

## 3. Driving business for sustainability



AssetWise Public Company Limited and its subsidiaries (the “Company”) disclose sustainability (ESG) information as part of the Form 56-1 One Report in compliance with the regulations and requirements of the Securities and Exchange Commission of Thailand (SEC). Such disclosure is prepared in alignment with the SET Sustainability Reporting Guide for listed companies issued by the Stock Exchange of Thailand, with the objective of ensuring that the Company’s sustainability reporting is of high quality and responsive to the expectations and information needs of investors and all relevant stakeholders.

### Sustainability Management Policy and Goals

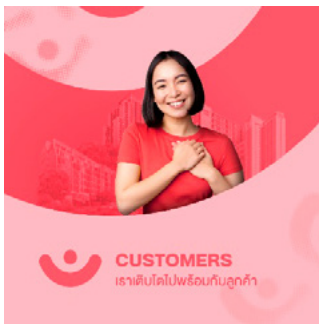
#### Sustainable development policy

AssetWise (Public) Company Limited and companies within the group (“Company”) is aware of the importance of operating business pursuant to sustainable development principles through building values in 3 aspects, namely, economic, social, and environmental on the basis of good corporate governance to foster a secure and sustainable growth for the Company pursuant to the following operational guidelines.

1. The Company attaches importance to fostering sustainability in respect of all procedures in the business chain. It also promotes and supports interested parties through the business chain to operate in accordance with sustainable development principles to create value and growth for the Company in the long term.
2. The Company has established an effective, transparent, and concise management system through business ethics, anti-corruption policy, and standardized internal control and audit procedures to gain confidence from interested parties of the Company.
3. The Company conducts business in a fair manner. It is committed to compliance with laws, trade rules, and fair competition without any regard to other benefits arising from non-compliance with laws, regulations, and morals.
4. The Company promotes observance of human rights principles recognized and protected under the Constitution of the Kingdom of Thailand, taking into regard human dignity, rights, liberties, equality, and non-discrimination on the basis of gender, age, nationality, religious, ethnicity, or belief.
5. The Company treats employees with fairness, as it considers employees a key factor in creating value for and driving the business. The Company therefore has to ensure a work environment which promotes happiness, a good quality of life and focus on increasing the potential of staff, provide training to increase professional skills, as well as provide an equal opportunity for all to progress in their profession.
6. The Company underscores the importance of interested persons. Interested persons are grouped in accordance with their respective needs. The Company can therefore meet the needs of all groups of interested persons comprehensively. There are also channels of communication through which interested persons can voice their opinions and make recommendations.
7. The Company develops products which meet the needs of consumers, focusing on quality and standardized services to achieve customer satisfaction.
8. The Company promotes participation in the development of communities and society surrounding its projects in order to foster strength and long-term sustainability. The Company actively engages in various initiatives, including those related to education, religion, sports, human resource development, employment promotion, and the implementation of community development programs, among others.

9. The Company attaches great importance to the management of environmental quality. It promotes the prevention and mitigation of environmental impact as a result of Company operation, such as by construction management, waste management, greenhouse gases. The Company collaborates with other sectors in society to organize events to conserve and improve the quality of the environment.
10. The Company gives importance and promotes efficient use of resources and energy. It has established measures and procedures to reduce resource and energy use.
11. The Company places importance on biodiversity by researching the topic holistically, analyzing its environmental impact, and continuously monitoring results. The initiative includes protecting, preserving, restoring, and reducing environmental impact in order to maintain biodiversity in the area and communities surrounding the projects.

12. The Company has established guidelines for greenhouse gas management, starting from the process of a carbon footprint preparation, the process of direct and indirect greenhouse gas emission reduction, to the process of carbon offsetting and carbon credit trading.
13. The Company places importance on managing safety, occupational health and work environment of its employees as well as the Company's stakeholders.
14. The Company develops and promotes innovation, both from products and work processes. It also supports innovation in collaboration with interested persons of the Company, to create value to the Company, society, and the environment.
15. The Company attaches importance to risk management which covers all work processes. It established guidelines in managing and monitoring risk management continuously to maximize opportunities and mitigate losses in business operation.



**CUSTOMERS: Growing Together with Customers**  
 “Growing... alongside the smiles of our customers”  
**Targets:** To enhance customer satisfaction with the Company's products. To deliver excellence in service and strengthen customer satisfaction with the overall service experience.  
 To build and maintain a strong reputation, as reflected by the Net Promoter Score (NPS).



**INVESTORS: Growing with Investors' Confidence**  
 “Growing... together with the confidence of our investors”  
**Targets:** Product sales  
 Total revenue of the Company  
 Net profit  
 Return on Equity (ROE)



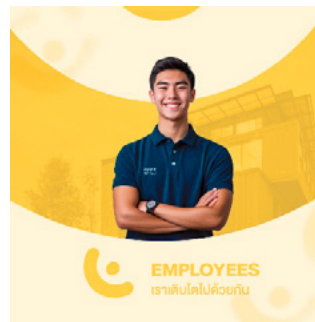
**PARTNERS: Growing Together with Business Partners**  
 “Growing... together with strong business partners”  
**Targets:** To achieve excellence in quality.  
 To continuously improve operational processes and efficiency



**SOCIETY: Growing Together with Communities and Society**  
 “Growing... together with the communities and society in which we live.”  
**Targets:** To implement social initiatives integrated within the Company's business operations.



**PLANET: Growing Together with a Beautiful Planet**  
 “Growing... alongside the planet for a sustainable future.”  
**Targets:** To implement environmental initiatives integrated within the Company's business operations.  
 To achieve Net Zero greenhouse gas emissions by 2050.



**EMPLOYEES: Growing Together**  
 “Growing... together, because everyone is part of our family.”  
**Targets:** To strengthen employee engagement with the organization.

### Sustainable development Targets:

The Company has established its business objective to achieve stable and sustainable growth through the strategy of “Growing Success, Growing Happiness,” which emphasizes growth not only in business performance but also in creating happiness for customers, business partners, investors, and employees. The Company is also committed to giving back to society and caring for the environment to contribute to a happier world for all, in line with ESG principles.

This commitment is driven through six key pillars under the Company’s “We Build Happiness” concept, which reflect the values of collaboration, harmony, and sustainable shared growth among all stakeholders.

In addition, the Company has set operational targets that must be in line with the criteria, regulations, and laws related to the environment, society, and governance (ESG). In 2025, the Company had no record of violation of the rules, regulations, and laws related to ESG, including no fines and payments for resolving ESG issues in the audited accounting items.

Measurement	Targets	Result
ESG violations	None	None
Fines and settlements specified for ESG issues	None	None

### Identifying key sustainability issues

The Company identifies key issues concerning sustainability development, together with those relevant to the business operation of the Company, to reflect sustainability work of the Company in various dimensions, whether from an economic, social, or environmental perspective.

### Processes involved in identifying key sustainability issues

#### 1. Identification of sustainability issues

The Company deliberates on the selection of sustainability issues related to the Company’s business jointly with its interested persons in each business process together with the United Nations Sustainable Development Goals (UNSDGs).

In 2025, the Company reviewed material sustainability issues by considering the risks and opportunities in the Company’s business in all dimensions, covering governance, social, environmental aspects and issues that may affect the Company’s business in both the short and long term, as well as considering the expectations and concerns of stakeholders from internal and external factors throughout the value chain.

#### 2. Order of priority of key issues

In prioritizing key sustainability issues, the Company takes into account the issues that affect its operations and the operations of its interested persons.

In 2025, the Company reviewed the results of the prioritization of material sustainability issues, with the support of the assessment and review from relevant agencies and parties.

#### 3. Examine issues

The Company presents key sustainability issues and their order of priority to the Corporate Governance Committee for approval of each key issue and to form a guidelines for the Company’s sustainability efforts.

In 2025, the Company presented material sustainability issues to the Corporate Governance Committee Meeting No. 2/2025 on October 31, 2025.

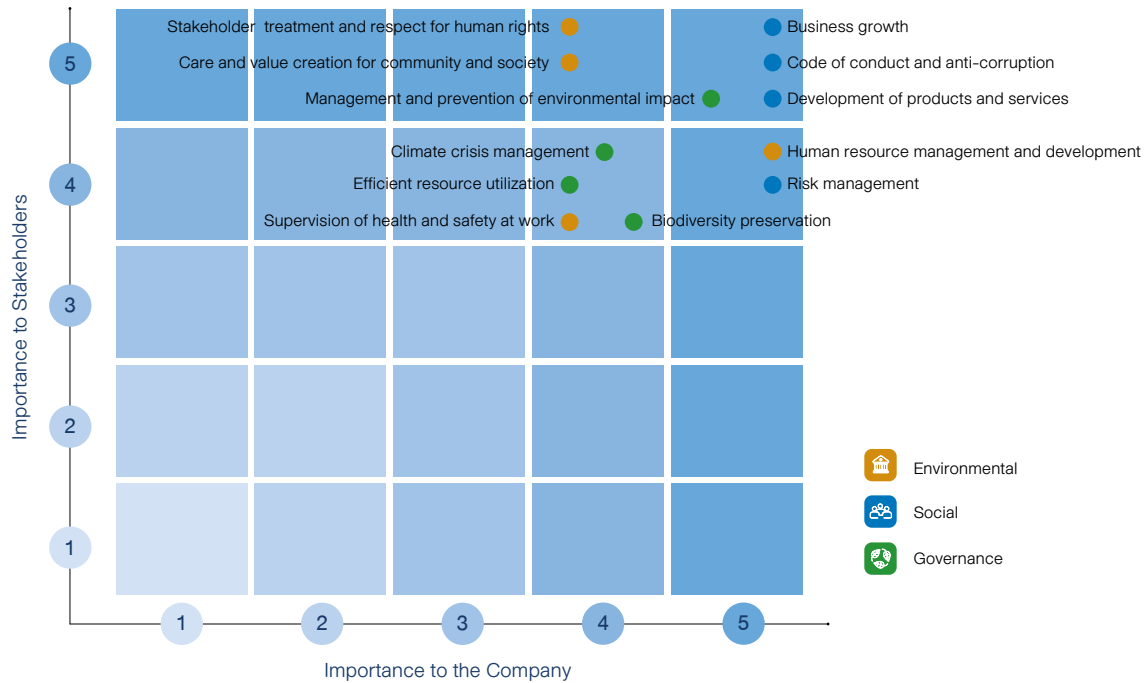
#### 4. Review

A review on key sustainability issues is conducted on a yearly basis to ensure suitability of the issues.

In 2025, the Company reviewed material sustainability issues and was able to identify a total of 12 material issues of the Company’s sustainability, covering environmental, social and governance issues.



## Assessment on the significance of key sustainability issues



## Sustainability Issues Targets

Key sustainability issues	Measurement	Targets	Results
<b>Environmental</b>			
Effective resource management	Reduce electricity usage within the organization per employee	5% (compared with 2024 base year)	Reduce 20.66%
	Reduce water usage per employee	5% (compared with 2024 base year)	Increased by 9.07%
Management and prevention of environmental impact	Environmental budget, expenses, and/or fines	None	None
	Violations of environmental laws	None	None
Greenhouse Gas Management	Net Zero Greenhouse Gas Emissions	0 (By 2050)	1,716 TCO <sub>2</sub> e (By 2024)
	Greenhouse Gas Emissions from Scope 1 and 2 per employee (compared with 2020 base year)	Reduce 35% (compared with 2020 base year)	Reduce 46.83%
Biodiversity Conservation	The new project in this year is located in a natural conservation area	None	None
<b>Social</b>			
Stakeholder treatment and respect for human rights	Violations against the stakeholders	None	None
	Disputes Concerning Human Rights Violations	None	None
	Employees have completed training on human rights policy	100%	100%
Human resource management and development	Employee Engagement	80%	80%
	Employee skills development training sessions	5 hours / Employee / year	4.17 hours / Employee / year
	Employee turnover rate	15%	10.90%



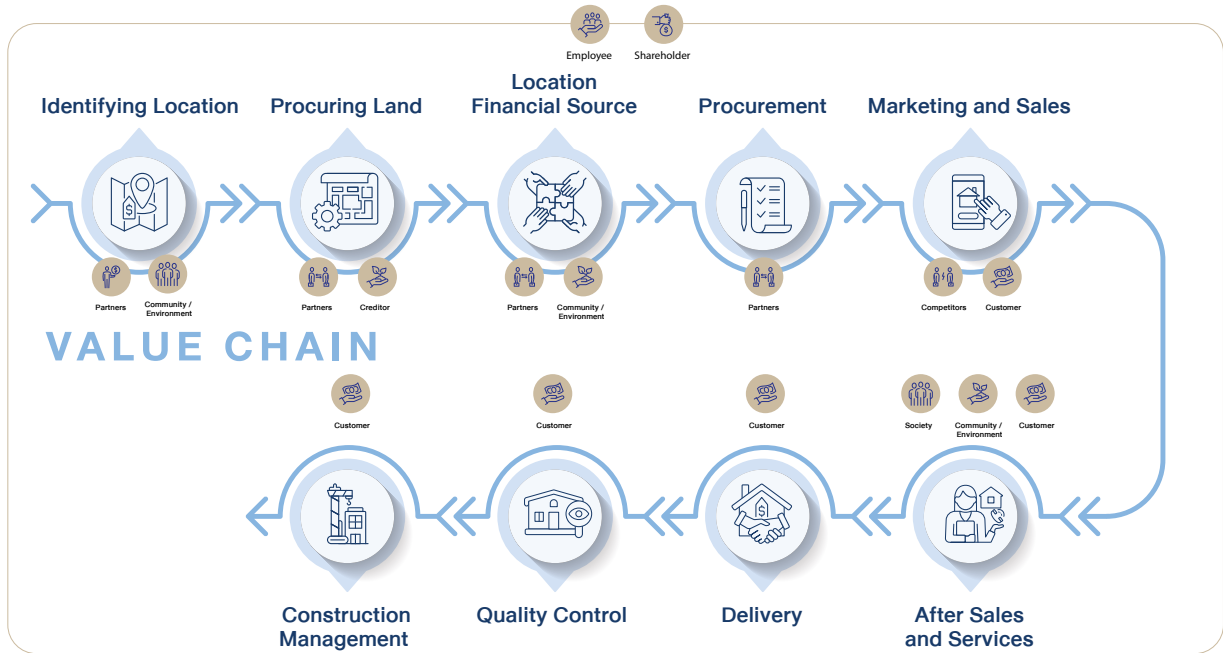
Key sustainability issues	Measurement	Targets	Results
Supervision of health and safety at work	Lost Time Injury Frequency Rate (LTIFR)	0 cases per working hour	0 cases per working hour
Care and value creation for community and society	Violations of laws and regulations related to communities and society	None	None
	Fines incurred from mitigating damages to communities and society	None	None
	Community and social projects conducted in partnership with partners	10 Projects	16 Projects
<b>Governance</b>			
Business growth	Performance growth	15%	17%
Code of conduct and anti-corruption	Violations concerning business ethics, corruption, and bribery	None	None
	Penalties or expenses related to business ethics violations, corruption, and bribery	None	None
	Employees who have completed training on business ethics, corruption, and bribery	100%	100%
<b>Risk management</b>	Risk assessment across supply chain	100%	100%
Development of products and services	Customer satisfaction of products	90%	86.23%
	Customer satisfaction of services	90%	91.34%
	To maintain a strong reputation among project residents, as reflected in the Net Promoter Score (NPS).	17%	31.23%
	Reputation among project visitors, as measured by the Net Promoter Score (NPS).	85%	96.23%
	Complaints regarding customer personal data protection	None	None

## Material Sustainability Issue Management

Material Sustainability Issues	Management Plan
<b>Environmental</b>	
Efficient resource utilization	<ul style="list-style-type: none"> <li>Ensure efficient use of electricity</li> <li>Promote use of renewable or clean energy</li> <li>Promote efficient water management</li> <li>Treat wastewater from project construction according to standards and laws</li> </ul>
Management and prevention of environmental impact	<ul style="list-style-type: none"> <li>Announce environmental policies under the concept of “GrowGreen” and review them annually</li> <li>Carry out construction in accordance with environmental impact assessment report including requirements, related laws, regulations, and standards strictly</li> <li>Establish measures to remedy and respond to environmental impacts resulting from the Company’s operations</li> </ul>

Material Sustainability Issues	Management Plan
Climate crisis management	<ul style="list-style-type: none"> <li>• Set a goal to become a net zero organization for greenhouse gas emission by 2055</li> <li>• Manage waste and waste from the Company's business operations and the "Separate, Pour, Dry" activity to reduce carbon footprint</li> <li>• Increase green space to offset the emission of carbon dioxide (CO2), which is the cause of greenhouse gases</li> <li>• Collaborate with networks and partners in both the public and private sectors to support greenhouse gas reduction activities</li> </ul>
Biodiversity preservation	<ul style="list-style-type: none"> <li>• Maintain and create balance in the ecosystem and biodiversity of the project sites and surrounding areas</li> <li>• Avoid implementing projects that encroach on natural conservation areas or develop projects that are not in accordance with the law</li> <li>• Consider the creation of green spaces within the projects to create a balance in the ecosystem and society</li> </ul>
<b>Social</b>	
Stakeholder treatment and respect for human rights	<ul style="list-style-type: none"> <li>• Analyze and identify key stakeholders throughout the Company's value chain</li> <li>• Establish guidelines for all groups of stakeholders</li> <li>• Announce and review the Human Rights Policy annually</li> <li>• Provide whistleblowing channels in response to complaints, along with remedial measures in cases of human rights violations</li> <li>• Ensure comprehensive assessment of human rights risks</li> </ul>
Human resource management and development	<ul style="list-style-type: none"> <li>• Employee satisfaction promotion</li> <li>• Annual employee development plan</li> <li>• Employee knowledge and skill development</li> </ul>
Supervision of health and safety at work	<ul style="list-style-type: none"> <li>• Employee health, safety and work environment policy</li> <li>• Annual work safety training</li> </ul>
Care and value creation for community and society	<ul style="list-style-type: none"> <li>• Quality of life of community development project</li> <li>• Corporate Social Responsibility (CSR) activities</li> </ul>
<b>Governance</b>	
Business growth	<ul style="list-style-type: none"> <li>• Annual launch plan for new projects</li> <li>• Sales and business revenue target setting</li> <li>• Business expansion to potential locations</li> <li>• Search for new businesses and joint ventures with potential partners</li> </ul>
Code of conduct and anti-corruption	<ul style="list-style-type: none"> <li>• Announce and review the Corporate Governance Policy annually</li> <li>• Announce and review the Code of Conduct annually</li> <li>• Announce and review the Anti-Corruption Policy annually</li> <li>• Prepare tests on the code of conduct and anti-corruption.</li> <li>• Organize CG &amp; Anti-Corruption Day activities</li> </ul>
Risk management	<ul style="list-style-type: none"> <li>• Organize annual risk assessment workshops</li> <li>• Prepare annual risk management plan</li> <li>• Monitor risk management results quarterly and annually</li> <li>• Review annual business continuity management plan</li> </ul>
Development of products and services	<ul style="list-style-type: none"> <li>• Evaluate customer satisfaction with products and the Company</li> <li>• Create a manual for product quality standards</li> <li>• Set service standards</li> <li>• Organize after-sales customer care activities</li> </ul>

# Managing the impact towards interested persons in the business value chain



## Business value chain

The Company identifies the business value chain to ensure effectiveness in all procedures of key operations of the Company, which leads to sustainable development of the Company.

