

Company Announcement / Policy
Subject: Sustainable Procurement Policy

1. Introduction and Intent

Origin Property Public Company Limited (the "Company") recognizes the importance of procurement as a core process that affects the organization's quality, efficiency and competitiveness, as well as its impact on society, the environment and the economy across the supply chain. The Company is therefore committed to establishing a Sustainable Procurement Policy to serve as a framework for transparent, fair operations that are consistent with the principles of sustainable development.

The Company's intent is to build a strong, transparent and fair supply chain by encouraging suppliers and stakeholders to observe the principles of good governance, respect for human rights, environmental conservation and business ethics standards, together with the quality of goods and services, so that the Company's operations create sustainable shared value for all parties.

2. Objectives

1. To establish a transparent, fair and verifiable approach to procurement.
2. To encourage suppliers and contractors to comply with labor laws, human rights and environmental standards.
3. To build stability and resilience in the supply chain.
4. To reduce environmental, social and governance risks (ESG Risks).
5. To support the Sustainable Development Goals (SDGs) and the Company's sustainability strategy.

3. Scope of Application

This policy covers:

1. The procurement of goods, materials and equipment.
2. The procurement of construction works, services and consultancy.
3. The management of all types of suppliers and contractors, both domestic and international, involved in the Company's business operations.

4. Principles and Approaches to Sustainable Procurement

4.1 Integrity and Business Ethics

The Company places importance on conducting business with honesty, integrity and responsibility. It encourages suppliers to operate with honesty, integrity and responsibility, so that all stakeholders are treated fairly, including strict compliance with relevant laws and regulations.

Practice Guidelines

- Have processes/systems in place to ensure compliance with laws, government regulations, and the requirements of relevant regulatory bodies.
- Have a process or channel for receiving complaints where non-compliance with laws, regulations or requirements, or human rights violations, are found, including an appropriate process for follow-up and remediation.

4.2 Quality of Products and Services

The Company places importance on the delivery of quality products and services that are safe for consumers and the environment. It encourages suppliers to strictly maintain the standards and requirements agreed with the Company.

Practice Guidelines

- Deliver products and services correctly and completely, in accordance with standards/specifications, including within the specified timeframe.
- Communicate, record and report quality performance data accurately and truthfully.
- Keep important documents, such as contracts, agreements, plans and financial documents, in good order and available for verification.
- Cooperate with the Company in inspecting and rectifying any defects that may arise after delivery.

4.3 Occupational Health and Safety

The Company focuses on creating a safe and hygienic working environment. It encourages suppliers to operate in accordance with occupational health and safety standards appropriate throughout the work process.

Practice Guidelines

- Regularly inspect occupational health and safety at the workplace, and promote the use of personal protective equipment by employees.
- Do not ignore any complaints or acts that may cause danger at the workplace.
- Establish measures and plans to respond effectively to emergency situations.

4.4 Environmental Protection

The Company recognizes the importance of caring for the environment and encourages suppliers to conduct their environmental operations in accordance with relevant laws, regulations and standards.

Practice Guidelines

- Have effective measures to prevent, correct and reduce environmental impacts.
- Encourage suppliers to work toward certification under environmental and sustainability standards, such as ISO 14001, Carbon Footprint, Green Industry, or equivalent.
- Support the use of environmentally friendly materials and equipment, or set targets to reduce environmental impacts in the supply chain.

4.5 Protection of Data and Intellectual Property

The Company places importance on maintaining business confidentiality and encourages suppliers to respect the rights in the data and intellectual property of the Company, its customers and stakeholders.

Practice Guidelines

- Keep the Company's internal information confidential, even after the joint business has ended.
- Do not infringe the Company's intellectual property rights.
- Cooperate in preparing reports that the Company is required to disclose to stakeholders.

4.6 Labor and Human Rights Protection

The Company respects human rights and universal labor principles, and encourages suppliers to strictly comply with labor laws and human rights principles.

Practice Guidelines

- Non-discrimination: respect human dignity, equality and fairness, without discrimination on the basis of race, religion, gender, age, disability or any other factor.
- Labor protection: do not employ child labor below the age threshold prescribed by law, and ensure that all workers receive the benefits required by law.
- No forced labor: do not force labor or use labor in a manner amounting to slavery, human trafficking or any form of coercion.
- Working hours, wages and benefits: working hours, payment of wages and benefits must be properly set, fair, and not less than the minimum required by law.
- Foreign workers: the employment of foreign workers must be carried out in compliance with the law.
- Labor unions: the Company supports workers' right to form or join labor unions, including the right to collective bargaining. Suppliers must respect, and must not obstruct, workers' right to organize.
- Support continuous labor development and training, in terms of safety, labor rights and skills development.

4.7 Anti-Corruption

The Company has a policy of zero tolerance for corruption in all forms and encourages suppliers to cooperate in combating corruption, including disseminating relevant knowledge more widely.

Practice Guidelines

- Support or participate in the Company's anti-corruption activities or related projects.
- Disseminate anti-corruption information and knowledge both within and outside the organization.
- Do not engage in any act that promotes or is related to corruption, whether directly or indirectly.

4.8 Supporting the Local Economy and Communities

The Company recognizes the importance of creating shared value with the communities and economies in the areas where it operates. It therefore aims to promote procurement that supports local entrepreneurs, local employment, and the appropriate use of community resources, in order to distribute income, strengthen the grassroots economy, and promote sustainably good relationships among the organization, suppliers and communities.

Practice Guidelines

- Encourage suppliers and contractors to consider, where appropriate, hiring labor from communities or areas near the project.
- Promote the use of goods, materials or services from local entrepreneurs, or small and medium-sized enterprises (SMEs), where quality and standards are appropriate.
- Increase the proportion of procurement from local suppliers (Local Supplier Procurement Ratio).

5. Roles and Responsibilities

Procurement Committee: Oversees and controls the implementation of the policy.

Procurement Department: Puts the policy into practice, and monitors and evaluates performance.

Suppliers and Contractors: Comply with the requirements and principles set by the Company.

Internal Audit Department: Verifies accuracy and transparency, and reports the results to management.

6. Monitoring and Evaluation

The Company will regularly monitor and evaluate compliance with this policy through mechanisms such as:

- Self-assessment by suppliers for registration as the Company's vendors.
- Post-transaction supplier audits and evaluations.
- Communicating the results of supplier evaluations for continuous joint improvement.

- Reviewing the policy regularly, at least once a year.

This policy shall take effect from 5 March B.E. 2569 (2026) onwards.



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