental initiatives.

Indicators

To ensure that the Group's social responsibility operations are carried out effectively and can be assessed in a concrete manner, the Company has established indicators in accordance with its sustainability management policies and targets, covering the three key dimensions of sustainable development, namely Environmental, Social, and Governance (ESG).

Environmental Operations	Indicators	Targets / Assessment Criteria	Reporting Frequency
1. Efficient Energy Consumption (Energy Efficiency)	<ul style="list-style-type: none"> Electricity consumption intensity per usable area (kWh/m²) Percentage of renewable energy usage in overall energy consumption 	<ul style="list-style-type: none"> Reduce energy consumption by at least 5% annually Increase renewable energy usage by at least 10% within 3 years 	Annually
2. Water Management	<ul style="list-style-type: none"> Water consumption intensity per unit of operation (m³) Percentage of recycled water usage (Recycled Water) 	<ul style="list-style-type: none"> Reduce water consumption by at least 5% annually Increase recycled water usage to ≥ 15% within 3 years 	Annually
3. Waste & Material Management	<ul style="list-style-type: none"> Waste recycling ratio (Recycling Ratio) Percentage of hazardous waste properly disposed of 	<ul style="list-style-type: none"> Segregate waste in all project areas at 100% Increase waste recycling rate by ≥ 10% annually Ensure 100% proper disposal of hazardous waste 	Annually

Environmental Operations	Indicators	Targets / Assessment Criteria	Reporting Frequency
4. Greenhouse Gas (GHG) Emission Reduction	<ul style="list-style-type: none"> Greenhouse gas emissions intensity (tCO₂e) Percentage reduction of CO₂ emissions compared with the base year (Base Year) 	<ul style="list-style-type: none"> Reduce CO₂ emissions by at least 5% annually compared with the base year 	Annually
5. Environmental Awareness Promotion	<ul style="list-style-type: none"> Number of employees participating in environmental awareness activities Number of environmental CSR activities conducted 	<ul style="list-style-type: none"> Employee participation rate ≥ 90% Conduct at least 3 environmental CSR activities annually 	Annually

Policy Review

The Group shall review the Environmental Policy of the Company and its subsidiaries at least once a year, or whenever there are significant changes in risk factors that may materially affect the business operations of the Company and its subsidiaries.

This Environmental Policy was newly adopted at the Board of Directors' Meeting No. 5/2025 held on 12 November 2025 and shall be effective from 12 November 2025 onwards.

Announced as of 12 November 2025

-Manop Bongsadadt-

(Associate Professor Manop Pongsadadt)

Chairman of the Board of Directors

Asset Five Group Public Company Limited