Origin Property Public Company Limited
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Samut Prakan 10270

CLIMATE CHANGE MANAGEMENT
POLICY AND GUIDELINES

Introduction

This Policy forms part of the "Environmental Policy and Guidelines" upheld by Origin Property Public Company Limited and its subsidiaries (the "Company"), in recognition that climate change caused by greenhouse gas emissions gives rise to severe economic, social, and environmental losses.

In line with its mission to be a leader in fully integrated, sustainable real estate services, the Company places strong emphasis on adapting to and preparing for the impacts of climate change, and on preventing the various risks that could cause short-term and long-term damage to the Company. This encompasses both physical risks — such as floods, droughts, and storms, which may damage property and disrupt business operations through supply-chain interruptions or affect the health and safety of stakeholders — and transition risks, which include increasingly stringent changes in laws, regulations, or government policy. The Company has established a climate change management policy that covers every process of its business operations, put in place measures to assess natural-disaster risks, and integrated climate-related risks and opportunities into its business strategy, in order to minimize the impacts of climate change in line with the Paris Agreement goal of limiting global temperature rise to 1.5°C, as well as the Company's own target of achieving Net Zero greenhouse gas emissions by 2050.

Climate Change Management Policy

- Setting targets, strategies, and business approaches for reducing greenhouse gas emissions in line with Thailand's Nationally Determined Contributions (NDCs) under the Paris Agreement, consistent with the Company's own target of achieving Net Zero greenhouse gas emissions by 2050.
- Planning and managing energy, fuel, and water resources, as well as waste and pollution management, while promoting the maximum efficient use of resources and minimizing waste generation, and adopting environmentally friendly material-selection practices across the organization.
- Analyzing and assessing climate-related risks that may affect business operations in the short and long term, and conducting Climate Scenario Analysis in accordance with the international TCFD (Task Force on Climate-related Financial Disclosures) standard.
- Building cooperation with stakeholders across all sectors to support the reduction of greenhouse gas emissions and the use of renewable energy, and providing knowledge and raising awareness

among employees, customers, and communities on climate protection, to encourage behavioral change consistent with sustainability goals.

- Integrating environmental performance into the performance evaluation of executives and employees, to promote accountability and participation by everyone in the organization, as well as participating in and supporting related local and international initiatives.
- Regularly reporting progress on climate protection, conducting a Carbon Footprint Assessment covering both direct and indirect emissions, and transparently disclosing information in accordance with international standards.

Scope of the Policy

This Climate Change Management Policy covers all business processes and the supply chain of the Company, including all employees, affiliated companies, products, and services. The Policy also focuses on building cooperation with business partners, such as joint-venture partners and merger and acquisition partners, as well as with customers and service users, to drive sustainable operations across every dimension of the business. It further promotes the use of renewable energy, the reduction of greenhouse gas emissions, and the efficient use of resources, in order to balance business growth with long-term environmental protection.

Roles and Responsibilities

To ensure that the climate protection policy is implemented comprehensively and effectively, the Company has defined the roles and responsibilities of the relevant individuals and units, as follows:

1. The Board of Directors

Role: The highest approving authority, responsible for the organization's sustainability.

Duties: Setting the direction and strategy, and approving climate change policy.

- Approving long-term targets, such as achieving Carbon Neutrality or Net Zero.
- Overseeing the integration of climate risk management into the Company's business strategy.

2. The Corporate Governance and Sustainability Committee

Role: Reviewing and overseeing policy at the policy level.

Duties: Reviewing greenhouse gas reduction plans and targets before submission to the Board of Directors.

- Monitoring progress against quarterly environmental Key Performance Indicators (KPIs).
- Providing guidance on new laws and international standards, such as the Climate Change Act B.E. 2568 (2025).

3. The Corporate Governance and Sustainability Subcommittee

Role: Driving strategy into implementation and reviewing data.

Duties: Analyzing climate-related risks and opportunities (TCFD) for submission to the Board.

- Reviewing the accuracy of sustainability reports and carbon emissions data.
- Coordinating between the policy level and the operational level to ensure organization-wide integration.

4. The Chief Executive Officer (CEO) and Senior Executives

Role: Leading change and managing resources.

Duties: Driving the policy into implementation across all business units.

- Allocating the resources, budget, and technology necessary for carbon reduction.
- Communicating the importance of climate action to build it into the organizational culture.

5. The Environment and Climate Working Group

Role: Operational execution and technical data collection.

