

## Guidelines for Real Estate Development

### Site Selection

The Company acquires land with legally valid title deeds and located at least 5 kilometers away from wildlife sanctuaries, national parks, and environmental protection zones in every project, in order to prevent impacts on the nature and its ecosystems. Also, the company has strategic criteria for land acquisition which consists of

- Selecting locations that can or are being developed to connect to public transportation systems, such as trains, buses, taxis, or having shuttle buses from the project to public transport hubs, and safe pedestrian pathways in short distance.
- Considering locations where the essential public services, such as hospitals, schools and health centers are in accessible range.
- Considering geographic and climate risks such as floods, natural disasters, and environmental factors to support the development of resilient projects and reduce long-term impacts on residents.
- Evaluating biodiversity impacts prior to land acquisition, and before and during project development under the company's operational control.

### Design

The Company is committed to developing real estate projects in accordance with human rights, equality, and sustainable development principles, as follows:

- Integrating Universal & Inclusive Design principles with Thailand's building codes throughout the project lifecycle.
- Adopting Thai and international standards as design frameworks to reduce energy and water consumption, promote environmentally friendly materials, improve waste management efficiency, and focus on user well-being as much as practically and commercially possible. Examples include TREES, LEED, WELL, and EDGE.
- Designing buildings and living spaces with consideration for safety, convenience, and equality through user-friendly features such as standard ramps, wide entrances, unobstructed pathways, and elevators with braille and audio-visual signals.

- Establishing building structures that support modern technologies such as Smart Buildings, IoT, Smart Meters, high-efficiency air conditioning, and renewable energy (Solar Roof, EV Charging).

The Company also considers transitioning to smart meters once existing meters reach end-of-life. Currently, smart meters have been installed and adopted across 78% of the business portfolio.

### Stakeholder Engagement in Real Estate Development

The Company prioritizes stakeholder engagement at every stage of project development to ensure operations are transparent, inclusive, and aligned with societal needs, particularly for vulnerable groups such as the elderly, people with disabilities, and nearby communities. Engagement guidelines include:

- **Engagement throughout the project lifecycle:**

The Company has established a stakeholder consultation process that extends from the pre-development stage, design, and construction, through to project handover. This includes the organization of public consultation forums as required by law, such as introductory meetings, focus group discussions, and final summary meetings, to ensure that stakeholders receive accurate and comprehensive information and are able to express their opinions or concerns.

- **Transparent and accessible communication:**

The Company disseminates project information through diverse and accessible channels, such as community meetings, the corporate website, and publications, to ensure that stakeholders receive information that is complete, accurate, and equally accessible, while remaining transparent and verifiable.

- **Grievance and feedback mechanisms:**

The Company has a grievance and feedback mechanism for neighboring communities and all stakeholder groups, with clearly defined procedures for verification, response, and follow-up, to ensure that issue resolution is effective and transparent.

- **Monitoring and disclosure:**

The Company will regularly monitor and evaluate stakeholder engagement and incorporate the feedback received to improve projects, with the aim of enhancing the quality of life for residents, surrounding communities, and all stakeholder groups. In addition, the Company conducts Environmental Impact Assessment (EIA) reports and discloses information to the public as required by law, ensuring that all parties can access relevant information transparently and with accountability.