Value chain	Procedure	Relevant interested persons
Identifying location	<ul style="list-style-type: none"> <li>Procurement of potential land</li> <li>Transparent land procurement</li> <li>Conduct a feasibility study on project development</li> </ul>	<ul style="list-style-type: none"> <li>Employees</li> <li>Business partners (landowners)</li> <li>Creditor (financial institution)</li> <li>The community</li> </ul>
Land purchase	<ul style="list-style-type: none"> <li>Transparent land procurement procedure</li> </ul>	<ul style="list-style-type: none"> <li>Employees</li> <li>Business partners (landowners)</li> <li>Creditors (Financial institutions)</li> </ul>
Design	<ul style="list-style-type: none"> <li>Planning and designing of project area which takes into consideration of the environment</li> <li>Building designs comply with laws and meet the needs of customers</li> <li>Design of facilities in the projects to be diverse</li> <li>Selection of construction materials with standardized quality</li> </ul>	<ul style="list-style-type: none"> <li>Employees</li> <li>Business partners</li> <li>The environment</li> <li>The community / society</li> </ul>
Locating financial source	<ul style="list-style-type: none"> <li>Locating financial source from financial institutions</li> <li>Determining fair terms and conditions of loan agreements</li> </ul>	<ul style="list-style-type: none"> <li>Employees</li> <li>Creditors</li> </ul>
Procurement	<ul style="list-style-type: none"> <li>Transparent procedure in selecting service provider</li> <li>Providing equal opportunity for all service providers</li> <li>Procurement of environmentally friendly materials</li> <li>Fair assessment of service providers</li> </ul>	<ul style="list-style-type: none"> <li>Employees</li> <li>Business partners</li> </ul>
Marketing and sales	<ul style="list-style-type: none"> <li>Providing clear and accurate advertising information</li> <li>Keeping confidential customer information</li> <li>Conducting customer satisfaction survey</li> <li>Holding promotional and sales events for customers</li> <li>Determining fair terms and conditions for sales and purchase agreements</li> </ul>	<ul style="list-style-type: none"> <li>Employees</li> <li>Customers</li> <li>Business partners</li> <li>Financial institutions</li> </ul>





Value chain	Procedure	Relevant interested persons
Construction management	<ul style="list-style-type: none"> <li>• Construction according to plan and agreement with customers</li> <li>• Control and inspection of construction works to be per standards</li> <li>• Monitor environmental impact of construction on nearby communities</li> <li>• Monitor occupational safety and health with respect to construction projects</li> <li>• Taking care of construction labour</li> </ul>	<ul style="list-style-type: none"> <li>• Employees</li> <li>• Business partners</li> <li>• The community / Society</li> <li>• The environment</li> </ul>
Quality control	<ul style="list-style-type: none"> <li>• Inspect the quality of construction works to be in accordance with plans and agreements with customers</li> <li>• Inspection of units before delivery to customers</li> <li>• Inspection of the project's common area and facilities</li> <li>• Reworking the construction work to be complete</li> </ul>	<ul style="list-style-type: none"> <li>• Employees</li> <li>• Business partners</li> <li>• Customers</li> </ul>
Delivery	<ul style="list-style-type: none"> <li>• Facilitate customers application for loans</li> <li>• Deliver completed units as agreed with customers</li> <li>• Facilitate ownership transfer to customers</li> <li>• Procedures for inspection and acceptance of units and rework for completeness</li> </ul>	<ul style="list-style-type: none"> <li>• Employees</li> <li>• Customers</li> </ul>
After sales services	<ul style="list-style-type: none"> <li>• Management of condominium juristic persons</li> <li>• Customer complaint procedures</li> <li>• Customer satisfaction survey</li> <li>• Privillage and organizing events for customers</li> <li>• AssetWise Club</li> </ul>	<ul style="list-style-type: none"> <li>• Employees</li> <li>• Customers</li> </ul>

## Analysis of interested persons in the business value chain

The Company categorizes interested persons into internal interested persons and external interested persons, to ensure that all procedures in the business value chain are covered. The following is the Company's guidelines for meeting the expectations and participation of interested persons.



Interested person	Expectation of interested person	Communication channel	Response of the Company
 <b>Employees</b>	<ul style="list-style-type: none"> <li>Fair and proportionate remuneration and welfare benefits</li> <li>Skill and knowledge development</li> <li>Professional stability and advancement</li> <li>Fair and equal treatment in accordance with human rights principles</li> <li>Occupational health and safety and a good working environment</li> <li>Equal access to news, communications, and policies of the organization</li> </ul>	<ul style="list-style-type: none"> <li>ASW Intranet</li> <li>www.assetwise.co.th</li> <li>Line: Assetwise Family</li> <li>Town Hall Activities</li> <li>Facebook: Assetwise Careers</li> <li>Annual internal training for employees</li> <li>New employee training</li> </ul>	<ul style="list-style-type: none"> <li>Remuneration and welfare benefits which is proportionate to the work of each employee</li> <li>Annual employee training and development plan</li> <li>Various activities to strengthen body of knowledge and happiness in working</li> <li>Criteria for annual performance assessment</li> <li>Business ethics</li> <li>Safety, Occupational and work environment Policy</li> <li>Channels and procedures for raising complaints, voicing opinions, and whistleblowing.</li> <li>Annual survey of employee satisfaction</li> </ul>
 <b>Shareholders</b>	<ul style="list-style-type: none"> <li>Continuous growth in performance</li> <li>Growth in asset value</li> <li>Dividend payment</li> <li>Transparent disclosure of information</li> <li>Equal treatment of shareholders</li> <li>Channels for voicing opinions and communicating</li> </ul>	<ul style="list-style-type: none"> <li>www.assetwise.co.th</li> <li>Shareholder meeting</li> <li>Meeting with analysts and investors</li> <li>Opportunity Day Activities</li> <li>Facebook: Assetwise</li> <li>Annual report (56-1 One Report Form)</li> </ul>	<ul style="list-style-type: none"> <li>Transparency in its operation under Good Governance principles</li> <li>Dividend payment policy</li> <li>Corporate governance policy</li> <li>Complete and transparent disclosure of business and financial information</li> <li>Providing equal rights and opportunities to shareholders</li> <li>Investor relations and Company newsletter subscription channels</li> </ul>
 <b>Customers</b>	<ul style="list-style-type: none"> <li>Quality products and services</li> <li>Fair and appropriate product price</li> <li>Delivery of products in accordance with agreements</li> <li>After sales services</li> <li>Providing complete and accurate advertising information</li> <li>Keeping confidential personal data of customers</li> <li>Channels for voicing opinions and complaints</li> <li>Personal data protection</li> </ul>	<ul style="list-style-type: none"> <li>www.assetwise.co.th</li> <li>Facebook: Assetwise</li> <li>Facebook: Assetwise Club</li> <li>Instagram: AssetWise Thailand</li> <li>YouTube: AssetWise Channel</li> <li>Call Center</li> <li>App: AssetWise</li> <li>Customer relation activities</li> </ul>	<ul style="list-style-type: none"> <li>Determining agreement terms and conditions which are fair and in accordance with the law</li> <li>Providing complete, accurate advertising information in compliance with the law</li> <li>Conducting quality control prior to delivery</li> <li>Training sales and customer relations employees</li> <li>Continuous design and development of products</li> <li>Providing financial advice to customers before they decide to make a reservation</li> <li>Juristic Management</li> <li>Organizing events for customers</li> <li>Assetwise Club and Assetwise Privilege with various benefits for customers</li> <li>System for notification of repairs and receipt of complaints</li> <li>After sales service procedures</li> <li>Customer satisfaction survey</li> <li>Data security system for customers' personal data in compliance with personal data protection law</li> </ul>

Interested person	Expectation of interested person	Communication channel	Response of the Company
 <p><b>Creditors</b></p>	<ul style="list-style-type: none"> <li>Fair agreement terms and conditions</li> <li>Complete observance of agreed terms and conditions</li> <li>Complete and timely payment of debts</li> </ul>	<ul style="list-style-type: none"> <li>www.assetwise.co.th</li> <li>Facebook: Assetwise</li> <li>Call Center</li> <li>Customer satisfaction survey</li> </ul>	<ul style="list-style-type: none"> <li>Determining fair agreement terms and conditions</li> <li>Strict compliance with terms and conditions of debt repayment</li> <li>Procedure to ensure debt repayment is correct and timely</li> </ul>
 <p><b>Business partners</b></p>	<ul style="list-style-type: none"> <li>Equal opportunities for all business partners</li> <li>Fair process for the selection of business partners</li> <li>Fair agreements</li> <li>Appropriate and equal compensation</li> <li>Respect for the human rights of business partners</li> <li>Communication channel</li> </ul>	<ul style="list-style-type: none"> <li>www.assetwise.co.th</li> <li>www.procurement.assetwise.co.th</li> <li>Call Center</li> <li>Meetings with business partners</li> </ul>	<ul style="list-style-type: none"> <li>Determining a fair criteria and procedure for the selection of business partners</li> <li>Establishing a procurement committee</li> <li>Determining fair agreement terms and conditions with and compensation to business partners</li> <li>Knowledge development and sharing with business partners</li> <li>Effectuation an evaluation of business partners</li> </ul>
 <p><b>The community / Society and the environment</b></p>	<ul style="list-style-type: none"> <li>Protection of environmental impacts to the environment from project construction</li> <li>Construction work safety</li> <li>Joint development of surrounding communities</li> </ul>	<ul style="list-style-type: none"> <li>www.assetwise.co.th</li> <li>Call Center</li> <li>Facebook: Assetwise</li> <li>Facebook: Punn by Assetwise</li> <li>Facebook: Growgreen</li> <li>Activities to develop and assist nearby communities</li> </ul>	<ul style="list-style-type: none"> <li>Prepare an Environmental Impact Assessment report.</li> <li>Monitor safety of project construction in accordance with the law</li> <li>Organizing joint activities which develop and assist nearby communities</li> <li>The Grow Green project</li> <li>Providing a channel through which complaints can be filed</li> </ul>
 <p><b>Competitors</b></p>	<ul style="list-style-type: none"> <li>Fair competition</li> </ul>	<ul style="list-style-type: none"> <li>www.assetwise.co.th</li> <li>Facebook: Assetwise</li> <li>Call Center</li> </ul>	<ul style="list-style-type: none"> <li>Uphold fair competition and refrain from taking unfair advantage of business competitors</li> </ul>



## Sustainability management in the environmental aspect

### Environmental policy and practice

The Company operates its business taking the environment into consideration in every process of the business value chain. This is to ensure that the Company contributes to the mitigation of environmental impacts, and is able to strike a balance between business operation and the environment.



The Company has established an environmental policy and guidelines through its Grow Green project in which the Company has resolved that

“Because we believe everyone’s actions affect the world, **ASW** will continue to operate our **business to better the lives and the world simultaneously.**”



The Grow Green adheres to the following

### 1. Green Space: Giving importance to green space within the project

- Preserve existing trees and create new spaces
- Shaded common area, creating various functions of use
- To promote urban revitalization and balanced urban development under the GrowGreen approach by enhancing the surrounding environment and quality of life of communities around the Company's projects, while fostering green spaces and sustainable urban ecosystems in the long term.

The details of which are as follows.

- **Tree Protection:** Preserving trees existing on the original land in the project and make use of the shade they provide
- **More Trees & Greenery:** Conducting landscaping work which gives importance to green space with an atmosphere of large shade trees
- **Vegetable Garden:** Increasing a "Shade Garden" facility to allow residents to grow homegrown vegetables
- **Plant for the Planet:** Plant More to Reduce Temperature" project encourages each person to plant 433 perennial trees to help absorb carbon throughout their lifetime
- **Urban Regeneration:** Development of mixed-use residential projects in university districts, together with urban revitalization initiatives in areas surrounding the Company's projects.

### 2. Energy Efficiency: Efficient energy use design

- Designing which takes wind direction and lighting into account, helping to decrease the use of electrical appliances
- Maximizing efficiency in energy use through design tools and technology
- Use of clean energy

The details of which are as follows.

- **Solar Energy:** Installation of a solar rooftop system to promote the use of clean energy
- **EV Station:** Design projects by providing parking spaces for charging electric vehicles (EV Station)

### 3. Waste Saving: Sustainable waste management

- Decrease the volume of waste as from the headwaters
- Support the promotion of waste separation campaign activities using the "Separate-Pour-Turn Upside Down" concept to move toward Zero Waste to Landfill
- Collaborate with partners to achieve effective waste management to the greatest extent possible

The details of which are as follows.

- **Collaboration with partners:** Sort waste through joint efforts with other organizations such as Corsair N15 Gepp, Bang Khen District Office and the Pollution Control Department
- **Zero Waste Event:** Waste management at various company events with the 'Separate, Tip, and Transfer' concept, and conveying this approach to partners, such as at events like homeowner welcome parties, concerts, annual running events, blood donation activities, football competitions, BG Stadium football matches, and more
- **In-process Reduction:** Use prefabricated walls instead of bricks to reduce construction waste and reduce the use of plastic bottles by adding cold water dispenser with water filters in the common area of the project for residents and in construction areas for workers, contractors and partners.

### 4. Clean Air: Pay attention to having clean air

- Incentivize residents to use the rooftop space
- Use construction materials which do not create air pollution
- Take into account the wind direction when designing to allow natural air circulation

The details of which are as follows

- **Design for nature care:** designing in accordance with wind direction, wind streams, light streams, to reduce use of air conditioners
- **Trees to prevent Pollution:** Increase green space in the project with a focus on planting air-filtering trees

### 5. Water Management: Maximize benefits from water usage

- Design the water system in the project to be the most effective
- Design a landscape which accommodates the ability to recycle rainwater



- Install a water treatment system to reduce pollution before discharge
- Reduce water consumption within the organization

The details of which are as follows.

- **Water system Utilization:** design the landscape to allow rainwater to be reused for maximum efficiency and put in place an efficient water usage system in the building
- **Ozone Room:** An ozone water treatment room to treat wastewater for maximum benefits
- **Water saving:** Water conservation measures within the organization, such as promoting the practice of turning off taps properly and using water only when necessary

### Policy or commitment on biodiversity

The Company places great importance on the conservation of biodiversity. Starting from 2025 onward, the Company has established a commitment not to undertake project development in natural conservation areas. In addition, biodiversity assessments are conducted alongside the preparation of Environmental Impact Assessment (EIA) reports for all projects.

Should any risks or impacts be identified, the Company will implement appropriate measures in accordance with the mitigation hierarchy, including avoidance, impact reduction, restoration, or compensation as appropriate. Continuous monitoring and evaluation are also carried out to ensure the preservation of ecological balance within the areas of operation and surrounding communities.

In its operations, the Company adopts the framework of ISO 26000 on Social Responsibility, particularly in relation to environmental responsibility, as a guideline for its practices. The Company places emphasis on the protection and restoration of ecosystems, the sustainable use of natural resources,

appropriate land and spatial management, and the engagement of local stakeholders.

These practices aim to ensure that project development results in minimal impact on biodiversity while supporting long-term sustainable development.

The company is committed to preventing any loss of biodiversity within manageable limits. Therefore, it has set policy and practices in biodiversity management, with the following details:

1. Commit to comprehensively managing, restoring, and addressing biodiversity and ecosystem issues across all operational areas of the company.
2. Implement targeted strategies to reduce, mitigate, and avoid any adverse impacts on biodiversity.
3. Conduct detailed biodiversity risk assessments within company operations to strictly control and manage high-risk areas or activities that could significantly impact biodiversity.
4. Regularly monitor biodiversity within company operational areas by conducting thorough environmental impact studies and producing detailed biodiversity evaluation reports.
5. Conduct business responsibly, explicitly avoiding operations within protected natural conservation areas and locations impacting endangered or locally specific species.
6. Proactively engage in positive biodiversity conservation initiatives.
7. Collaborate with communities and key stakeholders by building partnerships, consulting, and encouraging participation in biodiversity management activities.
8. Partner with regulatory agencies, government organizations, private sector entities, and international organizations to conserve, restore, and reduce biodiversity loss.



### Sustainable development and environment training

The Company provides training and encourages executives and employees to enhance their knowledge on sustainable development and environmental management through courses and activities internally and externally as follows:

- Fundamental training on sustainability and the FTSE Russell assessment framework for all relevant representatives.
- Orientation training for new employees on environmental responsibility, the Company's Net Zero+ commitment, and organizational sustainability.
- Fundamental knowledge on Environmental Impact Assessment (EIA) and guidelines for real estate development in compliance with urban planning regulations and building control laws.

To ensure that all employees have a basic understanding of sustainability, enabling them to apply this knowledge in their work and develop projects based on sustainability principles.

