Origin Property Public Company Limited
496 Moo 9 Samrong Nuea, Mueang Samut Prakan
Samut Prakan 10270

ENVIRONMENTAL POLICY

Introduction

Origin Property Public Company Limited and its subsidiaries (the "Company") are committed to conducting business alongside environmental stewardship and the responsible use of natural resources. The Company promotes the use of renewable energy and complies with environmental laws and regulations in line with international standards and appropriate practices for each business line, across all business groups. This is achieved by ensuring that every stage of operations makes the most efficient use of resources and creates the least possible environmental impact, with impacts assessed from upstream through midstream to downstream business activities — covering the planning of work systems, service delivery, and resource use, through to waste management and the treatment and disposal of related pollutants. This approach also applies to new projects and business expansion, as well as to due diligence conducted for mergers and acquisitions. In addition, the Company cooperates with communities to help protect their environment, and works to reduce greenhouse gas emissions and other environmental impacts that may arise from its business operations, while encouraging suppliers and business partners to adopt these same principles, in order to create long-term value and sustainability together with all stakeholders.

Objectives

1) To ensure that all employees at every level, as well as suppliers and other relevant stakeholders, understand their roles and responsibilities in conducting business with appropriate regard for environmental management and natural resources, with an emphasis on reducing environmental impact across all operational processes — from upstream through midstream and downstream service delivery to waste management.

2) To serve as a guideline for reducing greenhouse gas emissions, water use, and waste generation at every stage, while supporting the worthwhile and sustainable use of natural resources, in line with the Company's target of achieving Net Zero greenhouse gas emissions by 2050.

3) To strengthen ecological balance and biodiversity conservation, by developing strategies that encompass the use of sustainable materials and the promotion of a Circular Economy.

Scope of the Policy

This Environmental Management Policy serves as a guideline for the Company to integrate appropriately into its business operations, including cooperation with suppliers and business partners across the value chain, in order to achieve the Company's environmental targets in line with its guidelines, and to deliver good value to customers while creating sustainable growth for the Company, society, and communities.

Roles and Responsibilities

To ensure the successful implementation of this Policy, all relevant parties at every level have the following roles and responsibilities:

Responsible Party	Key Roles and Responsibilities
The Board of Directors	Approves and oversees the Company's overall sustainability and environmental policy, strategy, and targets.
The Corporate Governance and Sustainability Committee	1. Considers, sets, and/or reviews environmental policies, strategies, and action plans in line with relevant laws, regulations, guidelines, and standards on the environment and sustainability, for submission to the Board of Directors for approval. 2. Oversees the implementation of environmental policies, strategies, and action plans, regularly tracks performance data, and advises the risk management working group on assessing and managing environmental risks in line with international standards, for submission to the Board of Directors. 3. Oversees the disclosure of environmental management reports or performance results in accordance with the requirements of government authorities and regulators.
Senior Executives (CEO/MD)	Set direction, allocate resources, and oversee the effective implementation of the Policy.

Responsible Party	Key Roles and Responsibilities
The Corporate Governance Subcommittee	Reviews and provides opinions on action plans and approaches for sustainability and the environment, in line with the nature and context of each business. Monitors and reviews environmental performance, and provides guidance and advice to the environmental working group; analyzes related risks and opportunities.
The Environment Working Group	Prepares action plans and establishes environmental practices in line with the Company's policy and targets, and tracks implementation results for submission to the Corporate Governance and Sustainability Subcommittee.
Department Heads / Managers	Oversee compliance with the guidelines within their own departments, and build understanding and encourage team members to follow the Policy.
All Employees	Strictly follow environmental guidelines and measures, participate in related activities, and report any irregularities or suggestions regarding environmental initiatives.

Environmental Policy

Origin Property Public Company Limited and its subsidiaries (the "Company") are committed to conducting business sustainably, recognizing the importance of balancing responsibility towards the environment, communities and society, and all stakeholder groups in operating with regard for biodiversity, so as to minimize environmental impact and achieve maximum benefit and efficiency in a systematic and sustainable manner.

