

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

Across all projects, the Company is committed to designing buildings and common areas to ensure convenient, safe, and equitable access, use, and mobility for everyone, particularly the elderly, persons with disabilities, children, and individuals with mobility limitations. The design and construction of the projects comply with applicable laws and accessibility standards, while incorporating the principles of

Universal Design to minimize barriers to accessing and using spaces, enhance safety, and support the quality of life of users of all ages.

In addition, the Company places importance on promoting travel by public transportation by considering accessibility and connectivity to public transportation systems as key factors from the project design and development stages. This approach aims to enhance convenience in traveling to and from the projects and support more accessible and sustainable mobility for all.

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 places importance on listening to and considering feedback on social and environmental issues from government agencies, communities, local communities, customers, tenants and other stakeholders throughout all stages of project development. This approach aims to prevent and mitigate potential impacts arising from project development, while promoting economic benefits for local communities through employment opportunities, procurement of goods and services from local businesses, and activities that contribute to improving the quality of life and well-being of communities.

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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