## Environmental Engagement Activities for Employees

The Company promotes and supports employee participation in environmental initiatives, enabling employees to learn about environmental stewardship through hands-on activities. These initiatives aim to foster an internal ecosystem of sustainability within the organization. Key activities include:

- **Hydroponic Vegetable Seedling Activity**

The Company organizes activities for employees that combine knowledge sharing and hands-on practice in planting hydroponic vegetable seeds and nurturing their growth. Employees who participate in the activity receive points that can be accumulated and redeemed for rewards provided by the Company.



- **Point Accumulation Activity for Redeeming Chemical-Free Vegetables**

The Company established the LINE Official Account @GrowGreen to enable employees participating in environmental activities to accumulate points and redeem chemical-free vegetables provided by the Company. These vegetables can be used for household cooking, helping employees reduce their living expenses. In 2025, the Company distributed a total of 252 kilograms of vegetables to employees, resulting in an estimated cost saving of THB 20,160 for participating employees.



## Environmental Learning and Study Visit Center

The Company welcomes external organizations to visit and study its environmental management practices under the GrowGreen policy. These initiatives aim to foster the development of a sustainability ecosystem through various internal activities within the Company, including chemical-free vegetable cultivation and the point accumulation program that allows employees to redeem vegetables grown by employees within the Company. In 2025, a total of five organizations visited the Company for study tours, including Bang Khen District Office, Prachaphiban School, Thai Niyom Songkhro School, T. Peerakrit Co., Ltd., and Thai Technology Institute.



## Environmental Management Targets

Issues	Measurement	Units	Targets	Results
<b>Energy Management</b>	<ul style="list-style-type: none"> <li>Reduce electricity usage within the organization per employee</li> </ul>	MWh / Employee	Reduce 5% (compared with 2024 base year)	Reduce 20.66%
<b>Water Management</b>	<ul style="list-style-type: none"> <li>Reduce water usage per employee</li> </ul>	Liter / Employee	Reduce 5% (compared with 2024 base year)	Increased by 9.07%
<b>Waste and Pollution Management</b>	<ul style="list-style-type: none"> <li>Reduction of General Waste Quantity</li> </ul>	Kilogram	Reduce 80% (compared with 2022 base year)	97.66%
<b>Climate crisis management</b>	<ul style="list-style-type: none"> <li>Net Zero Greenhouse Gas Emissions</li> </ul>	TCO2e	0 (By 2050)	1,716 TCo2e
	<ul style="list-style-type: none"> <li>Greenhouse Gas Emissions from Scope 1 and 2 per employee (compared with 2020 as year)</li> </ul>		Reduce 35% (compared with 2020 base year)	Reduce 46.83%
<b>Biodiversity Conservation</b>	<ul style="list-style-type: none"> <li>The new project in this year is located in a natural conservation area</li> </ul>	Project	None	None
<b>Environmental violations</b>	<ul style="list-style-type: none"> <li>Total costs of environmental fines and penalties</li> </ul>	Bath	None	None
	<ul style="list-style-type: none"> <li>Violation of environmental laws</li> </ul>	Case	None	None

## Environmental performance

The Company conducts environmental management in every process of its value chain, with a comprehensive consideration of all stakeholders and an awareness of strict compliance with relevant laws, regulations and standards with the purpose to minimize the risk of environmental impacts from the Company's operations as much as possible, together with restoring and developing the environment along with promoting the Company's business for sustainable growth.

During 2025, the Company has not committed any acts that violate or are against environmental laws or regulations while there were no financial expenses or fines arising from environmental offenses that damage natural resources, the environment, living things, and quality of life of the people.

Targets	Units	Results 2025
Total cost of environmental fines and penalties	Bath	None
Violation of environmental laws	Case	None



## Energy management

The Company emphasizes and promotes the efficient use of electricity and the comprehensive reduction of electricity consumption in every process of the Company's business value chain by setting a plan for managing electricity in the design, construction, and development of real estate projects, energy management within the head office and project sales offices, as well as considering the use of clean or renewable energy in conjunction with the Company's business operations. This is to maximize the efficiency of electricity use, promote the conservation of electricity and control the use of electricity for the Company's operations. Therefore, the electricity consumption target in 2024 has been set to enhance the efficiency of electricity management in line with the Company's environmental policies and practices or GrowGreen.

Tagets	Units	Results 2025
Reduce electricity usage within the organization by 5% (compared with 2024 base year)	MWh / Employee	Reduce 20.66 %

## Energy management within construction projects

### Electric system

Electrical power is needed during construction. The Company installed temporary power meters to monitor and provide sufficient electricity to be used during the construction period and ensured that the surrounding communities were not affected.

### Environmental impact preventive and corrective measures

- Promote efficient energy consumption through PR campaigns within the projects
- Ensure electrical system surveillance by safety staffs during operation

### Environmental impact assessment measures

- Maintain electrical wires and appliances in good working condition and repair immediately throughout the construction period

## Energy management within Projects

### • Electrical system installment

The Company conducted installations of electrical systems for projects in the normal electrical systems are to supply electricity to the condominium units and common areas of the projects while the Light Emitting Dode (LED) bulbs are used in the light systems to save electricity within the projects. In this regard, inspections of the operation of the electrical systems are arranged on a monthly basis including the maintenance of the electrical systems and electrical equipment in the projects. In case that any damage is found, corrective actions will be taken immediately.

### • Energy preservation

Energy conservation within the project - the Company has designed the buildings in accordance with the requirements of the Ministerial Regulation Prescribing Type or Size of Building

and Standard, Criteria and Procedure in Designing Building for Energy Conservation B.E. 2563 (2020) and in accordance with the Notification of the Ministry of Energy on Determination of Building Design Standards for Energy Conservation B.E. 2564 (2021) as follows:

- 1) Overall Transfer Value (OTTV) which must meet the criteria for considering the overall energy use of the building according to the Ministerial Regulation Prescribing Type or Size of Building and Standard, Criteria and Procedure in Designing Building for Energy Conservation B.E. 2563 (2020).
- 2) Roof Thermal Transfer Value (RTTV) from the calculation of the total heat transfer value of the building roof.
- 3) Use of electrical lighting within buildings of usable area per building.
- 4) Total energy value considering the design of the building, the overall energy use of the building. The total energy value of each building is lower than the total energy value of the reference building.

Note that the projects have specified energy conservation measures within each project which can be classified into 2 parts as follows:

- 1) The project design to be in accordance with the Ministerial Regulation Prescribing Type or Size of Building and Standard, Criteria and Procedure in Designing Building for Energy Conservation B.E. 2563 (2020) and in accordance with the Notification of the Ministry of Energy on Determination of Building Design Standards for Energy Conservation B.E. 2564 (2021).
- 2) The project design to take into account energy saving such as
  - Setting of proper positions of the light bulbs without having a larger number than necessary but not so too less with inadequate lighting.
  - Installations of energy-saving Light Emitting Diode (LED) bulbs to save energy and reduce the expense burdens on residents.

- Setting of a timer for elevator doors to close automatically after 10 seconds which will reduce the need to use electrical energy to drive the motor to open and close the door.
- 3) Public relations for residents in the project to clean air conditioners regularly along with offering contact numbers of technicians to repair/clean air conditioners to accommodate residents within the project.
- 4) Public relations for residents in the project to set the air conditioning temperature appropriately, approximately 25 - 26 degrees of Celsius.
- 5) Arrange staff to clean lights and lamps at least every 6 months.

The Company developed an electrical energy conservation manual to distribute to every residential unit to encourage residents to follow energy conservation measures and put up PR boards to ensure compliance with the energy conservation manual.

Furthermore, energy-efficiency certification, maintenance of electrical systems, air ventilation in common areas, and machines are regularly arranged.

• **Solar rooftop installation to promote the use of clean energy**

The Company placed strong emphasis on maximizing the use of clean and renewable energy. To support this commitment, solar panels have been installed across several of the Company's projects. The Company has installed solar rooftop panels covering an area of 724 square meters, with an electricity generation capacity of approximately 150 kilowatts from solar energy. In addition, smart meters are utilized to monitor, control, manage, and display data on renewable energy usage, enabling effective energy management and supporting the efficient use of alternative energy sources in the following:



- Mingle Mall, solar rooftop panels have been installed covering an area of 1,035 square meters, with the capacity to generate approximately 85 kilowatts of electricity per day from solar energy. This initiative supports the Company's commitment to promoting the use of clean and renewable energy.
- Mingle Hill Minburi, solar rooftop panels have been installed covering an area of 440 square meters, with the capacity to generate approximately 55 kilowatts of electricity per day from solar energy. This initiative supports the Company's efforts to increase the use of clean and renewable energy in its operations.
- Atmoz Flow Minburi Project Sales Office, solar rooftop panels have been installed covering an area of 96 square meters, with the capacity to generate approximately 45 kilowatts of electricity per day from solar energy. This initiative supports the Company's commitment to increasing the use of clean and renewable energy in its operations.

In addition, lighting powered by solar cells has been installed in the walkways and gardens of the common areas of the project, substituting the use of electrical energy. The reason is that solar cells have a longer lifespan than electric bulbs and can help reduce electricity costs and costs of installing various electrical wiring systems including maintenance of electrical wires. Besides, the system offers more convenience as it can be turned on and off automatically which helps reduce the risk of accidents from electrical short circuits or other dangers caused by electricity use.

## Energy management at the headquarters

- Reduction of electrical energy consumption

Energy-saving campaigns at the headquarter include internal communications to promote eco-conscience for its employees, control of lighting and air-conditioning based on timing and necessity in certain areas, LED bulbs replacement throughout the offices, installation and maintenance of electrical systems to ensure its maximum energy-saving efficiency.



In addition, solar rooftop systems have been installed on the rooftop of the Company's head office building, covering an area of 153.9 square meters with a capacity of 32 kilowatts. In 2025, additional installations were completed on two more buildings, with a combined capacity of 50.29 kilowatts and covering an area of 244.4 square meters. In total, the solar rooftop installations cover 398.3 square meters, generating approximately 86,400 kilowatts of electricity from solar energy. This renewable energy is utilized to support electricity consumption within the office premises, thereby reducing reliance on conventional electricity sources. The system is also equipped with smart meters to monitor, control, manage, and display energy usage data, enabling efficient management of renewable energy consumption



## Electricity Energy Management Consumption

Electricity Energy	Units	2023	2024	2025
<b>Electricity Energy usage</b>				
Electrical energy at the headquarters	MWh	470,209	482,551	383,475
Electricity usage rate per unit area	MWh / Square meters	99.14	101.74	80.85
<b>Renewable Energy usage</b>				
Renewable energy usage within the organization (Solar energy)	MWh	38,200	37,400	86,400
<b>Electricity Costs</b>				
Electricity Cost	Bath	2,935,003.87	2,841,122.51	2,294,243.25

### • Fuel Consumption

The Company promotes and supports the reduction of fuel consumption and the importance of using clean energy to replace fuel consumption as part of energy management under the Company's environmental policy or GrowGreen.

### • Electric Vehicle Charger (EV Station) Installation

The Company has installed electric vehicle chargers (EV Stations) for the convenience of electric vehicle users residing in the Company's projects to promote the use of clean electricity to replace fuel consumption which is the cause of environmental problems. The Company aims to install electric vehicle chargers (EV Stations) in all of the Company's projects starting from 2023 onwards.

Since 2023, all AssetWise projects have been equipped with EV charging service points. In addition, the Company has continued its collaboration with the Metropolitan Electricity Authority (MEA) to install the PLUG ME EV smart charging innovation for electric vehicles. The initiative began at the Atmoz Oasis Onnut project and has since been expanded to the Atmoz Kanaal Rangsit project. At this location, the Company has further developed charging facilities for electric motorcycles, along with multi-purpose electrical outlets to support other uses. This initiative aims to enhance convenience for users, reduce energy costs, and increase the availability of charging points for electric mobility.

In addition, the Company installed EV stations at the head office to offer more convenience for employees with electric cars and promote the use of clean and environmentally friendly energy. EV stations were installed at 2 locations for employees and they can use the electric charging through an application that can be downloaded on both Google Play and the App Store.

- Location 1: "EV Station" application can be connected while the electric charging fees will be displayed on the application screen.
- Location 2: Juice box EV charger can be connected to the "One Charge" application without any electric charging fees.



- **Carpool: Same Way, Same Car**

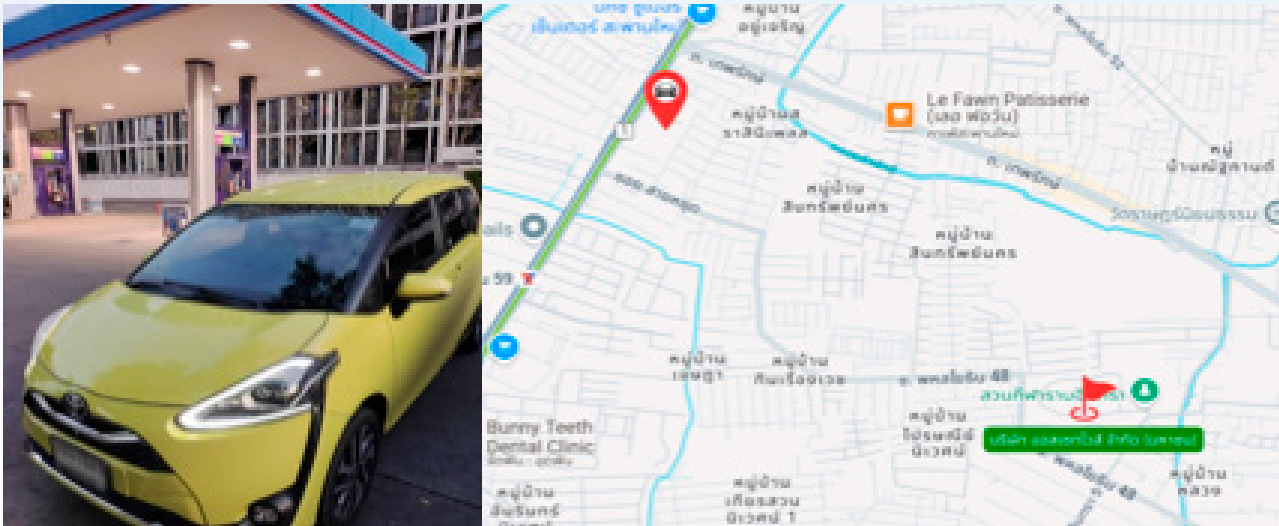
The GrowGreen policy is based on the environmental principle of AssetWise that we adhere to as a practical guideline in every aspect of the Company. Carpool was launched as an initiative for car sharing to reduce overall energy use. In addition, it is offered as a benefit for employees to cut down their travel expenses as the head office is located in an alley, employees can use the shuttle service provided by the Company in the morning for employees who use public transportation. Moreover, a GPS tracking application is used to track the shuttle bus to accommodate employees by informing real-time locations of the shuttle bus.

This initiative has been in operation since 2021 and has set targets to reduce overall energy consumption, gasoline and greenhouse gas emissions. The target is to reduce the overall use of gasoline by 100 liter per year. In 2024, there was only 1

service route, which is from the PTT gas station before Soi Phahon Yothin 48 (Soi Sai Yut) to the destination of AssetWise office (round-trip distance of 4.9 km)

In 2025, the carpool service recorded an average of 7 users per day over a 12-month period. The shuttle vehicle traveled a total distance of 1,528.8 kilometers, consuming 138.98 liters of fuel, which resulted in greenhouse gas emissions of 3,430.34 kgCO<sub>2</sub>e. In comparison, if passengers had traveled individually without using the carpool service—covering a total distance of 5,350.8 kilometers—the estimated fuel consumption would have been 486.43 liters (calculated based on taxi usage), generating 11,971.20 kgCO<sub>2</sub>e of greenhouse gas emissions.

Therefore, the “Carpool: Share the Same Route” initiative helped reduce fuel consumption by 347.45 liters and lowered greenhouse gas emissions by 8,540.86 kgCO<sub>2</sub>e.



## Fuel Consumption Information

Gasoline and Fuel usage	Units	2023	2024	2025
Diesel	Liter	49,041.11	52,137.17	45,814.25
Gasoline	Liter	11,472.60	11,719.85	11,217.34
Gasoline and Fuel Cost	Bath	1,440,253	1,515,400	1,838,463

## Energy Management Consumption

Energy usage	Units	2022	2023	2025
Total energy usage within the organization	Kilowatt-hour (kWh)	662,667	671,928	469,875
Renewable Energy	kWh	38,200	37,400	86,400 *
• Solar Energy	kWh	38,200	37,400	86,400 *
Non-Renewable Energy	kWh	470,209	428,551	383,475
• Purchased Electricity Energy	kWh	470,209	428,551	383,475
• Purchased steam or fuel	kWh	0	0	0
Non-Renewable Energy for sale	kWh	0	0	0
• Traded electricity	kWh	0	0	0
• Traded steam or fuel	kWh	0	0	0
Energy usage per area	kWh / Square meters	99.14	101.74	80.85

**Note:** \* Additional solar cell installations were completed on two buildings in 2025.

\*\* Total building area: 4,743 sq.m.

## Water management

The Company focuses on the efficient use of water resources for maximum benefit, as well as giving importance to the sustainable reduction of water usage within the organization, starting from the design of projects to facilitate the most efficient use of water, planning the efficient water usage system in the buildings, including the procurement process of materials and equipment for projects and condominiums. The Company has purchased materials and equipment that help save water, such as faucets, sanitary ware, water pipes, etc., and continuously inspects and maintains the water supply system both within the head office, project offices and during the construction process. In addition, the Company takes into account the wastewater generated from the work process by arranging for the quality of wastewater, controlling the amount before releasing it into external water sources, and building wastewater treatment ponds. The Company strictly adheres to and operates in accordance with the criteria for wastewater management specified in the Environmental Impact Assessment Report (EIA).

AssetWise is committed to cutting water usage within the organization by setting a target or water usage reduction by 2025 as well as a long-term target to reduce water usage by 2028 to attain efficient water management, cost-effective use of water and maximum benefit generation to mitigate the risk of water shortages, including the discharge of untreated wastewater from the construction process into water sources, which may cause legal disputes.

