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**Definitions**

The Company / Organization	refers to	Asset Five Group Public Company Limited
Subsidiaries	refer to	juristic persons over which the Company has control in any of the following manners: (a) holding more than 50 percent of the total voting shares, whether directly or indirectly. (b) having control over most voting rights at the shareholders' meeting, whether directly or indirectly, regardless of the reason. (c) having the power to appoint or remove at least half of the directors, whether directly or indirectly. (d) including companies under the control of the entities specified in (a)-(c) in successive levels
Asset Five Group / Group of Companies	refers to	1. Asset Five Group Public Company Limited; and 2. Its subsidiaries
Board of Directors	refers to	The directors of Asset Five Group Public Company Limited
Executives	refer to	The Chief Executive Officer or the top four executives immediately below the Chief Executive Officer, including those holding equivalent positions, and shall also include executives in accounting or finance functions at the level of department manager or higher, or equivalent
Research	refers to	The process of studying, analyzing, and gathering data, knowledge, concepts, technologies, and trends related to the Company's business, including consumer behavior, urban development, and environmental and social factors, to serve as a foundation for project design and development, as well as for improving operational processes in alignment with changing contexts and supporting strategic decision-making

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Innovation Development refers to The application of knowledge, concepts, technologies, and new working methods in the development of projects, construction processes, management, and service delivery of the Company systematically, to enhance operational efficiency, reduce environmental impacts, and improve the quality of life of stakeholders, to create added value for the business, society, and the environment in a sustainable manner

**Objectives**

To establish a framework and direction for research and innovation development of Asset Five Group Public Company Limited and its subsidiaries (the “Group”) systematically and to integrate such activities with the Company’s strategies and business plans, while promoting the study, analysis, and development of knowledge, concepts, technologies, and new operational approaches for application in project development, construction, management, and service delivery. This includes supporting the development of innovation that responds to changes in the business environment and modern lifestyles, alongside sustainable business operations, with due consideration to environmental, social, and stakeholder impacts, to enhance operational efficiency, improve product and service quality, reduce environmental impacts, and create long-term value for the business, stakeholders, and society, as well as to foster an organizational culture that supports creativity, participation of executives and employees, and continuous innovation development, leading to sustainable organizational growth.

**Policy**

The Group is committed to promoting and supporting continuous research and innovation development in both business and social aspects by systematically integrating innovation into the Company’s strategies and business plans to create long-term value for the business, stakeholders, and society, alongside sustainable business operations.

The Group places importance on the development of knowledge, concepts, technologies, and new operational approaches for application in project development, construction, management, and service delivery, to enhance operational efficiency, reduce environmental impacts, and respond to the needs of customers and stakeholders amid changes in economic, social, and environmental contexts.

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## **Sustainability and Innovation Targets**

The Group has established clear sustainability targets, aiming to increase the proportion of environmentally friendly materials to at least 80% by 2030 and to achieve Carbon Neutrality by 2050, to support the reduction of greenhouse gas emissions and environmentally responsible real estate development.

These commitments reflect A5's business operations under the concept of "A5 Greatness Inspired by Love," with attention to every detail of project development through care, responsibility, and a strong commitment to creating sustainable living spaces as a legacy of value for present and future generations.

## **Implementation Guidelines**

To ensure effective implementation of research and innovation development, the Group has established the following guidelines:

**1. Promotion of Research and Knowledge Development:** Conduct studies, analyses, and data collection on trends, technologies, and consumer behavior to support project design and development, as well as continuous improvement of operational processes.

**2. Application of Innovation in Business Operations:** Support the adoption of new concepts, technologies, and working approaches in project development, construction, management, and service delivery to enhance efficiency, reduce costs, and minimize environmental impacts.

**3. Development of Projects under Innovation and Sustainability Concepts:** Develop residential projects with emphasis on energy efficiency, efficient resource utilization, environmental friendliness, and enhancement of residents' quality of life.

**4. Promotion of an Innovation-Driven Organizational Culture:** Encourage executives and employees to participate in proposing ideas, fostering creativity, and continuously developing innovation.

**5. Monitoring and Evaluation of Innovation Performance:** Monitor and evaluate outcomes in both business and social aspects, such as improved operational efficiency, cost reduction, increased business value, reduced environmental impacts, and efficient resource utilization.

**6. Transparent Disclosure of Innovation Information:** Disclose approaches, mechanisms, and performance related to innovation through the Form 56-1 One Report and/or sustainability reports to ensure transparency, verifiability, and alignment with good corporate governance principles.

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**7. Focus on Core Innovation Areas:** Implement key innovation approaches, including Smart & Sustainable Home, Eco-Friendly Materials, Health & Air Quality, EV-Ready System, and Niche Market Design, to create differentiation and enhance long-term competitiveness.

### **Communication and Training**

The Group places importance on communicating and promoting understanding of the Research and Innovation Development Policy among the Board of Directors, executives, and employees at all levels, to ensure that all personnel are aware of their roles and responsibilities in driving innovation and conducting business sustainably. The Group has implemented continuous communication and training through various channels as follows:

- **Orientation Program:** Provide training for new employees by incorporating content related to the Research and Innovation Development Policy to instill an innovative mindset, continuous development, and responsibility toward the organization and society from the beginning of their employment.
- **Continuous Training & Development:** Organize training programs for executives and relevant employees in both on-site training and e-learning formats to enhance understanding of the application of technology, new concepts, and innovation in business operations effectively.
- **Internal Communication:** Disseminate information, news, and guidelines related to innovation policies and practices through various channels, such as intranet systems, internal emails, communication materials, and notice boards, to ensure that employees at all levels can access information comprehensively and apply it appropriately.

In addition, the Group communicates the Research and Innovation Development Policy and related practices to all stakeholders to promote transparency, build confidence, and enhance the organization's image through various channels, such as the Company's website, annual reports, shareholder meetings, and corporate activities.

If personnel have any questions regarding the policy or its implementation, they may seek further information from their direct supervisors, the Corporate Governance and Sustainable Development Working Committee, or the Compliance Unit.

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## Monitoring and Evaluation

The Group has established mechanisms for monitoring and evaluating the performance of research and innovation development to ensure that operations are conducted in accordance with the policy and achieve the defined objectives. The guidelines are as follows:

**1. Corporate Governance and Sustainable Development Working Committee:** Responsible for collecting data and performance results related to innovation from various departments, analyzing progress and outcomes in terms of operational efficiency, product development, and value creation, and preparing reports for submission to the Executive Committee at least once a year, as well as presenting them to the Board of Directors.

**2. Board of Directors:** Responsible for reviewing and overseeing innovation performance, monitoring progress, and supporting the development of new initiatives to ensure alignment with the Company's strategy and sustainability objectives.

**3. Disclosure and Transparency:** The Group discloses information on innovative performance through annual reports, the Company's website, and sustainability reports to ensure that stakeholders can access information in a transparent and verifiable manner and are informed of the Company's operational progress.

The Group will regularly review its monitoring and evaluation mechanisms to ensure that they remain appropriate, up-to-date, and aligned with international trends in sustainable business practices.

## Policy Review

The Group shall review the Research and Innovation Development Policy of the Company and its subsidiaries at least once annually, or when there are significant changes in risk factors that may materially affect the business operations of the Company and its subsidiaries.

This Research and Innovation Development Policy was newly established at the Board of Directors' Meeting No. 5/2025 on 12 November 2025 and shall be effective from 12 November 2025 onwards.

Issued on 12 November 2025

***-Manop Bongsadadt-***

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(Associate Professor Manop Bongsadadt)

Chairman of the Board of Directors