Duties: Collecting and calculating the Company's annual greenhouse gas (Carbon Footprint of Organization) data.

- Proposing energy-reduction and waste-management projects within buildings and offices.
- Preparing performance reports for submission to the Subcommittee.

6. The Supply Chain Management Unit

Role: Managing indirect (Scope 3) impacts.

Duties: Establishing Green Procurement criteria for supplier selection (e.g., requiring suppliers to have an environmental policy).

- Assessing the climate-related risks of key suppliers.
- Encouraging suppliers and contractors to reduce greenhouse gas emissions in delivering their services.

7. Employees

Role: Implementing and participating in day-to-day carbon reduction.

Duties: Following energy-saving and waste-management practices (Reduce, Reuse, Recycle) in the workplace.

- Suggesting ideas to improve work processes to reduce environmental impact.
- Participating in training and awareness-building on climate change.

8. Suppliers and Business Partners

Role: Partners in reducing greenhouse gas emissions across the value chain.

Duties: Complying with the Company's Supplier Code of Conduct.

- Reporting energy-use or greenhouse-gas-emissions data related to services provided to the Company (where available).
- Proposing environmentally friendly materials or innovations for projects managed by the Company.

Guidelines

To ensure that the Company's climate change management is effective and achieves its targets, the Company has established the following guidelines:

1. Comply with laws, rules, regulations, requirements, policies, and guidelines relevant to climate change management.

2. Set targets, strategies, and business approaches for reducing greenhouse gas emissions and adapting to climate change, in both the short and long term.

3. Reduce greenhouse gas emissions from business operations across the value chain, by:

3.1 Promoting and driving every unit to improve the efficiency of energy and natural resource use, and implementing waste-management/waste-reduction measures at the Company's premises (applying the 3Rs principle: Reduce waste generation, Reuse materials and equipment, and Recycle correctly through clear waste segregation), to reduce both direct and indirect greenhouse gas emissions.

3.2 Improving the supply chain and travel:

- Green Procurement: Selecting business partners or suppliers that prioritize sustainable operations and have clear greenhouse gas reduction targets.
- Travel: Promoting online meetings or hybrid working arrangements to reduce unnecessary travel.

3.3 Collecting data on, and calculating, the organization's direct and indirect greenhouse gas emissions in accordance with recognized international standards, to inform performance improvements and track progress, while reporting emissions data covering direct emissions from the organization's own activities (Scope 1), indirect emissions from the organization's energy use (Scope 2), and other indirect emissions (Scope 3), in line with international standards.

3.4 Developing technology and innovation in business operations to reduce overall energy use and greenhouse gas emissions, including considering participation in Carbon Offsetting programs suited to the Company's business, to help lower operating costs, enhance the organization's image, and prepare for increasingly stringent environmental regulations in the future.

4. Assess risks and analyze the opportunities and impacts of climate change on the Company's business operations, to identify effective approaches for managing the resulting risk impacts across the supply chain, taking into account relevant stakeholders.

5. Establish effective measures to address the impacts of climate change, by developing a Business Continuity Plan (BCP) and preparing for natural disasters, so that business operations can continue with minimal disruption.

6. Promote engagement and cooperation with suppliers, business partners, and stakeholders across the supply chain in reducing greenhouse gas emissions and responding to climate change.

7. Continuously communicate and promote awareness, understanding, and participation in reducing operational greenhouse gas emissions among employees, business partners, and stakeholders, through various channels.

Whistleblowing

Complaints or whistleblowing reports concerning any act believed to violate this Policy shall follow the procedures set out in the Company's Whistleblowing Policy and Guidelines. Complainants and whistleblowers will be protected, and their information kept confidential, with no adverse effect on their employment position, both during the investigation and after its conclusion.

Policy Review and Revision

The Company reviews and updates its climate protection policy on an ongoing basis, at least once a year, or whenever there are changes to legal requirements, regulations, or domestic and international sustainability standards, to ensure that the Policy remains appropriately and effectively responsive to changes in the business context. In addition, the Company is committed to developing its operations to meet stakeholder needs and support its long-term success.

This Policy was approved by the Company's Board of Directors on 14 August 2026.

-Chatchai Payuhanaveechai-

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Mr. Chatchai Payuhanaveechai

(Chairman of the Board of Directors

Origin Property Public Company Limited)

(Approved by the Board of Directors' Meeting No. 3/2026, held on 14 August 2026)