Tagets	Units	Results 2025
Reduce water consumption within the organization by 5% (compared with 2024 base year) and reduce 30% in 2028 (compared with 2024 base year)	Liters / Employee	Increased by 9.07%



## Water management within Construction Projects

During the construction of a project, risks and problems may arise from water use and water management. Therefore, the Company has collaborated with contractors, who are considered important stakeholders during the construction of the project, to assess the risks and determine guidelines and measures to prevent, solve and alleviate problems that may happen from water use and water management.

In 2025, during the construction of the Company's projects, no projects were found to have high risks or significant problems related to water use or water management.

### Water quality

The Company must treat wastewater from construction projects according to the BOD standard before releasing it outside of the project area and puts preventive measures in place should a hazard occur

#### Measures to prevent or mitigate environmental impact

- Wastewater treatment system designed to be able to treat sufficient amounts of wastewater generated during the project is in place. The system treats wastewater according to BOD standards before releasing it outside of the project area
- Staffs assigned to maintain the wastewater treatment system in its best condition
- Coordinate with private sewage pumping trucks to pump out excess sediment once a month throughout the construction period.

#### Measures to evaluate environmental impact

- Samples from each wastewater treatment system, taken both before and after the construction project, are regularly tested
- Structure of wastewater pipes of the wastewater treatment system is examined.
- Check for water leaks from bathrooms on a daily basis throughout the construction period

### Water Consumption

Water is used during the construction project in 2 ways: 1) water consumed by construction workers and 2) water used for construction work. The Company must put measures in place to prevent any water impact to its surrounding communities

#### Measures to prevent or mitigate environmental impact

- Arrange a water reserve for consumption to be able to store water for at least 1 day of use
- Promote efficient water usage amongst workers
- Once the project is completed, the unused water in the tank will be used in watering plants, washing debris off the streets, etc.

#### Measures to evaluate environmental impact

- Test pipes and valves for leakage for immediate maintenance
- Test water tanks for signs of breakage and erosion for immediate maintenance
- Arrange water tank maintenance and cleaning throughout the project period

### Wastewater

Wastewater from workers during the construction projects are treated according to the BOD standards before being released outside of the project areas. The company must put measures to prevent any environmental impact

#### Measures to prevent or mitigate environmental impact

- Restrooms are regularly cleaned and maintained throughout the project period
- Restrooms are tested for leakage
- Once the project is completed, the installed wastewater treatment system must be removed by pumping out debris and cleaning the tanks multiple times.

#### Measures to evaluate environmental impact

- Conform to the measures to test water quality to evaluate environmental impact.

### Water management within projects

The Group manages water for all projects with an emphasis on treating wastewater generated from water use within each project, which must be maintained to have a BOD value as required by law before being released outside the project. In each project, a wastewater treatment system provided to treat wastewater from the use within the project must be adequate for the amount of wastewater generated. In this regard, skilled personnel have been arranged to maintain and control the project's wastewater treatment system to ensure continuous and efficient operations. Furthermore, maintenance plan must be in place with an arrangement for the pumping of sewage and grease from the wastewater treatment pond on a monthly basis. The wastewater treatment pond must be regularly inspected to ensure that the wastewater treatment system can be operated throughout the project period while supporting measures must be issued in the event that the wastewater treatment pond fails to operate properly. Additionally, the Company provided a wastewater treatment system that is disinfected with ozone in case of pandemic while treated wastewater is reused for watering plants within the project.



### Water management at the headquarters

The Company manages water usage at its headquarters by monitoring water consumption, using water-saving sanitary wares, and continuously testing plumbing systems. Internally, the Company organized water-saving campaigns to encourage eco-friendly mindset for its employees.

### Wastewater Utilization and Treatment System – Head Office Building

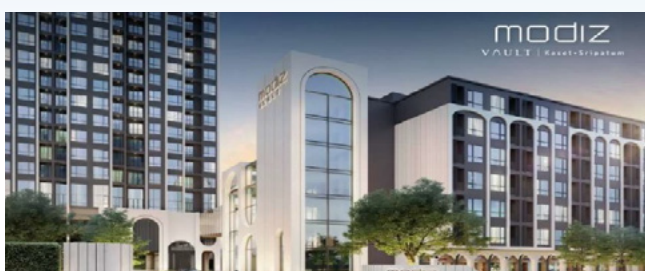
The Company has implemented a systematic wastewater management process at its head office building. Wastewater is initially passed through a grease trap before entering the treatment system to separate grease and solid particles, thereby reducing blockages and improving treatment efficiency. The wastewater is then conveyed to an aeration wastewater treatment system, which utilizes a biological process to break down organic substances in the water. After treatment, the reclaimed water is reused within the building for purposes such as irrigating plants and maintaining green areas, helping reduce reliance on tap water and promoting sustainable water resource management. The system has a treatment capacity of 500 liters per month and commenced operation in December 2025.



### Collaboration with Partners and Organizations to Reduce Water Consumption

**Water Saving:** The Company integrates water management into project design under the GrowGreen policy, with an emphasis on maximizing water reuse and efficiency. Key initiatives include utilizing condensate water from air-conditioning systems and reusing water from outdoor pool showers for irrigating nearby landscaped areas.

In addition, the Company encourages contractors to install water-saving sanitary ware and water-efficient fixtures that are certified with the Water Efficiency Label issued by the Metropolitan Waterworks Authority (MWA). These measures help promote responsible water use and support sustainable water resource management within the Company's projects.



## Water management consumption

Water usage	Units	2023	2024	2025
Water usage within headquarters	Cubic metre	4,233	4,942	5,472
Water usage in water-scarce areas*	Cubic metre	0	0	0

Note:

\* Currently, none of the Company's projects are located in water-stressed areas. Therefore, the Company has not undertaken specific stakeholder engagement initiatives regarding water scarcity. Nevertheless, the Company continues to engage with surrounding communities on issues related to waterlogging prevention and drainage management in areas adjacent to its projects.

## Amount of Water Withdrawal from Water Sources

The Company does not obtain water from water sources in various areas of its locations, nor water from water sources in areas at risk of water shortages for the Company's operations.

Amount of Water Drawn from Water Sources	Unit	2023	2024	2025
Amount of Water Withdrawal from Water Sources categorized by source type	Cubic metre	0	0	0
Surface Water	Cubic metre	0	0	0
Ground Water	Cubic metre	0	0	0
Process Water	Cubic metre	0	0	0
Sea water	Cubic metre	0	0	0
Water from external organizations	Cubic metre	0	0	0
Amount of Water Drawn from water-scarce areas	Cubic metre	0	0	0
Surface Water	Cubic metre	0	0	0
Groundwater	Cubic metre	0	0	0
Process Water	Cubic metre	0	0	0
Sea water	Cubic metre	0	0	0
Water from external organizations	Cubic metre	0	0	0

## Water usage costs

Water usage costs	Unit	2023	2024	2025
Total water usage costs	Bath	54,241	66,569	73,714
Costs water supply	Bath	54,241	66,569	73,714
Costs other water usage	Bath	0	0	0

## Wastewater Discharge Classified by Source

Wastewater Discharge Classified by Source	Unit	2023	2024	2025
<b>Volume of Wastewater Discharged by Destination Type</b>	<b>Cubic metre</b>	<b>0</b>	<b>5,003</b>	<b>4,266</b>
Discharge to Surface Water	Cubic metre	138	126	126
Discharge to Groundwater, Wells, or Septic Tanks	Cubic metre	2,183	2,867	2,802
Discharge to the Ocean	Cubic metre	0	0	0
Discharge to Public Sewer Systems (Treated by the Bangkok Metropolitan Administration)	Cubic metre	1,777	2,010	1,339
<b>Volume of Wastewater Discharged by Source Type</b>	<b>Cubic metre</b>	<b>4,090</b>	<b>5,003</b>	<b>4,266</b>
Surface Water (from rivers / lakes / natural ponds)	Cubic metre	0	0	0
Water from Abandoned or Former Mining Areas	Cubic metre	0	0	0
Municipal Tap Water (Supplied by the Metropolitan Waterworks Authority)	Cubic metre	4,090	5,003	4,266
External Wastewater	Cubic metre	0	0	0
Harvested Rainwater	Cubic metre	0	0	0
Seawater (water extracted from seas or oceans)	Cubic metre	0	0	0

## Impact on the Company from Water-Related Incidents

In 2025, the Company did not experience any impact from water-related incidents and there were no financial quantification or opportunities incurred from violations related to the Company's water management.

Impact	Unit	2023	2024	2025
Costs associated with water-related risks	Bath	0	0	0

## Garbage, Waste and Pollution Management

The Company attaches importance to waste management particularly those arising from the Company's operations. The Company strictly observes the criteria stipulated in the Environmental Impact Assessment Report (EIA) with respect to every project of the Company. It also assesses air pollution quality, namely, smell, sound, and dust. It is found that legal standards have been met, and that there are no leakages of toxins from the business operation of the Company.

Target	Unit	Results 2025
Reduction of General Waste Quantity 80% (compared with 2022 base year)	Kilogram	97.69



## Garbage, waste and pollution management within Construction Projects

### • Garbage and waste management:

#### Waste management

##### The 2 types of waste from construction sites are:

- 1) Waste from construction such as concrete, metal, bricks, tiles, etc.
- 2) Waste from construction workers such as paper, plastic bags, etc.

#### Measures to prevent or mitigate environmental impact

1. Waste from construction materials:
  - Prohibit the construction scraps from being dumped in public areas or places that may affect residents in those areas.
  - Organize an area for stacking construction materials away from neighboring areas.
  - Use canvas to cover trucks used to transport construction scraps to prevent them from falling onto the roads.
2. Waste from construction workers:
  - Prepare garbage containers with covers at the construction areas with the separation of the types of waste bins, including general waste, biodegradable waste, recycled waste, hazardous waste and infectious waste. The waste is to be collected at various points to the waste collection point on a daily basis and to be arranged for proper waste storage according to the type of waste.
  - Communicate and encourage workers to put waste in containers according to waste type
  - Maintain cleanliness of waste container area
  - **Measures to evaluate environmental impact:**
  - Maintain waste areas across construction period
  - Maintain waste containers' conditions to prevent habitation and feeding of insects and animals. If waste containers are not in good working conditions, they are to be replaced immediately during the construction period

### • Pollution management:

#### Dust

Construction projects typically cause air dust. The Company has issued measures to prevent and evaluate environmental impact caused by dust from construction projects

#### Measures to prevent and mitigate environmental impact

1. Public relations measures
  - Prepare posters to publicize the project and channels for complaints in case of being affected by the project and find solutions to problems that arise immediately.
2. Construction area management measures
  - Record dust-generating events with details on the causes and timing
  - Follow the measures strictly and appoint responsible persons to take charges of matters affected by the construction of the project.
3. Measures on the use of construction tools
  - Take care and maintain machinery regularly during construction.
  - Check the exhaust emission condition of machinery that uses diesel engines, maintain/repair/change engine oil to increase engine efficiency and reduce dust and smoke generated from the engine.
4. Waste management measures
  - Prohibit the burning of waste materials in the construction areas.
5. Area preparation measures by opening the soil surface
  - Avoid construction activities that expose the soil during the dry season or when the air is closed.
  - Arrange for stacking of materials in the construction area by piling materials as necessary and when the soil surface is opened, the soil surface will be closed with concrete or asphalt once there is no need to work on the surface.
6. Construction measures
  - Install construction mesh sheets from the ground floor to the highest floor surrounding each building to prevent dust from spreading to neighboring buildings and always maintain them in good conditions.

- **Pollution management:**

**Dust**

Construction projects typically cause air dust. The Company has issued measures to prevent and evaluate environmental impact caused by dust from construction projects

- Provide water spray nozzles and install temporary restraints along the land boundaries surrounding the project and on buildings and move them along the floors where there is construction work to prevent dust from construction sites from spreading to neighboring buildings.
  - Increase frequency of spraying water on those days with a lot of dust as appropriate depending on the conditions at the construction site.
  - Pack cement powder in sealed containers when it is brought into the construction area as well as storing leftover cement powder in sealed bags after use.
  - For the dusty piles of materials or leftover materials, they must be completely closed or covered with mesh sheets.
  - Provide a closed area for carrying out work that generates dust to prevent the spread of dust.
7. Transportation measures
- Wash the wheels of trucks used to transport dirt using high pressure water to wash and clean the wheels and undercarriage of trucks at the entrances and exits of the project area to prevent dust and mud from sticking to the wheels. The water from washing the wheels will be stored in a sludge pond and flow into the wheel washing water pump pond to be reused again in washing the wheels of the next cars. The sediment must be scooped out every day.
  - Sweep up dirt and sands falling in front of the project and nearby areas. In the event that wet soil is dropped, the floor must be cleaned and swept thoroughly immediately.
- 8) PM2.5 measures
- Spray water on construction areas or areas that cause dust every day (except rainy days).
  - Inspect engines and machinery used in construction to reduce pollution.
  - Avoid construction activities that involve opening the soil surface or adjusting the areas during seasons with high levels of dust in the air (December, January, February). However, when it is necessary to do such activities, water must be sprinkled throughout the activity and truck wheels are to be washed before leaving the construction areas.
  - Measure black smoke of vehicles and machinery using diesel engines in accordance with certification standards and record measurement results throughout the construction period.
  - Choose electric machines over fuel machines.
  - For constructions during beginning or decoration phases with high dust level, it is required to maintain/repair/change engine oil to increase engine efficiency and reduce dust and smoke generated from the engine.
  - Monitor the air quality situation from the Pollution Control Department. In case that the air quality in the project area is worse than the specified standard, construction activities that produce small dust particles (PM2.5) must be stopped immediately.

**Measures to evaluate environmental impact:**

- Assign representatives from the Company to meet with residents next to the project at least once a month throughout the construction period to inquire about the effects of construction and provide a channel for receiving complaints about construction impact as well as solving problems that arise in a timely manner.
- Measure the amount of dust in the project area and install measuring devices at various points with construction work.

• **Pollution management:**

**Noise**

Noise caused by construction activities such as piling, must be met with preventive environmental measures

**Measures to prevent and mitigate environmental impact**

- Specify construction times that cause noises, such as piling, foundation construction, and structural work as appropriate.
- Provide noise barriers according to standards in construction work during each phase of construction.
- Provide a noise level meter for the project which can measure the noise level produced during construction. In case that the noise level exceeds the standard, a signal will be sent to the project management office so that the activities can be improved instantly.
- Use lubricating oil to reduce frictions between machine parts.
- Control construction contractors from making loud noises that disturb nearby residents.
- In transporting construction materials to the project area, transportation must be carried out correctly according to transportation principles. Throwing of materials and construction equipment that makes loud noises must be prohibited.
- For the construction transportation during the night, it is only allowed for vehicles to be parked and carry out transportation activities in the morning to prevent loud noises from disturbing neighboring residents.
- Comply with the measures specified in the environmental impact report.
- Create PR posters for the project and provide channels for receiving complaints for those affected and in case that a problem arises, a solution must be provided immediately.

**Measures to evaluate environmental impact:**

- Assign representatives from the Company to meet with residents next to the project at least once a month throughout the construction period to inquire about the effects of construction and provide a channel for receiving complaints about construction impact as well as solving problems that arise in a timely manner.
- Arrange for measurement of average and maximum noise levels inside the project construction area on a daily basis during the construction of pillars and foundations as well as reporting measurements to the regulatory agencies throughout the construction period.

**Construction Material Management to Reduce Construction Waste**

The Company placed importance on the effective management of construction materials throughout the construction process. This begins with design optimization to maximize material efficiency and minimize unnecessary material loss that may generate waste. In addition, the Company promotes the use of materials that help reduce waste generation, as well as the reuse and recycling of surplus materials to enable their beneficial use in other applications. These practices support the reduction of construction waste and contribute to more sustainable project development.

The Company has established a target to increase the use of Low Volatile Organic Compounds (Low VOCs) materials and products by 2% by 2026 in order to reduce environmental impacts and protect the health of workers. In addition, the Company aims to increase the proportion of products carrying a Carbon Label, supporting the selection of construction materials with lower greenhouse gas emissions. These initiatives contribute to strengthening the Company’s long-term sustainability objectives and promoting environmentally responsible construction practices.

**Low VOCs and Low-Carbon Paint Products Usage (2023–2025)**

Description		2023 (8 Projects)	2024 (17 Projects)	2025 (18 Projects)
Paint Products Usage	Lite	33,748.00	58,605.00	318,908.67
VOCs	VOCs (g)	411,074.96	1,158,379.70	2,738,983.97
	VOCs (kg)	411.07	1,158.38	2,738.98

Description		2023 (8 Projects)	2024 (17 Projects)	2025 (18 Projects)
Carbon Footprint Product : CFP	TonCO <sub>2</sub> e	66.42	134.93	433.52
	KgCO <sub>2</sub> e	66,417.32	134,934.48	433,523.26

- **Effective arrangement of floor tiles in the project's guest room corridors to reduce waste generation**

The Company's construction projects in 2024 implemented a method of laying floor tiles for the walkways in the project to be as efficient as possible while loss of tiles was minimized to help reduce waste from tile scraps from flooring compared to traditional flooring according to the principles of sustainable waste management as well as reducing the amount of waste from the constructions of the Company's projects. The Company plans to provide such a method for laying floor tiles in every project of the Company in the future.

- **Texca Wall Waste Management Technology**

The Company gives importance to construction waste management and implemented Texca Wall technology – a readymade, eco-friendly wall and a certified green label product to use for its construction. Texca Wall helps reduce construction waste because its size can be tailor-made from the manufacturer, reducing typical cement waste from 10-20% of traditional way of plastering down to 5%. Additionally, the manufacturer also recycles the waste and uses it to make new Texca Walls. In 2025, a total of 1,171,330 kilograms of construction material scraps were collected and returned for recycling, helping to significantly reduce construction waste generated from project development.

- **Use of construction materials that promote waste reduction**

For walkways in common areas of projects, the Company promotes the use of materials that reduce waste by applying walkway flooring materials or sidewalk blocks from upcycled materials using plastic waste to produce walkway blocks. This is to help reduce the amount of plastic waste and add value to plastic waste as the production process is not complicated and can be done in the community. The Company purchases walkway flooring materials or sidewalk blocks from a community's recycling factory made from waste from pet food bags to be used as walkway flooring in the common area of the project. This can help eliminate up to 4.4 kilograms of plastic waste per 1 sidewalk block.