1. Commitment and Governance

- Board of Directors Oversight: The Board of Directors is responsible for overseeing sustainability policy and strategy, including the management of material environmental issues and the setting of the Company's overall sustainability and environmental targets.

- Compliance with Laws and Standards: Complying with Thai environmental laws and international regulations, while working towards obtaining relevant international certifications, such as ISO 14001:2015.

2. Climate and Energy Management Targets

- Net Zero / Carbon Neutrality Target: Setting clear targets for Net Zero greenhouse gas emissions or Carbon Neutrality, in line with recognized frameworks, in order to achieve the Company's target of Net Zero greenhouse gas emissions by 2050.
- Disclosure of GHG Scope 1, 2, and 3 Data: Disclosing data on direct greenhouse gas emissions (Scope 1) and indirect emissions from energy use (Scope 2), and considering the disclosure of Scope 3 (value chain) emissions that are material to the business.
- Energy Efficiency: Considering investment in technologies and processes that improve energy efficiency, and supporting the use of clean or renewable energy in office buildings and managed projects.

3. Resource and Pollution Management

- Circular Economy: Applying circular economy principles, with an emphasis on reducing waste at the source, reuse, and recycling, to achieve maximum efficiency.
- Water and Hazardous Waste Management: Maintaining policies and processes for the proper management of wastewater and hazardous waste, to prevent impacts on the environment and ecosystems.
- Sustainable Procurement: Establishing environmental criteria for the selection of business partners and suppliers, to ensure appropriate environmental management throughout the supply chain.

4. Disclosure and Stakeholder Engagement

- Disclosure in Line with International Standards: Disclosing environmental data in the Sustainability Report or One Report, based on internationally recognized reporting frameworks such as the GRI Standards and TCFD (Task Force on Climate-related Financial Disclosures).
- Transparent Communication: Regularly and transparently communicating environmental targets, policy, and performance to stakeholders, to build investor confidence.
- Building an Organizational Culture: Encouraging all employees to participate in, and take responsibility for, environmental matters through ongoing training and activities.

Guidelines

1) Comply with the Company's regulations, legal requirements, environmental standards, and other relevant requirements.

2) Conduct business responsibly towards the environment and society, with a focus on minimizing the impact of business processes and activities on the environment and surrounding communities.

3) Develop an operating framework, and set/review environmental targets and objectives in line with business changes, while supporting investments and activities that promote environmental conservation and restoration.

4) Identify environmental issues material to the Company's business, and establish measures to prevent and reduce impacts on communities and the environment; control and monitor pollutant emissions from operational processes to ensure compliance with relevant laws and environmental standards; and inspect, assess, and develop systems for reducing wasteful energy and resource use, with a focus on renewable energy, resource conservation, recycling, and the proper management of waste and hazardous materials.

5) Integrate environmental policy into the performance evaluation of executives and employees at every level, to instill responsibility and foster ongoing participation.

6) Communicate this Policy and Guidelines to suppliers and business partners, to ensure that they operate in accordance with environmental standards and guidelines.

7) Strengthen cooperation and engagement among employees, suppliers/business partners, government agencies, communities, and all stakeholder groups in environmental initiatives, while building shared awareness and responsibility for environmental protection, climate change, natural resource conservation, and the importance of preventing negative environmental impacts.

8) Maintain a system for the continuous monitoring, review, and evaluation of environmental performance, and transparently disclose environmental performance to the public through the annual Sustainability Report and the Form 56-1 One Report, in accordance with the requirements of the Stock Exchange of Thailand, referencing internationally recognized reporting frameworks such as GRI and TCFD (Task Force on Climate-related Financial Disclosures), in order to build confidence among stakeholders across every dimension.

Whistleblowing

Complaints or whistleblowing reports concerning any act believed to violate this Policy and Guidelines shall follow the Company's Whistleblowing Policy and Guidelines. Information provided will be treated as confidential, and complainants or whistleblowers will be protected in accordance with the measures and procedures established by the Company.

Policy Review and Revision

The Company reviews its Environmental Management Policy on a regular 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, while continuing to develop approaches that meet stakeholder needs and support the Company's 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)