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

HEALTH, WELL-BEING AND SAFETY POLICY AND COMMITMENT

Origin Property Public Company Limited, as a leader in sustainable real estate development, clearly recognizes that safety, occupational health, and the working environment, together with the well-being of all personnel, are highly Relevant and Material issues to the Company's success and its sustainable business operations. The Company is therefore committed to maintaining the highest standards in preventing accidents, occupational illnesses, and injuries at every operational site.

This Policy is established to apply equally to all employees and all project sites, as well as to Contractors, business partners, and other external stakeholders who carry out work on the Company's premises. To achieve this commitment, the Company has established the following five key pillars of practice:

1. Proactive Risk Assessment and Management (Risk Assessment)

The Company focuses on prevention before incidents occur, requiring a health and safety risk management system across two dimensions:

- Risk assessment for future new businesses or projects: A health and safety Due Diligence process is carried out prior to any investment, acquisition, or the start of development of every new construction project.
- Risk assessment for current businesses or projects: Hazard Identification and Risk Assessment (HIRA) is conducted regularly and continuously at every construction site, office building, and real estate project currently under management.

2. Capacity Building and Training (Training & Capacity Building)

The Company is committed to building a genuine safety culture through the development of its people.

- All employees and contractor workers must receive health and safety training appropriate to the nature of their work before starting work, together with annual refresher training.
- The Company will compile, verify, and transparently disclose to the public the number of employees and the proportion who completed standard safety training during the past fiscal year.

3. Elevating Site Standards to International Levels (Global Standards)

The Company is committed to raising all work areas and construction sites to internationally recognized occupational health and safety management standards.

- The Company sets a target, and drives all of its project sites, to achieve ISO 45001 certification (or an equivalent relevant standard), and will report the percentage (%) of certified sites to the public on an annual basis.

4. Performance Monitoring and Benchmarking (Performance Benchmark)

The Company maintains a systematic reporting and tracking system for accident data, following these approaches:

- Benchmarking against organizational targets: Tracking performance, injury rates, and quantitative accident statistics (such as LTIFR and TRIR) against the targets set by the Company, working towards a Zero Accident goal.
- Benchmarking against industry standards: Comparing the Company's health and safety statistics against the averages or standards of the real estate development sector, both nationally and internationally, to continuously improve performance.

5. Independent Audit and Verification (Independent Verification)

To ensure transparency and credibility, all data, quantitative statistics, and health and safety performance results disclosed to the public shall be verified through an independent, external Third-party Assurance process, in accordance with internationally recognized certification standards.

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)

APPENDIX

OHS Due Diligence Guideline for New Investment Projects

1. Objective

Origin Property Public Company Limited is committed to preventing and managing Occupational Health and Safety (OHS) risks from the earliest stage of every business activity. This guideline is established to ensure that future new investment projects, feasibility studies, mergers and acquisitions (M&A), or joint ventures undergo a rigorous OHS due diligence process, in order to reduce legal risk, protect the lives of personnel and contractors, and maintain international standards.

2. Scope

This guideline applies to all of the Company's new investment projects, including:

- Land acquisition for the development of new real estate projects (both low-rise and high-rise);
- Selection and engagement of Main Contractors for new projects;
- Acquisitions of, or joint ventures in, businesses related to construction and building management.

3. OHS Due Diligence Process

The OHS due diligence process is divided into 3 key stages, as follows:

Stage 1: Pre-Investment Assessment

Before the Land Acquisition Committee or the Investment Committee approves a new project, the Sustainability Management team and the Safety department must conduct a preliminary desktop review of the site or prospective partner, covering the following issues:

- Compliance History review: Checking litigation records, complaints, or penalties imposed by government authorities relating to serious lost-time accidents or fatalities in the surrounding area, or involving the prospective joint-venture partner.
- Assessment of Physical Hazards: Reviewing site-location risks, such as areas prone to natural disasters, soil structure, or existing structures that may contain hazardous materials (e.g., asbestos), which could affect safety during the construction phase.

Stage 2: Partner and Contractor Selection

As the real estate business relies heavily on the work of contractors, the Company has established OHS due diligence criteria for selecting contractors on new projects. Contractors must meet the following minimum criteria:

- Must have a written OHS policy that is enforced and that covers all workers, including migrant workers and subcontractors.
- Must disclose three years of historical accident statistics, such as the Lost Time Injury Frequency Rate (LTIFR), and must record zero fatalities (Zero Fatality) over the past one year.
- Must provide evidence of relevant permits/licenses and a plan for provisioning Safety Officers as legally required for the size of the project.

Stage 3: Site Assessment and Action Plan

Once a project receives initial approval, the team must conduct an on-site survey (Site Audit) to prepare a risk assessment report and corresponding response measures.

- Hazard Identification and Risk Assessment (HIRA): Analyzing upcoming construction activities (e.g., deep excavation, work at height, use of large cranes) to assess the level of risk.
- Establishing Control Measures: Budgeting and arranging preventive measures in advance, such as earth-retaining/shoring systems, internationally standard scaffolding, traffic and surrounding-community management plans, and an Emergency Response Plan.

4. Decision Criteria and Reporting

- Report Preparation: The results of the OHS due diligence will be summarized into an “OHS Risk Report for New Projects,” to be submitted to the Executive Committee alongside the financial report.
- Knock-out Criteria: The Company will consider suspending the investment, or replacing the joint-venture partner or contractor, immediately upon finding serious OHS risks that cannot be remedied or controlled, or where a business partner is found to have seriously and intentionally disregarded compliance with safety laws.

5. Review

- This guideline will be reviewed on an annual basis to remain aligned with new legislation, international standards (ISO 45001), and international ESG best practices.
- Issued for general compliance by the Sustainability and Corporate Governance Department, Origin Property Public Company Limited.