### Garbage, waste and pollution management within project

- **Pollution management**

The Company places strong emphasis on managing dust and air pollution within projects that are already in operation. Measures include controlling vehicle movement within the premises and conducting daily road cleaning to minimize dust dispersion in common areas. At the same time, residential units and common areas are equipped with air-conditioning systems capable of filtering fine particulate matter (PM2.5). In addition, flooring materials are carefully selected to help reduce dust accumulation and to ensure they are free from substances that may be harmful to health. Parking buildings are designed with open layouts and adequate ventilation to promote effective air circulation. The Company has also installed no-idling signs in parking areas and implemented vehicle speed controls to limit the accumulation of exhaust emissions. Furthermore, the Company increases green spaces by planting trees that help absorb dust particles and carbon dioxide. These initiatives aim to improve air quality and create a healthier living environment, thereby enhancing the well-being and quality of life of residents in a sustainable manner.

In addition, the Company controls and monitors air pollutant emissions during the construction phase of its projects, particularly nitrogen oxides (NOx) and sulfur oxides (SOx), in accordance with the criteria and standards specified in the Environmental Impact Assessment (EIA). This ensures that project operations comply with applicable legal requirements while minimizing potential impacts on the environment and surrounding communities. The Company has established a target to maintain NOx and SOx emission levels from construction activities at least 10% below the regulatory standards, as part of its commitment to enhancing air pollution management and supporting sustainable project development. To ensure transparency and reliability, the Company engages an independent third-party organization to conduct emission measurements and issue certification reports. In 2025, the monitoring results indicated that NOx emission levels were 90% below the regulatory standard, while SOx emission levels were 96% below the regulatory standard, demonstrating the effectiveness of the Company's air pollution control measures.



NO	Project	Emissions (ppm)											
		1-Hour Maximum Nitrogen Dioxide (NO2)				1-Hour Maximum Sulfur Dioxide (SO2)				24-hour Average Sulfur Dioxide (SO2)			
		2023	2024	2025	Std.	2023	2024	2025	Std.	2023	2024	2025	Std.
1	Kave Seed Kaset	0.0135	*	*	0.17	0.0065	*	*	0.3	0.0066	*	*	0.12
2	Atmoz Sriracha	0.0039	*	*	0.17	0.0107	*	*	0.3	0.0097	*	*	0.12
3	Atmoz Oasis Onnut	0.0525	*	*	0.17	0.0131	*	*	0.3	0.0110	*	*	0.12
4	Atmoz Flow Minburi	0.0862	*	*	0.17	0.0215	*	*	0.3	0.0169	*	*	0.12
5	Atmoz Bangna	0.0224	*	*	0.17	0.0030	*	*	0.3	0.0026	*	*	0.12
6	Atmoz Srisaman	0.0188	*	*	0.17	0.0024	*	*	0.3	0.0020	*	*	0.12
7	Kave Embryo Rangsit	0.0180	0.0188	*	0.17	0.0023	0.0037	*	0.3	0.0019	0.0029	*	0.12
8	Kave Coco Bangsaen	0.0010	0.0114	*	0.17	0.0233	0.0134	*	0.3	0.0210	0.0079	*	0.12
9	Atmoz Kanaal Rangsit	0.0039	0.0081	*	0.17	0.0067	0.0112	*	0.3	0.0059	0.0102	*	0.12
10	Kave Town Island	0.0500	0.0500	*	0.17	0.0369	0.0103	*	0.3	0.0137	0.0077	*	0.12
11	Kave Pop Salaya	0.0500	0.0500	*	0.17	0.0050	0.0111	*	0.3	0.0030	0.0101	*	0.12
12	Atmoz Season Ladkrabang	-	0.0500	*	0.17	-	0.0124	*	0.3	-	0.008	*	0.12
13	Atmoz Palacio Ladprao-Wanghin	-	0.0500	0.0500	0.17	-	0.0050	0.0055	0.3	-	0.0063	0.0037	0.12
14	Atmoz Canvas	-	0.0500	0.0500	0.17	-	0.0030	0.0032	0.3	-	0.005	0.0023	0.12
15	Maroon Rachada	-	0.0070	0.0210	0.17	-	0.0118	0.0176	0.3	-	0.0197	0.0157	0.12
16	Kave Wonderland	-	0.0151	0.0150	0.17	-	0.0074	0.0074	0.3	-	0.0055	0.0058	0.12
17	Atmoz Avantgarde	-	0.0155	0.0093	0.17	-	0.0147	0.0075	0.3	-	0.0132	0.0065	0.12
18	Kave Luminous Bangmod	-	0.0254	0.0236	0.17	-	0.0143	0.0081	0.3	-	0.0121	0.0066	0.12
19	Agurus Pattaya	-	0.01100	0.0103	0.17	-	0.0087	0.0048	0.3	-	0.0076	0.0039	0.12
20	Modiz Voyage Srinakarin	-	0.05000	0.0500	0.17	-	0.0352	0.0114	0.3	-	0.0168	0.0100	0.12
21	Atmoz Desol	-	-	0.0500	0.17	-	-	0.0075	0.3	-	-	0.0047	0.12
Summary Emissions (ppm)		0.3202	0.4123	0.2792		0.1314	0.1621	0.0730		0.0943	0.1330	0.0592	
Summary Emissions (mg/m³)		0.6024	0.7757	0.5253		0.3440	0.4243	0.1911		0.2468	0.3481	0.1550	
Summary Emissions (mg/year)		18997957.1043	24462391.3620	16565364.2209		10846836.2209	13381066.6012	6026020.1227		7784297.2270	10978913.3742	4886854.6748	
Summary Emissions (tones/year)		0.018997957	0.024462391	0.016565364		0.010846836	0.013381067	0.00602602		0.007784297	0.010978913	0.004886855	

**Notes:**

1. Notification of the National Environmental Board No. 33, B.E. 2552 (2009), Ambient Air Quality Standard for Nitrogen Dioxide.
2. Notification of the National Environmental Board No. 21, B.E. 2544 (2001), Ambient Air Quality Standard for Sulfur Dioxide (1-hour average).
3. Notification of the National Environmental Board No. 24, B.E. 2547 (2004), Ambient Air Quality Standards.
4. \* The project has been completed (construction finalized).
5. - The project has not yet commenced construction.

Independent verification by third party : C.E.M TECHNOLOGY (THAILAND) CO.,LTD. , S.P.J. Scientific CO.,LTD. , TOPS-LAB CONSULTANTS CO.,LTD. , BLUEWORK DESIGN AND CONSULTANT CO.,LTD. , EnviLab CO.,LTD.

## Garbage and waste Management

For completed construction projects, the Company allocated waste rooms for all residential floors. The waste is separated into general waste, composable waste, recyclable waste, and toxic waste bins for the residents. Each bin is color-coded according to the type of waste and residents are encouraged to sort their waste and recycle plastic or paper bags when possible to reduce waste within the property. The property management then labels each bag according to the type of waste before handing them to the service authority.

Furthermore, the property management regularly maintains the waste bins in good working condition, immediately replaces them when needed, sorts the waste left outside of the bins, and keeps the waste rooms clean. The property management or juristic office shall strictly follow the waste management measures.

## Garbage, Waste and Pollution Management at the Head Office

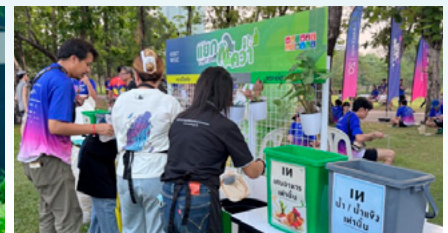
### • Waste Management with the Concept of Separate-Pour-Dry

This ongoing initiative is one of the key pillars of Waste Management under the GrowGreen policy. In 2025, the Company set a target to reduce general waste by 80% compared to the baseline year. To achieve this goal, the Company has strengthened its waste segregation practices by promoting the “Separate-Pour-Dry” concept, which encourages proper waste sorting and preparation before disposal, thereby enhancing the efficiency of waste management and recycling processes.

The Company encourages and educates employees at all levels to understand the culture of waste separation with the concept of Separate-Pour-Dry, the routes for managing each type of waste, and testing the use of "Separate-Pour-Dry Stations", starting from training new employees and continuously promoting employees to help reduce the organization's general waste.



Separate-Pour-Dry Station has been implemented at the Company's head office and adapted for use at various corporate events organized by the Company. In 2025, the head office collected a total of 8,938.25 kilograms of waste, categorized as follows: 49.80 kilograms of general waste, 15.23 kilograms of hazardous waste, 5,605.35 kilograms of recyclable waste, 1,924.27 kilograms of energy waste, and 1,343.60 kilograms of food waste. These waste management efforts helped reduce carbon footprint emissions by 23,329.76 kgCO<sub>2</sub>e, equivalent to planting approximately 2,592 trees. The Company has set a target to reduce general waste by 80% compared to the baseline year. In 2025, the results showed that general waste was reduced by 97.69% compared to the baseline, exceeding the Company's target. In addition, waste generated from corporate events was also properly collected, sorted, and disposed of through appropriate waste management processes.

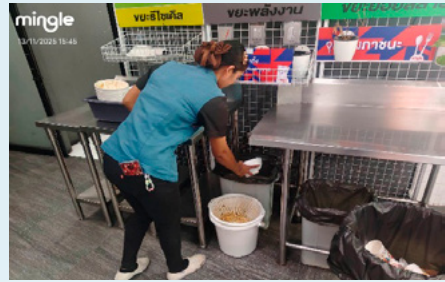


- **Waste and Waste Management at Mingle Mall**

At the Mingle Mall shopping centers, the Company has implemented systematic waste management practices to promote responsible resource use and environmental stewardship. In the food court area, waste segregation stations following the “Separate–Empty–Invert” concept are provided to encourage customers to participate in proper waste disposal by clearing their trays and separating waste before disposal. In addition, the Company has incorporated resource conservation and environmental protection clauses into the standard lease agreements for all Mingle Mall branches. These clauses require all tenants, including retail shops and restaurants, to participate in responsible resource management practices.

One of the key requirements is source-based waste segregation, whereby tenants must separate waste within their own premises before transferring it to the mall’s waste management system. Waste must be sorted according to the “Separate–Empty–Invert” concept, including recyclable waste, residual (orphan) waste, and organic waste.

This approach enhances the efficiency of waste management, reduces the volume of waste sent to landfills, and supports more efficient resource utilization. Establishing environmental conditions within lease agreements also serves as an important mechanism for fostering collaboration between the Company and tenants, ensuring that the operations of Mingle Mall align with the Company’s sustainability commitments in a tangible and measurable manner.



- **Hazardous waste**

Hazardous waste is another type of waste that the Company pays attention to by joining the project of the Pollution Control Department as a member of “Cooperation between the Government and the Private Sector in Collecting Hazardous Waste from Communities” with the objective to make people aware of the serious dangers of this type of waste so that people properly separate the waste without disposing them together with other types of waste. The Company set up 4 locations to receive hazardous waste (light bulbs, flashlights, aerosol cans, mobile phones, and peripherals): the head office, the Mingle Mall shopping center., Atmoz Flow sales office in Minburi and Atmoz Season sales office in Lat Prabang.

In 2025, the Company encouraged employees to properly separate hazardous waste through the campaign “Hazardous Waste Exchange for Donuts or ESG Coins.” Employees participated via the Line OA: aswgrowgreen platform, where collected hazardous waste could be exchanged for donuts, ESG Coins for spending at shops around the head office, or other company souvenirs. Through this initiative, the Company successfully collected 15.23 kilograms of hazardous waste, promoting responsible waste segregation while fostering employee engagement in environmental sustainability practices.



## Refill Station

Refill station is an activity held continuously every quarter at the head office to promote the reduction of single-use packaging with the intention to encourage employees to change their behavior by bringing bottles to fill with various liquids used in daily life, including dishwashing liquid, fabric softener, laundry detergent, and hand washing liquid.

In 2025, the total volume of liquid used in the activity was 100,000 milliliters, which is equivalent to reducing the use of approximately 167 plastic bottles (600 ml each). This initiative also contributed to a reduction of carbon emissions by 20.88 kgCO<sub>2</sub>e, supporting the Company's efforts to minimize plastic waste and environmental impact.



## Collaboration with Partners, Organizations, and Stakeholders in Waste and Pollution Management

### • Collaboration with Partners to Promote Low-Carbon Products

The Company prioritizes the use of environmentally friendly materials to reduce greenhouse gas emissions. In this regard, the Company has collaborated with and received support from Kiatnakin Phatra Bank to conduct a Life Cycle Assessment (LCA) and analyze CO<sub>2</sub> emissions from construction materials. The results of this analysis have been used as a basis for planning the transition toward the use of low-carbon construction materials. The initiative was first implemented in the The Arbor Donmuang–Chaengwattana project, where the Company set a target to reduce greenhouse gas emissions from construction to 0.275 tCO<sub>2</sub>e per square meter (tCO<sub>2</sub>e/sqm), equivalent to a reduction of approximately 1–10%. Following adjustments in construction material selection, the project achieved 0.272 tCO<sub>2</sub>e per square meter (tCO<sub>2</sub>e/sqm), representing a 5.30% reduction in emissions, thereby meeting the emission reduction criteria. As a result of these efforts, the project received the Sustainable Property Award from Kiatnakin Phatra Bank in recognition of its achievements in sustainable property development and greenhouse gas reduction. The initiative has also been expanded to high-rise project developments through collaboration with partners and construction contractors. The Company has launched a pilot project in partnership with Welgrade Engineering Co., Ltd. to select and utilize low-carbon construction materials that are certified and registered by the Thailand Greenhouse Gas Management Organization (TGO). This initiative aims to reduce environmental impacts from construction activities while supporting the development of projects that align with long-term sustainability objectives.



## Environmental Collaboration with Local Government Agencies

### • Orphan Waste Drop-off Project in Collaboration with the Bang Khen District Office

AssetWise collaborated with the Bang Khen District Office, Prachaphiban School, and the private sector partner Somboon Green Waste to promote waste segregation among residents in the Bang Khen district, particularly communities located near the Company's headquarters. The initiative encourages the separation of residual waste or energy waste so that it can be further utilized as refuse-derived fuel (RDF) for electricity generation, thereby reducing the amount of waste sent to landfills. In 2025, the campaign was conducted five times, enabling residents in the Bang Khen district to reduce landfill waste by 22,400 kilograms (22.4 tons). This collaboration demonstrates the Company's commitment to working with local stakeholders to enhance community-based waste management and environmental sustainability.



### • Net Zero+ Learning Center Project

AssetWise Public Company Limited, in collaboration with the Bang Khen District Office under the Bangkok Metropolitan Administration, has established the Net Zero+ Learning Center at Suan Ruam Jai Bang Khen (a “15-Minute Park” initiative). The center serves as a pilot community learning space aimed at fostering knowledge, awareness, and public participation in greenhouse gas reduction and sustainable environmental stewardship at the community level. The initiative promotes environmental education and practical engagement, encouraging local residents to actively contribute to climate action and sustainable living.



The Net Zero+ Learning Center is designed as a hands-on learning hub that connects the concept of Net Zero with everyday lifestyles. The center features several key learning areas and activities, including:

- Source waste segregation learning point promoting the journey toward zero waste, using the “Separate–Pour–Invert” concept to encourage proper waste sorting at the source.
- Wastewater treatment system from the Hawker Center’s food outlets, where treated water is reused for watering plants within the park.
- Solar cell installation, demonstrating the use of renewable energy to reduce electricity consumption while allowing interested visitors to learn about solar power systems.
- Green spaces and tree planting areas to enhance carbon dioxide absorption, reduce dust pollution, increase urban green areas, and improve the overall environment for the community.
- Rope-based irrigation system, designed to reduce water consumption through efficient water management.
- Solar-powered drinking water station, providing chilled drinking water using electricity generated from solar cells, helping reduce single-use plastic bottles and lowering the cost of access to clean drinking water.
- Eco-composting bins, which convert food waste into organic fertilizer for nourishing plants within the park.

In addition, the Net Zero+ Learning Center incorporates an ESG Coin system as an incentive mechanism to encourage participation in environmental activities, fostering tangible community engagement. The implementation of the Net Zero+

Learning Center Project reflects the commitment of AssetWise Public Company Limited to advancing sustainable urban development through collaboration with government agencies and local communities. The initiative aims to create a long-term balance between urban development, quality of life, and environmental stewardship.

### • Integrated Waste Management Model Competition and Knowledge Expansion Initiative

Following the Company’s participation in the Integrated Waste Management Model Competition across 50 districts in the private office building category, AssetWise Public Company Limited received the First Runner-Up Award for Integrated Waste Management (Office Building Category). Building upon this achievement, the Company expanded the initiative by organizing training sessions and knowledge-sharing activities to transfer practical waste management practices based on the “Separate–Pour–Dry” concept. The program was delivered to communities and schools in the Bang Khen district, as well as business establishments under the jurisdiction of the Nonthaburi Municipality. Through these capacity-building activities, the Company promoted practical waste segregation and sustainable waste management practices, with more than 700 participants taking part in the training programs. This initiative supports the broader goal of scaling up effective waste management practices across communities, educational institutions, and local business sectors.



