

URBAN REGENERATION AND INCLUSIVE DESIGN POLICY

1. Introduction and Statement of Intent

Origin Property Public Company Limited (the “Company”) is committed to conducting its real estate development business sustainably. The Company recognizes that project development extends beyond the construction of quality buildings and residences; it also encompasses enhancing the quality of urban areas, communities, and the surrounding environment in order to create shared value for residents, communities, society, and all stakeholders.

The Company has therefore established this Urban Regeneration and Inclusive Design Policy as a framework for developing projects that promote efficient land use, improve the quality of urban areas, and create safe, welcoming, and accessible environments for all. These objectives shall be pursued in parallel with environmental conservation, climate-change response, and the sustainable improvement of community well-being.

The Company is committed to applying an inclusive design approach that recognizes the diversity of users and their needs. In implementing this approach, the Company shall apply universal design principles and comply with applicable accessibility requirements under relevant laws, professional standards, and guidelines. The objective is to ensure that all user groups can access, use, and benefit from the Company’s projects conveniently, safely, and equitably, without discrimination.

2. Principles and Implementation Guidelines

2.1 Urban Regeneration and Development

The Company is committed to developing projects that contribute to improving the quality of surrounding urban areas and communities. This includes enhancing landscapes, green spaces, pedestrian routes, drainage systems, utilities, and public spaces. The Company also promotes efficient land use, development in appropriate locations, and connectivity to public transportation systems in order to reduce environmental impacts and support sustainable urban growth.

2.2 Inclusive Design and Accessibility

The Company is committed to designing and developing buildings, common areas, and facilities that can be accessed, used, and navigated conveniently, safely, and equitably by all user groups. Particular consideration shall be given to older persons, persons with disabilities, children, pregnant women, persons with limited mobility, and users of all ages.

The Company requires design and construction activities to follow an inclusive design approach, supported by universal design principles and applicable accessibility requirements under relevant laws, professional standards, and other requirements. The Company shall seek to remove barriers to access and promote safety, convenience, and equitable use of buildings and common areas.

The Company respects every person's right to equitable access to spaces and facilities and shall not discriminate on the grounds of age, disability, sex, race, nationality, religion, or any other status.

2.3 Environment and Climate-Change Response

The Company supports increasing green spaces; selecting environmentally responsible materials and technologies; managing water, energy, and waste efficiently; reducing greenhouse-gas emissions; and promoting the design of spaces that are resilient to risks arising from climate change.

2.4 Stakeholder Engagement

The Company recognizes the importance of stakeholder participation throughout all stages of project development. Appropriate opportunities shall be provided for communities, government agencies, customers, and other relevant stakeholders to express opinions and provide recommendations. The Company also promotes shared value creation with communities through local employment, procurement from local businesses, and activities that support the improvement of community well-being.

3. Monitoring and Evaluation

The Company shall establish indicators and continuously monitor and evaluate performance under this Policy. Performance shall be reported to management or the relevant committee at intervals determined by the Company. This Policy shall be reviewed at least annually, or whenever there are changes to applicable laws, standards, or other significant factors, to ensure that implementation remains effective, transparent, and aligned with sustainable development principles.

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)

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