## Garbage and Waste Management

Garbage and Waste Management	Unit	2023	2024	2025
Non hazardous waste	Kilogram	1,182.00	145.28	49.80
Hazardous waste	Kilogram	30.00	47.46	15.23
Total garbage and waste	Kilogram	1,212.00	192.74	65.03
Total Recycled waste	Kilogram	2,748.23	9,415.76	5,805.35
Recycled non hazardous waste	Kilogram	2,748.23	9,415.76	5,805.35
Recycled hazardous waste	Kilogram	0	0	0
Non-recycled waste	Kilogram	1,182.00	145.28	49.80

## The impact on the company from the management of garbage, Waste and Pollution

Impact	Unit	2023	2024	2025
Financial quantification of pollution, waste and garbage	Bath	None	None	None

## Greenhouse gas management

The Group is aware of the need to limit greenhouse gas emission in its operation – most of which come from employees' use of personal vehicles, headquarters' air conditioning systems, and construction projects. It aims to operate strictly according to Environmental Impact Assessment (EIA) policies in every project and corporate activity

Targets on GHG emissions	Unit	Results
Achieve Net Zero Greenhouse Gas Emissions by 2050	TCo2e	1,716 TCo2e
Reduce Scope 1, 2, and 3 greenhouse gas emissions by 5% compared with the 2020 base year	TCo2e / Empolyee	Reduce 24.66%
Reduce Scope 1 and Scope 2 greenhouse gas emissions by 5% compared with the 2020 base year	TCo2e / Empolyee	Reduce 46.83%

## Greenhouse gas management within construction projects

### Air pollution

Air pollution caused during construction typically comes from exhaust pipes of trucks that deliver soil or construction materials and of construction machines. The emitted gas causes air pollution to the surrounding areas. The gas emitted by construction machines are:

- Carbon Monoxide (CO)
- Hydrocarbon (HC)
- Nitrogen Dioxide (NO<sub>2</sub>)
- Sulfur Dioxide (SO<sub>2</sub>)

The amount of emitted gas must not exceed the limit by law and the project must put up measures to prevent and evaluate environmental impact from its construction activities

### Measures to prevent and mitigate environmental impact

- Turn off engines while not in use
- Maintain vehicles that deliver soil or construction materials and other machines in good working condition
- Supervise construction work to ensure that dust indicators from construction work do not exceed the standard values.

### Measures to evaluate environmental impact:

- Monitor and measure air pollution caused by Carbon Monoxide (CO), Hydrocarbon (HC), Nitrogen Dioxide (NO<sub>2</sub>), Sulfur Dioxide (SO<sub>2</sub>) in the construction areas
- Assign representatives from the Company to meet with residents next to the project at least once a month throughout the construction period to inquire about the effects of construction and provide a channel for receiving complaints about construction impact as well as solving problems that arise in a timely manner.
- Ensure that construction site controllers manage contractors to operate according to Environmental Impact Assessment (EIA) policies

## Greenhouse gas management within projects

Impacts on air quality from greenhouse gases are mostly caused by traffic in the project, especially the parking lots and driveways due to the vehicles' exhaust pipes. The emissions from traffic include nitrogen dioxide (NO<sub>2</sub>), hydrocarbon compounds (HC), and carbon monoxide (CO). The project must provide preventive measures and alleviate the effects by arranging parking areas that are open-air with wind blowing through it all the time which allows proper ventilation. Signs prohibiting leaving the engine on while parking were put in the parking area in order to prevent the accumulation of pollutants from the exhaust pipes of cars. In addition, speed control for cars in the project is also in place including providing clear traffic signs in the project to ensure efficient mobility of cars in the project including entrance-exit areas of the project with the objective to reduce pollution caused by the concentration of cars in on the driveways and unnecessary movements. At the same time, green spaces are provided within the project by planting trees that can help absorb carbon monoxide (CO) in the area around the project to absorb pollution generated in the project.

## Greenhouse gas management in headquarters

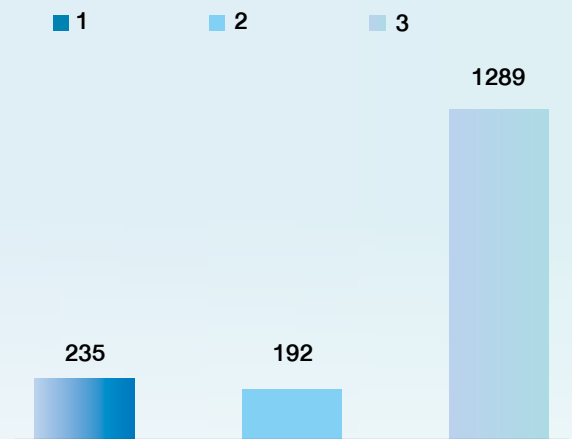
### • Carbon footprint evaluation (headquarters)

The Company is highly aware and seeks to relieve the global warming effect. For this reason, the Company collects its data from every activity that emits greenhouse gas both directly and indirectly to evaluate and calculate its carbon equivalent at the headquarters. This evaluation leads to effective measures to reduce greenhouse gas emission.

The scopes used in evaluating greenhouse gas emission are as follows:

- Scope 1: Direct greenhouse gas emission, in which the sources belong to or are managed by the organization
- Scope 2: Indirect greenhouse gas emission relating to electricity generation
- Scope 3: Other indirect greenhouse gas emission

Carbon Footprint for Organization 2025 (TonCO<sub>2</sub>e)



In 2025, the Company recorded total greenhouse gas (GHG) emissions (Scope 1, 2, and 3) of 1,716 tons of carbon dioxide equivalent (tCO<sub>2</sub>e). Direct and indirect greenhouse gas emissions (Scope 1 and Scope 2) amounted to 454 tCO<sub>2</sub>e.

## Greenhouse gas management

GHG emissions	Unit	2023	2024	2025
Direct GHG emissions (scope 1)	TCo <sub>2</sub> e	226	253	235
Indirect GHG Emission (Scope 2)	TCo <sub>2</sub> e	236	242	192
Other indirect GHG Emission (scope 3)	TCo <sub>2</sub> e	855	1,084	1,289
Total GHG emissions (Scope 1, Scope 2 and Scope 3)	TCo <sub>2</sub> e	1,317	1,579	1,716
Greenhouse Gas Emissions (Scope 1 and Scope 2)	TCo <sub>2</sub> e	462	495	454

The Company has measures to reduce greenhouse gas emissions in accordance with the GrowGreen policy in 5 areas, such as launching a campaign to save water by turning on only when necessary, watering with a rope system, drinking water from a water filter to reduce plastic bottle waste, separating all types of waste using the concept of Separate-Pour-Dry and sending them for further use, adjusting the air conditioner to 25 degrees Celsius, turning off the lights for 1 hour during lunch break, and turning off the lights every time there is no one in the room, including some common areas in the head office using solar power, and installing EV stations, promoting carpooling for same routes.

Regarding building design, trees were also planted to cover the buildings and large trees were planted around the buildings while the buildings were designed to have façades to prevent heat from entering the buildings. There are also openings for ventilation that reduce the work of air conditioners.

• **LESS (Low Emission Support Scheme)**

The Company places importance on reducing greenhouse gas emissions by organizing the activity to sort waste for recycling which is also the activity that we applied for certification. The steps for carrying out this activity are as follows:

1. Encourage and educate all employees about types of waste, waste management routes, and waste separation using the concept of Separate-Pour-Dry
2. Set up waste separation points, Separate-Pour-Dry stations, to be located across different floors of the buildings  
 Separate = types of material  
 Pour = food scraps, water or ice  
 Dry = to dry materials to be managed further

In addition, color signs are used to indicate the management routes of each type of waste, such as gray sign for energy waste/orphan waste to be sent to make RDF fuel, yellow sign for recycled waste to be sent to the recycling process, green sign for food waste to be sent to make animal feed or fertilizer, etc.

3. Housekeepers collect recyclable waste every day and store it in prepared rooms.
4. When the amount of recyclable waste is sufficient, a truck will pick up the recyclable waste at the head office. The responsible officer will record the weight of each type of recyclable waste and keep the sales receipt as evidence.

5. Food waste is collected on a daily basis and processed into compost for reuse.
6. Prepare a report to submit for certification of greenhouse gas reduction activities or LESS.

In 2025, the Company applied to be certified and received a certificate of honor from Thailand Greenhouse Gas Management Organization (Public Organization) from waste separation activities for recycling while the Company managed collect the amount of greenhouse gas emissions at the head office which helped reduce the carbon footprint emissions by 20.625 tCo2e, equivalent to planting 2,292 trees.



• **Membership of the Thailand Business Council for Sustainable Development (TBCSD)**

The Company has been a member of the Thailand Business Council for Sustainable Development (TBCSD) since 2022, joining the network of businesses committed to advancing sustainable development across all dimensions. This participation aligns with key national policies aimed at transitioning toward a low-carbon society and achieving Net Zero emissions by 2050, while also supporting responsible urban development that considers both social and environmental impacts. In this regard, the Company participated in the TBCSD Sustainable Business Forum 2025 on 2 December 2025 to reaffirm its commitment to being a leader among Thai businesses in comprehensive sustainability. This commitment is driven through the Growgreen concept, which focuses on creating a positive long-term environmental impact, alongside Punn by AssetWise, which promotes social value and quality of life. Together, these initiatives contribute to advancing sustainable growth for society.



## Environmentally friendly procurement (Green Procurement)

The Company supports the selection and procurement of environmentally friendly products and materials by purchasing products that have been certified or carry environmental labels from recognized organizations. These products are used in the Company’s construction projects as well as at the Group’s headquarters, with the aim of reducing greenhouse gas emissions and promoting environmentally responsible operations.

The Company plans to continue increasing purchasing value for eco-friendly products and materials with the following plan.

- Increase the amount of eco-friendly business partners, products, and services while continuously updating our green procurement database
- Partner with businesses that are aware and consider eco-friendly materials and services such as businesses using energy-saving electrical appliances, recyclable or renewable materials, etc.
- Communicate with business and trading partners that the Company will be procuring and purchasing eco-friendly products and services

In 2025, the Group put in place a process to purchase environmentally friendly construction materials by selecting suppliers who sell products and/or provide certified environmentally-friendly services and/or with certified labels for environmentally-friendly products. The Company has a number of suppliers that sell products and/or provide environmentally friendly services, totaling 18 companies, with a list of products and/or environmentally friendly services with a total of 25 items, including:

Item	Type of Product	Certification of Environmentally-Friendly Product
1	Texca Wall	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• US Green Building Label</li> <li>• Global Warming Reduction Label</li> </ul>
2	Door surface covering material	<ul style="list-style-type: none"> <li>• Singapore Green Label Scheme (SGLS)</li> <li>• Green Industry</li> <li>• GREENGUARD</li> </ul>
3	Ready-made cement for plastering work	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• Zero VOC Label</li> <li>• Carbon Footprint Reduction Label</li> </ul>
4	Waterproofing cement	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• Zero VOC Label</li> <li>• Carbon Footprint Reduction Label</li> </ul>
5	Cement glue	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• Zero VOC Label</li> <li>• Carbon Footprint Reduction Label</li> </ul>
6	Grout	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• Zero VOC Label</li> <li>• Carbon Footprint Reduction Label</li> </ul>
7	Primer color	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• US Green Building Label</li> </ul>
8	Interior-exterior paint	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• US Green Building Label</li> </ul>
9	Rustproof paint	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• US Green Building Label</li> </ul>
10	Ceiling paint	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• US Green Building Label</li> </ul>
11	Insulation	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• Energy Saving No.5 Label</li> </ul>

Item	Type of Product	Certification of Environmentally-Friendly Product
12	Concrete	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• Carbon Footprint Reduction Label or Global Warming Reduction Label</li> <li>• Green Industry</li> </ul>
13	Ready-made cement	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• Carbon Footprint Reduction Label or Global Warming Reduction Label</li> <li>• Green Industry</li> </ul>
14	Lightweight brick	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• Carbon Footprint Reduction Label or Global Warming Reduction Label</li> <li>• Green Industry</li> </ul>
15	Roof tiles	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• Carbon Footprint Reduction Label or Global Warming Reduction Label</li> <li>• Green Industry</li> </ul>
16	Floor and wall tiles	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• Carbon Footprint Reduction Label or Global Warming Reduction Label</li> <li>• Green Industry</li> </ul>
17	Tiles	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• SCG Green Choice</li> </ul>
18	Sanitary ware	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• SCG Green Choice</li> <li>• Water Efficiency Label</li> </ul>
19	Concrete	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• SCG Green Choice</li> </ul>
20	Ceiling	<ul style="list-style-type: none"> <li>• EPD Label (Environment Product Declaration)</li> </ul>
21	Air conditioner	<ul style="list-style-type: none"> <li>• Energy Saving No.5 Label</li> </ul>
22	Treatment Tank	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• ISCC PLUS</li> </ul>
23	Lightweight brick Q-CON	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• Q-CON Block Class G2</li> <li>• Q-CON Block Class G4</li> <li>• Carbon label</li> <li>• SCG Green Choice</li> </ul>
24	Power Wall	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• Forest Stewardship Council (FSC)</li> <li>• Carbon label</li> <li>• Energy Saving No.5 Label</li> </ul>
25	Electric appliances	<ul style="list-style-type: none"> <li>• Green Label</li> <li>• Green Industry</li> <li>• Forest Stewardship Council (FSC)</li> <li>• Carbon label</li> <li>• Energy Saving No.5 Label</li> </ul>

In addition, the Company encourages its partners and main contractors to obtain certified environmental management standards. In 2025, the Company had a total of 15 construction projects, of which 3 projects were implemented under the ISO 14001 environmental management certification covering the entire project. These projects include Palacio Wanghin, Atmoz Canvas Rayong, and Atmoz De Sol, all undertaken by Welgrade Engineering Public Company Limited. This represents 20% of the Company's total construction projects.

## Raw Materials Used in Project Development

The Company’s high-rise and low-rise projects primarily utilize key raw materials including concrete, steel, paint, binding wire, and bricks, which are essential materials for structural and architectural construction works. High-rise projects mainly emphasize the use of concrete, steel, and paint for load-bearing walls, floor structures, and building finishing works. Meanwhile, low-rise projects primarily use concrete and steel for foundations and structural components, together with binding wire and bricks for wall construction. These materials contribute to the structural strength, stability, and safety of the projects. At the same time, the Company places strong emphasis on efficient material management in order to minimize material loss and reduce environmental impacts throughout the construction process.

When combining the raw material consumption from both high-rise and low-rise projects during 2023–2025, the Company recorded a total usage of 481,016 tons. In 2023, material consumption reached 196,922 tons, representing the highest level within the three-year period and reflecting a relatively high level of construction activities. In 2024, the consumption decreased to 132,887 tons, in line with the development cycle of ongoing projects. In 2025, the consumption increased again to 151,207 tons, corresponding with the resumption of construction activities across several projects. This information demonstrates the relationship between resource utilization and construction activity levels. It also serves as important baseline data for the Company to support procurement planning, material usage control, and the effective reduction of environmental impacts over the long term.

		High-Rise Projects			
Raw Materials	Unit	2023	2024	2025	Total
Concrete	Ton	85,404	48,623	54,608	<b>188,634</b>
Steel	Ton	8,669	4,271	5,400	<b>18,340</b>
Paint	Ton	77,204	49,895	51,139	<b>178,237</b>
<b>Total</b>		<b>171,276</b>	<b>102,789</b>	<b>111,146</b>	<b>385,211</b>
		Low-Rise Projects			
Raw Materials	Unit	2023	2024	2025	Total
Concrete	Ton	19,663	23,100	30,912	<b>73,674</b>
Steel	Ton	1,003	1,093	1,666	<b>3,762</b>
Binding wire	Ton	19	21	29	<b>69</b>
Bricks	Ton	4,961	5,885	7,453	<b>18,300</b>
<b>Total</b>		<b>25,646</b>	<b>30,099</b>	<b>40,060</b>	<b>95,805</b>
<b>Total amount</b>		<b>196,922</b>	<b>132,887</b>	<b>151,207</b>	<b>481,016</b>

## Expanding green spaces

AssetWise company Public Company Limited aims to operate its businesses under sustainable, socially-responsible, and environmental-friendly principles. The Company issued the “Grow Green” policy – consisting of 5 key areas: Green Space, Water Management, Waste Management, Clean Air, and Energy Efficiency.

CO2 emission is common in many business operations. Expanding “Green Space” is one of the targets the Company aims to be socially and environmentally responsible in Bangkok as well as supporting community forestation.

### • Plant for the Planet Project

CO2 emission is common in many business operations. As a responsible initiative for the environment and organisms living in it, AssetWise company and its partners have planted trees to help absorb CO2 under the project “Plant for the Planet”. The project aims to raise awareness to reduce CO2 emission in the future, both in business and personal activities, by inviting participants to plant 433 trees/person\* to offset the CO2 an individual emits during everyday activities and prevent the global temperature from rising more than 1.5C degrees.

**Note** \*An average Thai person emits greenhouse gasses 3,900 kilograms/year, a 10-year-old tree absorbs 9 kilograms of CO2/year

The “Plant for the Planet” project aligns with the Grow Green policy – namely, Green Space and Clean Air, as well as the “Green Bangkok 2030” project by the Bangkok Metropolitan Administration.

Objectives:

1. Build cooperation between AssetWise and partners in raising environmental awareness and reduce CO2 through trees-planting activities by its employees
2. Achieve the target to plant 433 trees planted per person.

In 2025, the Company increased green areas under the Plant for the Planet project in Bangkok and other provinces by planting carefully so that 100% of the trees survive, covering a total of 2,370 trees in 2 areas, which is equivalent to the absorption of up to 21,330 kgCo2e of carbon.

Areas	Number (trees)
1. Residence for Ailing Monks, Santi Awasi, Nakhon Ratchasima	1,815
2. Benjamabophit Dhammasathan Meditation Center	555
<b>Total</b>	<b>2,370</b>



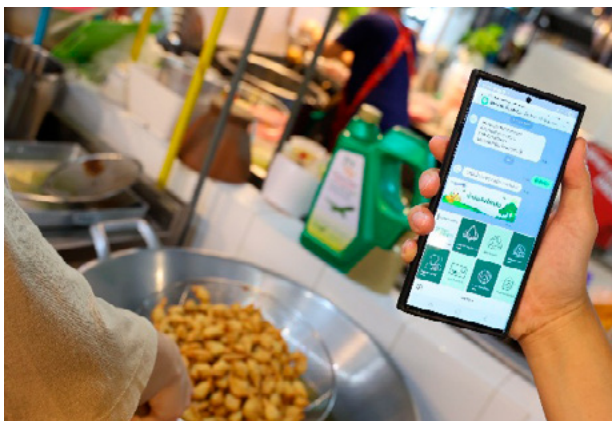
- **Environmental Platform for Accumulating Digital Coins**

The Company continues to drive its Net Zero+ mission through concrete actions by signing a Memorandum of Understanding (MOU) with Bangchak Corporation Public Company Limited and Ying Charoen Market under the “Fry to Fly” initiative. The project promotes the collection of used cooking oil from markets and its reuse through conversion into Sustainable Aviation Fuel. This initiative forms part of efforts to reduce greenhouse gas emissions while supporting the development of a circular economy.

This collaboration is implemented through the “AssetWise GrowGreen” platform, an innovative system developed to systematically record the transfer of used cooking oil from vendors at Ying Charoen Market in a transparent and traceable manner. The collected oil is converted into digital coins, which participating vendors can use for purchases within the market. This mechanism helps create incentives for continuous participation in environmental initiatives and promotes long-term sustainable engagement.

On this occasion, Wutthi Wiphanphong, Deputy Chief Executive Officer for Business Sustainability and Environment of AssetWise Public Company Limited, represented the Company in the signing ceremony of the Memorandum of Understanding for this collaboration.

All proceeds from supporting the AssetWise GrowGreen platform, without any deductions, will be contributed by AssetWise Public Company Limited to support Bhumibol Adulyadej Hospital and other charitable organizations. This initiative aims to generate social benefits while promoting environmental stewardship and sustainable development in parallel.



## Biodiversity Management

The Company is aware that its business operations, especially the development of real estate projects in various areas, may cause both direct and indirect impacts on ecosystems and biodiversity. The Company therefore considers the impacts on biodiversity and ecosystems in its business decision-making process, while also focusing on creating positive impacts in areas where the Company operates projects to enhance the quality of life of people in the community and create awareness of the value of preserving the ecosystem and environment to coexist with communities and society in a sustainable manner.

The Company has set targets for its commitment to not cause any loss of biodiversity within manageable limits and undertake comprehensive biodiversity operations throughout the Company's value chain.

Target	Unit	Results 2025
The new project in this year is located in a natural conservation area	Project	None

## Biodiversity Risk Assessment

In 2025, the Company conducted studies and baseline data collection of project areas prior to project implementation in order to assess biodiversity risks associated with its developments. The assessment covers the entire project lifecycle, including land acquisition for development, project design, construction, and operational management. The Company carefully evaluates potential impacts and establishes comprehensive risk management and control measures to address any potential biodiversity-related risks. The details are as follows:

1. Define assessment scope	Identify the Company's projects for risk assessment <ul style="list-style-type: none"> <li>• New projects in 2025</li> <li>• Projects in progress</li> </ul>
2. Prioritize projects	Analyze and prioritize projects <ul style="list-style-type: none"> <li>• Low-rise residential projects</li> <li>• Condominium projects with more than 1,000 units</li> <li>• Condominium projects with less than 1,000 units</li> </ul>
3. Assess biodiversity risks	Assess potential biodiversity risks in each project. It was found that <ul style="list-style-type: none"> <li>• Projects have medium to low biodiversity risks</li> <li>• No projects have very high biodiversity risks</li> </ul>
4. Manage biodiversity risks	Manage biodiversity risks, which will be included in the annual corporate risk management in line with the Company's sustainability strategy <ul style="list-style-type: none"> <li>• Establish a plan to effectively manage and control risks</li> <li>• Assign people responsible for risk management</li> <li>• Monitor risk management results</li> </ul>



## Biodiversity Risk

The Company's operations, especially in the development of real estate projects in various areas, may have an impact on the biodiversity and ecosystems of the project sites and surrounding areas. Therefore, the Company has taken measures to mitigate the risk of such impacts, starting from the establishment of a clear biodiversity management policy and comprehensive management of biodiversity impacts in each project.

The development of the Company's projects, both new projects in 2025 and projects in progress, starts from the selection of land for project development. The Company strictly complies with the city planning laws of each area without encroaching or developing areas that are not in accordance with the city planning laws. In addition, the Company has conducted an environmental impact assessment to ensure that none of the Company's projects encroach on or are near natural areas. The environmental impact assessment found that there are no biological resources and rare animals that are economically important and need to be conserved in the project areas or areas near the projects. In addition, such assessment helps prevent the risk of impacts on biodiversity in project development, which is in accordance with the legal measures of the Ministry of Natural Resources and Environment, which require the Company to have strict and comprehensive measures to prevent and mitigate environmental impacts in all aspects.

The Company also focuses on developing projects by taking into account the creation of green spaces within the projects, both in common areas and in designing residential areas that utilize the shades of trees, selecting tree species that are suitable for the conditions of each project area, as well as preserving existing trees in the project areas. In every project of the Company, there are more green spaces than what is required by the law.

## Biodiversity Action in the Project Areas

The Company places strong importance on biodiversity conservation and has incorporated this commitment into its sustainability policy. The Zaan The Riverside Borommaratchachonnani and ESTA Serenity Borommaratchachonnani projects are located along the Tha Chin River, where local communities have traditionally lived by the riverside and cultivated morning glory (water spinach) as their primary livelihood. The Company continues to allow the community to maintain its traditional way of life. Allowing residents to cultivate morning glory along the existing riverside areas supports sustainable land use while preserving the local agricultural ecosystem. This approach forms part of the Company's efforts to protect biodiversity at the local level. In addition, the riverside environment helps conserve aquatic life by providing a safe habitat for fish and other aquatic species to spawn and reproduce, thereby supporting the continuity of the natural ecosystem.



## Sustainable management in the societal aspect

The Company operates its business with due regard to social values. The Company is committed to develop its business for sustainable growth, by offering quality products, being honest in its profession, and being responsible for the development of society at large through the following societal policy and guidelines.

### Human Rights

The Company is aware of the importance of the respect for human rights, human dignity, and fundamental rights. The Company is committed to fair and equal treatment of all. It has also mandated that treatment between employees be so in a respectful manner. Moreover, the Company gives importance to labour issues. Fair and equal treatment is observed throughout the entire procurement process. There is no discrimination from selection, remuneration, performance assessment, among others. The Company also promotes human rights. It will not engage in any act that violates human rights. It will not use forced labour, irrespective of its form, or labour from human trafficking, or illegal child labor.

The Company has human rights policy and operational guidelines details as follows:

#### • Human Rights Policy

Directors, executives and employees at all levels must be aware of the importance of and respect human rights in all aspects of every person as well as the society and communities according to the laws of each country and according to the treaties that each country has obligations to fulfil per following.

1. Treat everyone according to the principles of human rights and human dignity with equality and non-discrimination.
2. Avoid actions that violate human rights.
3. Support and promote human rights.
4. Communicate, disseminate, share knowledge, promote understanding, set guidelines, monitor and provide support to related parties.

#### Guidelines for Human Rights Policy

1. Respect human rights by treating each other with respect, honor each other and treat all stakeholders and vulnerable groups equally without discriminating against differences in physique, mind, race, nationality, origin, ethnicity, religion, gender, language, age, skin color, education, social status, culture, customs, or any other matter.

2. Perform duties with prudence to prevent the risk of human rights violations in business operations.
3. Treat each other without engaging in any action to be considered threats or harassment whether it is sexual harassment and other forms of harassment or an inappropriate verbal action, gesture or act.
4. Develop and implement a due diligence process for human rights on a continuous basis covering every process along the business value chain, including investment or mergers and partnerships, in order to identify issues and assess risks and impacts of rights violations. Affected groups or individuals must be identified covering all stakeholder groups. Planning, solutions and prevention measures must also be in place to manage, resolve and prevent human rights violations to be consistent with the organization's risk management guidelines, covering risks in the relevant industries and countries while reviewing and monitoring the results. Appropriate remedies and mitigation processes in cases of human rights violations are to be ensured.
5. Communicate, disseminate policies, share knowledge, promote understanding, set guidelines, and provide any other support to employees, suppliers and contractors in the business value chain. as well as joint ventures to participate in conducting business with ethics. Respect human rights and treat everyone according to human rights principles in line with this policy while checking understanding regularly and providing training on human rights including discrimination and harassment in the workplace for all employees and related parties.
6. The Company is committed to creating and maintaining an organizational culture that adheres to respect for human rights in accordance with this human rights policy.
7. Oversee and monitor respect for human rights and refrain from ignoring or being negligent when there is an action that is considered a violation of human rights that is related to the Company. The action must be reported through the Company's whistleblowing channels and it is required to cooperate in the investigation. In case of doubts or inquiries, please consult with your supervisor or the Company Secretary Department at telephone number 02 – 521-9533 extension 341 or email at 81co@assetwise.co.th.
8. The Company adheres to this policy including non-discrimination and anti-harassment and does not tolerate harassment in any form (both sexual and non-sexual harassment). Any complaint that the Company receives related to the violation of this policy will be considered properly and accurately according to the Company's Whistleblowing Policy and such complaints will be kept confidential to provide fairness and protect individuals who report human rights violations related to the Company.



9. For anyone who violates human rights including discriminatory behavior or harassment will be considered for the violation of this policy or the non-compliance with the Company's Code of Conduct, the Company must take corrective actions or consider taking disciplinary actions according to the regulations set by the Company. Legal action will be considered in case of the action is also against the law.
10. The Company is committed to communicating, reporting and disclosing information on human rights undertakings, reliefs and remedies including incidents of discrimination and harassment to the public in a complete and transparent manner.
11. The Company will review its human rights policy on a yearly basis and in case there are significant changes to the organization.

### Fair Treatment of Employees and Workers

Employees are considered the most valuable resource and is a key success factor. As such, the Company is committed to develop and fortify a good corporate culture and working environment. It promotes teamwork and building of goodwill and unity within the Company. Employee treatment is merit-based. Moreover, the Company attaches importance to clear and tangible promotion of health, safety, and the environment with respect to employee work conditions. As such, it has adopted the following practice.

1. Treat employees with respect. Respect the honor, dignity, individuality, and human rights of employees.
2. Prevent all types of forced labor by providing appropriate working hours and overtime, reducing excessive working hours for employees, and strictly complying with labor laws on working hours or overtime.
3. Protect the personal data of employees by limiting the disclosure and use of personal data such as family history, salary, performance assessment results, and medical history to Company personnel on a need-to-know basis. Personal data of employees will not be disclosed to any third party without the prior consent from the employee, unless required by law.
4. Provides equal opportunities in recruitment, appointment, and job transfers, as well as in employee recognition, performance evaluation, and disciplinary actions. All decisions are made in good faith and are based on employees' knowledge, capabilities, suitability for the position, and the Company's rules and regulations. Such decisions are made without discrimination based on age, gender, sexual orientation, nationality, race, ethnicity, religion or belief, disability, or other socially disadvantaged groups.

5. Fair remuneration of employees. Remunerate employees at the rate over that stipulated in the law and exceed minimum wage, both for long- and short-term employment, taking into consideration the Company's and the employee's performance. The Company will manage the remuneration, salary, and benefits so as to incentivize and retain knowledgeable and skillful employees with the Company.
6. Ensure that the working conditions is always safe to the life and property of the employees. Ensure occupational health and provide employee welfare and benefits, such as provident funds, medical care, annual health checkups, marriage monetary gifts, funeral monetary contributions, provision of accident and health insurances. The Company also continuously communicates to employees to make use of the benefits, so as to maintain a good quality of life.
7. Attaches importance to the development and increase of skill and potential to prepare readiness for professional growth, by continuously and comprehensively providing opportunities for employees to learn.
8. Uphold strict compliance with laws and regulations relevant to employees and avoid engaging in any act that is unfair or that will adversely impact employees.
9. Cultivate and create moral consciousness in sharing, giving, respect towards each other, and being a good citizen of society.
10. Determine policies on safety, health, and the environment in employees' performance of work and ensure that employees strictly observe such policies.
11. A Welfare Committee elected by employees is established to monitor and represent the employee body in negotiating benefits with the Company.
12. Respect or support the rights and freedom of association of employees to voluntarily form groups in accordance with the law and respect or support employees to be able to negotiate with the Company or its representatives in accordance with the law.

### Responsibility to customers

The Company is committed to achieve customer satisfaction, which has an impact towards the success of the Company's business. The Company therefore continuously seeks ways to efficiently and effectively meet the needs of customers. It has put into effect an after sales service system to maintain amicable relationships in the long term. The Company has thus established the following operational guidelines.

1. Deliver products and services which are of quality, meets or exceeds the expectations of the customers at a fair price. The products and services must be safe, not dangerous to the health of the customers, and reliable. The Company does not limit the customers' right to access its products and services, and determines fair trade conditions for customers.

2. Provide accurate, sufficient, and up-to-date news and information to customers to prevent any misunderstandings in the quality, quantity, or any conditions of the products or services without distorting the truth.
3. Correspond with customers respectfully, effectively, and create reliability for customers. Respond to the customers need promptly to ensure maximum customer satisfaction.
4. Effectuate a data security system for customers. Take care to not allow any customer data or secrets to be used for the illegal benefit of any party. The Company will not disclose customer information without prior consent from the customer or the Company's authorized representative, unless required by law.
5. Prepare a document introducing the service team personnel to customers after transfer of ownership. Monitor and conduct a survey on customer satisfaction. Foster relations with residence and support customers; social responsibility activities as well as to the environment.
6. Make available a channel for customers to make recommendations and file complaints and report problems in connection with the Company, or to request assistance and advice on all matters relevant to the Company.

#### • Customers' personal data privacy

The Company is aware of the importance in keeping customers' data privacy. Any data collected through the Company's communication channels, business transactions, or services, will be treated carefully and reasonably. Any customers' personal data will be protected under the Personal Data Protection Act B.E.2562 and other related laws.

#### Customers' personal data privacy policy

The Company realizes that it is its responsibility by law to communicate its privacy policy – including storing, using, analyzing, processing, sharing, and customers' rights as owners of their own data. The personal data policy details as follows:

##### Sources of personal data

The Company receives personal data from 3 sources:

1. Directly from the customers
2. From the Company's operating system
3. From third parties

##### Sharing personal data

Any personal data received by the Company will not be shared externally, however, the Company may need to share and pass on the personal data to the following agents:

1. External service-providers: strictly necessary only, with appropriate measures to ensure secured transaction when sharing and passing on data under an agreed personal data processing that the Company prepared.

2. Related government authorities: in which the Company must comply by law, enforced judgement, or authoritative orders. Sharing personal data to the authorities will be done only as strictly ordered by the authorities.
3. Other parties: only when customers have agreed to have their personal data be shared to the specified party.

##### Protective measure for personal data privacy

The Company has issued policies and regulations to protect personal data privacy such as ensuring standards for technology security, data loss prevention, security breach, using or sharing data outside of agreed purposes, data misuse, data alteration without permission, and erasing data. Implemented security methods include setting passwords to protect data and limit access to data to make sure only permitted employees can access and are trained to protect personal data privacy.

Furthermore, the Company has put up data security measures to prevent loss, unpermitted access, usage, change, alteration, sharing by unpermitted employees and continuously revise policies as needed, or when technology evolves, to ensure the quality of security. Employees, personnel, representatives, and data collectors must keep customers' personal data private and secured at all times when processing the data.

Whistleblowing channels for violation of personal data:

- A sealed letter to the authorized recipient of complaints, namely Data Protection Officer, addressed as follows:  
To: Data Protection Officer  
No. 9, Soi Ramintra 5, Yaek 23, Anusawari Subdistrict, Bang Khen District, Bangkok 10220
- Data Protection Officer E-Mail: dpo@assetwise.co.th
- Customer service, Personal data protection section  
Tel: 02-168-0000 (everyday, 8.00 am. – 8.00 pm.)
- Website: assetwise.co.th

In the case of personal data breach complaints, the Company will immediately act to repair the situations, continuously prevent any impact, and report the breach to the related authorities and data owners as directed by law.

#### • Provision of Accurate and Complete Details of Products and Services

The Company places importance on communicating information on product details to customers to maintain fairness for consumers under the Consumer Protection Act. The Company's advertising on various channels such as the Company's websites, other websites or platforms, billboards, product brochures, etc. must specify essential details of the products that are correct and complete based on the facts of the Company's products and/or services without advertising that causes misunderstanding



of the essence of products and/or services or propaganda and hype advertising including providing news and information about the Company that is accurate, adequate and timely.

### Fair Treatment of Suppliers, Business Partners, and Contractors

The Company has established a policy to ensure the fair and equitable treatment of suppliers, business partners, and contractors, and has set clear procurement practices to ensure equality and fairness in all procurement processes. Any actions undertaken must take into consideration the Company's reputation, legal compliance, applicable regulations, and recognized business practices. The Company also strictly adheres to contractual obligations with suppliers, business partners, and contractors, while taking into account fairness in business operations and mutual benefits for all parties. Accordingly, the Company has established the following guidelines:

1. The Company treats suppliers, business partners, and contractors with equality under the same conditions so as to be fair to all parties.
2. Provides an opportunity for new suppliers, business partners, and contractors to collaborate with the Company, to ensure skill development and the adoption of new technology. The business partner selection procedure is fair, transparent, and accountable.
3. Provide truthful information and reports to suppliers, business partners, and contractors.
4. Not request, accept, or pay any benefits which are not of honest trade practices to suppliers, business partners, and contractors. To prevent unfair practices, the Company prohibits the acceptance of any property or benefits from suppliers, business partners, and contractors or other persons with a duty or business related to the Company. Gifts received as part of general customs, such as in New Year's, shall be forwarded to the human resources division for common use in the Company.
5. Promote suppliers, business partners, and contractors cooperation in the prevention of corruption by not providing any form of bribery to governmental officers or to employees of the Company to provide any advantage in any case whatsoever.
6. Strictly comply with agreements and all agreed terms and conditions. In the case it is not able to do so, the suppliers, business partners, and contractors shall be notified so as to jointly resolve the matter on the basis of business relations.
7. Determine a clear and timely due date for payment of product price and service remuneration.
8. Take care and assist suppliers, business partners, and contractors to be able to operate its business simultaneously with the business of the Company, without taking unfair advantage thereof.

9. Provide channels through which suppliers, business partners, and contractors can raise complaints on unfair treatment, whereby complaints can be directed to the chief executive officer, the head of the audit committee, and the head of the internal audit team.
10. Put in place measures to keep confidential suppliers, business partners, and contractors confidential information to prevent use of information of business partners for the benefit of any party illegally. Business partner information will not be disclosed without the consent of the business partner or from an authorized representative of the Company, unless required by law.
11. The Company promotes and develops the potential and abilities of suppliers by encouraging suppliers, business partners, and contractors to enhance their potential, knowledge, skills, and expertise to enhance efficiency in working with the Company.

#### • Code of Conduct for Business Partners

The Group intends to ensure that the business operations of its suppliers are transparent, honest, and legal and according to corporate governance principles. The Company is also committed to promoting and supporting society and the environment according to sustainable development guidelines as well as developing the potential of suppliers who are important to the Company's business operations as a part of the supply chain.

Therefore, the Company has established the Code of Conduct for Suppliers to set guidelines for all suppliers who wish to do business with the Company to conduct business ethically according to the law, promote human rights, treat workers fairly and follow occupational health and safety and environmental protection standards. The Company also monitors its operations to ensure compliance with the Code of Conduct for Suppliers as appropriate.

#### Guidelines for the Code of Conduct for Suppliers

##### 1) Business Ethics

**Honesty and Fairness:** Suppliers must conduct business on the basis of righteousness, transparency, honesty, integrity, ethics and in compliance with the law, rules and regulations related to business operations as well as adhering to business principles and fair competition without setting unfair prices or creating unfair competitive advantage while delivering products or service work to be accurate, complete, and on time. In case there is a mistake in the product or services that are already delivered, suppliers must cooperate with the Company to investigate and correct such a mistake to the best of our ability.

Conflict of interest: Suppliers must not be involved in any relationship with directors, executives, or employees of the Company to gain illegitimate benefits or be a person who has a conflict of interest with the Company. In addition, suppliers must not seek personal benefits or benefits of close

Anti-Corruption: Suppliers must cooperate with the Company in combating all forms of corruption and are prohibited from taking any action which is a solicitation or an acceptance of actions that are considered corruption and bribe by giving or promising to provide money, items or special benefits in any form, directly or indirectly to directors, executives, and employees of the Company to gain business benefits or advantages.

In addition, the Company also intends for suppliers to set measures or guidelines to prevent employees/contractors of suppliers from being involved in corruption and cooperate in complying with the Company's Anti-Corruption Policy and measures published in [www.assetwise.com](http://www.assetwise.com) as well as refraining from offering gifts or rewards or any benefits in any festival to directors, executives, and employees of the Company.

Intellectual Property Rights: Suppliers conduct business according to the laws, rules or regulations regarding intellectual property rights with respect of intellectual properties of the Company and others while being careful not to allow employees or related persons of suppliers to violate any intellectual property rights of the Company or any other person.

Confidentiality: Suppliers protect the confidential information of the Company or those involved in the performance of duties of suppliers as agreed even when the process of hiring or doing business with the Company has ended, without disclosing or using confidential information of the Company and all related parties to illegally benefit oneself or others without written consent from the Company unless it is in accordance with legal requirements.

## 2) Human Rights and Labor Rights

Equitable Labor Treatment: Treat employees or employees of suppliers equally and fairly without discrimination against labor due to differences in race, ethnicity, gender, age, skin color, religion, place of origin, marital status, expression of thought, physical condition, or social status.

Labor Protection:

- Do not use child labor under the legal age limit. In case of using child labor, suppliers must provide protection against child labor as required by law. Female employees must not be allowed to work in a manner that may be harmful to health and safety providing protection and legal rights to pregnant female employees.

- Do not hire illegal workers and foreign workers must apply for permission and register with government officers correctly as required by law.
- Treat labors according to the law without engaging in any action that violates, intimidates, threatens, or detains labors in any form while refraining from taking or supporting any action against labors that is considered forced labor or human trafficking.
- No dismissal due to unfair reasons is allowed and termination of employment must follow the procedures as specified by labor law or other relevant laws only.
- Arrange working hours, overtimes and leaves as required by law. Overtime or working on holidays must be voluntary by employees.

Wages and Benefits: Pay wages, overtimes, holiday allowances that employees are entitled to receive according to the law to employees correctly, fairly, and appropriate to the nature of the work and working period. The wage rates must not be lower than the rate specified by law. Wages including statutory benefits must be paid in a timely manner.

## 3) Occupational Health and Safety

Suppliers maintain a safe working environment, workplace and good occupational health that facilitate effective work according to the law, rules, regulations, and other requirements, as well as ensuring the control of safe work procedures to prevent accidents and health impacts that may occur from performing work.

Suppliers provide measures or work plans that will effectively guarantee the safety of labors both in normal conditions and in emergency situations including organizing training to provide knowledge and understanding to employees or workers regarding safety and the implementation of the plans. Suppliers must be ready to handle emergency situations properly in the event of an accident or a unusual situation.

## 4) Environmental Management and Sustainable Development

Suppliers must perform their works in accordance with laws related to the environment or laws, rules and regulations on health and safety as specified.

In addition, suppliers must conduct business by taking into account the impact on communities, society and the environment resulting from their operations while ensuring the control of environmental impacts that may occur from operations. Besides, suppliers must issue measures to prevent and reduce environmental impacts from the production and transportation processes, which cover the pre-operation period, operation period and after construction work as well as



considering the use of energy and resources efficiently for the maximum benefit. Plans must be in place for the disposal of wastewater, garbage, and air pollution including the mitigation of the impact on the environment according to the 3R approach (Reduce, Reuse, Recycle).

Additionally, efficiency improvements and innovation development should be promoted to jointly think, take action, and exchange knowledge and experiences to achieve continuous improvement and development of work processes, leading to enhanced efficiency or innovation in business with the Company.

• Credit terms for suppliers, business partners, and contractors' policy

The Company has established a Credit Term Policy for suppliers, business partners, and contractors in order to define standardized criteria for managing credit terms. This policy serves as a guideline for the determination, monitoring, and transparent management of credit terms. The credit term period is determined appropriately in accordance with the operational requirements between the Company group and its suppliers, business partners, and contractors.

Credit Term Determination Details

Suppliers: Major Contractors or Subcontractors	Credit Terms 15-30 days
Suppliers: Vendors	Credit Terms 15-60 days

Credit terms with each supplier will be determined by the Company according to the type of work, process, partnership history, and other factors while maintaining standards and fairness for every business partner.

Respect for Children's Rights

The Company is committed to respecting and supporting children's rights across all aspects of its business operations. This commitment covers the Company's own activities as well as potential impacts on children arising from its business operations and those of its stakeholders and related parties, including suppliers, business partners, contractors, workers, and other business affiliates. The Company has established the following principles:

1. The Company strictly prohibits the employment of child labor in its business operations. This requirement also applies to suppliers, business partners, contractors, workers, and other business affiliates. The Company also supports and promotes efforts to eliminate child labor.
2. The Company conducts its operations and activities with due consideration for the protection and safety of children.

3. The Company develops products and services with consideration for children's safety and promotes awareness of children's rights through its products and services.
4. The Company ensures that communications, advertising, public relations, and marketing activities are carried out with care and in a manner that respects and supports children's rights.
5. The Company conducts its business with consideration for establishing appropriate systems and measures to ensure the safety and protection of children.
6. The Company provides assistance and protection for children affected by emergency situations and disasters.
7. The Company supports and cooperates with government agencies, communities, and society in promoting and protecting children's rights.

Anti-corruption and Bribery

The Company realizes that corruption and bribery are serious threats that cause damage to economic and social development as well as being obstacles to the Company's sustainable growth. The Company has therefore established a policy against corruption and bribery.

Corruption means bribery in any form, including offering or receiving, promising, giving, requesting or demanding in the form of money or assets, or other inappropriate benefits to government officials, government agencies, private sector agencies, business partners, customers and all stakeholders, whether directly or indirectly, in order for such persons to act, refrain from acting in any way in their positions or to use their power in positions in order to obtain and maintain business benefits, competitive advantage as well as recommending business to a specific Company or to obtain or maintain any other inappropriate benefits for oneself or others, except in cases where laws, regulations, announcements, rules, local customs, or trade practices permit.

Bribes mean assets or any other benefits given or offered to be to a person in order for that person to act or refrain from acting as desired by the person offering the bribe.

The Board of Directors has established an Anti-corruption Policy that covers all forms of corruption and bribery, including giving items or other benefits, receiving items, benefits or entertainment, giving or receiving bribes, providing financial support, charitable donations or financial support, political assistance, facilitation payments, as well as business relationships or procurement, whereby any action of the Company must be free from corruption and bribery.

In addition, the Board of Directors promotes and supports various actions in accordance with the Anti-Corruption Policy and measures to achieve efficiency and ensure that the Management is aware of and places importance on anti-corruption and bribery, as well as complying with the anti-corruption and bribery measures. The Company has published the Anti-Corruption Policy in both Thai and English on the intranet system and the Company's website ([www.assetwise.co.th](http://www.assetwise.co.th)) for directors, executives, employees, investors, interested persons, and stakeholders to use as a guideline for their actions.

#### • Anti-corruption Policy

“No director, executive, or employee of the Company shall tolerate any form of corruption, whether in respect of governmental authorities, private entities, or persons directly or indirectly involved, to acquire business of the Company or for its own benefits which is not ethically appropriate, namely, promising to give or accept any item, gift, entertainment, donation, or any other benefit from the person in business.”

The anti-corruption and bribery policy covers all business partners, customers, and interested persons of the Company both domestically and abroad. The Company holds an examination on its anti-corruption and bribery policy on an annual basis to assess the employees' understanding of the observance of the policy, and conduct risk assessment in relation to the likelihood of corruption, so as to be able to determine an approach and plan to prevent risks in relation to corruption, as well as to monitor the results of such risk management. The Company also trains employees on the anti-corruption policy and practice of the Company at least once a year.

#### • Anti-Corruption and Anti-Bribery Guidelines

1. Announce “No-Gift Policy” for festive times such as new year festival or any other occasion to create a good norm in doing business and communicate to directors, executives, employees, and business counterparties and suppliers of the Company.
2. Ensure reliable financial reporting, efficient work systems, assessment on corruption risk and bribery in business processes as well as continuous monitoring to promote operational transparency.
3. Support and develop knowledge and understanding for employees in the organization especially those who work directly with the Company's stakeholders in order to foster a good mindset and cultivate an organization culture with zero tolerance towards corruption and bribery.
4. Put in place channels for whistleblowing and complaint filing for actions that can lead to corruption and bribery while the Company protects and treats whistleblowers fairly, including

employees who reject to be involved in corruption and bribery or those who expose fraud cases related to the Company. Details can be found in Whistleblowing Policy.

5. Regard any action, involvement, or act of conniving in corruption and bribery as a misconduct against the Company's business ethics. Wrongdoers will be subject to disciplinary actions as well as legal actions in case of law violations.
6. Guidelines for directors, executives, and employees.
  - 6.1 Directors, executives, and employees must strictly observe “Anti-Corruption and bribery Policy” and shall not be involved in any corruption or fraud activity, either directly or indirectly.
  - 6.2 Directors, executives, and employees of the Company shall not abuse the entrusted power for personal gain or to favor family members, friends or close persons, whether directly or indirectly, including engaging in business activities such as conducting any activity to sell personal products or services to the Company or engage in a business that directly or indirectly competes with the Company.
  - 6.3 Executives and employees of the Company shall not neglect or ignore any incident they witnessed which may be considered Company-related corruption and bribery. It shall be deemed a duty to inform such matters to their supervisor or a person in charge or through the whistleblowing channel, as well as to cooperate in any investigation.
  - 6.4 Executives and employees of the Company shall not solicit or receive any undue benefits from the stakeholders of the Company in accordance with the regulations concerning the acceptance and offering of items of value, gifts, or other benefits. The executives and employees shall exercise caution to refrain from providing any hospitality or entertainment to the Company's stakeholders who may gain undue advantage from their performance of duties.
  - 6.5 The employees of the Company shall be responsible for informing the Company's stakeholders of the “No Gift Policy” and requesting them to comply with such policy on various occasions such as major festivals.
  - 6.6 Executives and employees of the Company shall cooperate with the internal audit and internal control units on the investigation process by providing information when witnessing a corruption or fraud activity and reporting any suspicious activity. The Company will ensure that protection and fair treatment are given to the whistleblowers or complainants and all information are kept confidential.



## • Implementation Guidelines and Requirements

This Anti-Corruption and bribery Policy applies to all types of activities undertaken by the Company. Any practice under this Policy shall be implemented according to the anti-corruption and bribery guidelines and other guidelines prescribed by the Company in order to maintain integrity in the performance of activities highly susceptible to corruption and bribery. The Company's directors, executives, and employees at all levels shall carry out the following matters with diligence:

The company has established measures to address issues that may lead to corruption, fraud, and bribery as follows:

### 1. Acceptance of Gifts and Other Benefits

- 1.1 The Company's directors, executives, and employees shall refrain from receiving any item of value or other benefits from the stakeholders of the Company, such as gifts, contributions, entertainment, and donations.
- 1.2 Employees shall be responsible for informing the Company's business counterparties and stakeholders of the "No Gift Policy" on an occasional basis and request the stakeholders to comply with such policy.
- 1.3 In the event that it is necessary or inevitable to receive the gifts or other benefits, such as the supplier is not aware of the "No Gift Policy" and has already brought the gift, or the employee is in a situation in which he/she has to accept the gift for the sake of maintaining a good relationship with an individual or organization, the following practices shall be adopted:
  - 1) Employees at the department manager level or higher shall be responsible for receiving the gift, of which the value must not exceed 3,000 baht. Any gift with the value of more than 3,000 baht shall not be accepted, whereupon the person offering the gift shall be informed of the "No Gift Policy".
  - 2) Employees must report the receipt of gifts/items of value and return the gifts/items of value received to the Human Resources Department immediately to be handled as deemed appropriate. If the gift is a perishable food or an item with a limited shelf life, the human resources manager may distribute such gift to employees as deemed appropriate
- 1.4 Any gift, souvenir, or prize or any other item offered to the Company from winning a competition or entering into a contract with a business partner, or from any activity organized to congratulate or compliment the Company on its achievement, may be accepted in the name of the Company. In such case, an employee at the manager level or higher shall be assigned to accept the gift, and such gift shall be deemed the property of the Company.

1.5 The Company permits acceptance of any gift that is worth no more than 500 baht, such as calendars, pens, and notebooks, during traditional festivals, public relations events, or seminars

1.6 In requesting a party, training, seminar, study visit or business visit from stakeholder involved in the company's operations to pay the expenses. can't do unless it is appropriate. according to tradition or laws, It is a proposal made between an organization, not an individual, and must be reviewed and approved according to the company's approval authority.

### 2. Offer of Gifts or Other Benefits

To prevent corrupt activities, the offering of gifts or other benefits to customers, suppliers, business partners, or stakeholders shall be carried out under the condition that it is appropriate to the occasion such as during a traditional festival; it complies with applicable laws; and it does not influence or induce the recipient so as to gain personal advantage. In addition, the executives and employees of the Company shall strictly observe and comply with the regulation concerning the approval authority.

### 3. Charitable Donation or Sponsorship

The offering or acceptance of donations, contributions, sponsorships, or other charitable grants shall be conducted with transparency and in compliance with law and with reasonable confidence that such sponsorship is not exploited as a maneuver for bribery. In the event of a large amount of donations or sponsorships, the Company shall propose to the authorized person in accordance with the regulation concerning the approval authority.

### 4. Political Contribution

The Company shall operate its business with political neutrality by not providing any support or acting in favor of any particular political party and shall not provide any funding or resources in support of any political party, politician, or candidate in a political election, whether directly or indirectly.

The Company prohibits all directors, executives, and employees from exploiting their position, property, time, and the Company's facilities to facilitate or support any political activity, political organization, or other political affairs, as well as prohibiting them from abusing their power to induce, coerce, or force their colleagues or subordinates to support any particular political activity.

## 5. Business Relationship and Procurement

The offering and acceptance of a bribe shall be strictly prohibited when engaging in any business with a business partner, contract party, or public and private organization. All business activities shall be carried out with transparency and in compliance with law.

## 6. Entertainment expenses and other expenses

Paying for entertainment expenses and other expenses to build business relationships with partners or persons related to the business of the Company is allowed but must be in accordance with the approval authority of the Company. In addition, such entertainment expenses must be subject to the condition that it must not be done in order to gain any advantage, and/or in exchange for obtaining assistance or benefits improperly, and/or lead to any action that may give rise to bribery or corruption.

## 7. Facilitation Payment

Facilitation payments are prohibited if they lead to corruption. The Company refuses to give, ask or accept bribes or facilitation fees that may lead to corruption both directly and indirectly, or lead to facilitate business operations of all kinds to the staff and government agencies in any form. The Company has a policy of dealing with the government in a transparent and honest way, in accordance with the procedures set by government agencies and relevant laws.



Anti-corruption Policy details as follows:  
<https://investor.assetwise.co.th/th/corporate-governance/anti-fraud-policy>

## Treatment for Creditors

The Company has a policy regarding fair treatment and responsibility for creditors, both trade creditors or financial institutions, in repaying outstanding debts on time according to the agreements or contract terms, especially regarding the guarantee conditions and capital management. Default on debt must be avoided to maintain the Company's credibility with creditors and financial institutions so that they consider the Company as an excellent customer to do business with at all times including strictly complying with the conditions set by creditors by adhering to principles of treatment of creditors to ensure fairness for both parties. Therefore, guidelines for creditor treatment have been established as follows:

1. Provide accurate, complete and truthful information, sufficient for creditors' needs.

2. Provide a fair contract that complies with the law and is without characteristics of taking advantage of the counterparty who is a creditor of the Company.
3. Use loans approved by creditors or financial institutions in accordance with the mutually agreed objectives.
4. Maintain an interest-bearing debt ratio in accordance with the rate set by financial institution creditors.
5. Repay debts to creditors accurately and completely in a timely manner.
6. Strictly follow the information disclosure requirements including reporting of important events that occur and may have a significant impact on the financial status and may affect the payment of the Company's debts to creditors as well as finding ways to prevent and mitigate risks and damages that may occur.
7. In case the Company faces financial problems or important events that may significantly affect the financial status or ability to repay the debt, the Company will set up a plan to solve financial problems fairly for creditors to strictly comply with the conditions, terms of the contracts specified by creditors or financial institutions especially guarantee conditions. For capital management, an appropriate structure must be in place to build confidence among creditors regarding the Company's financial position and ability to repay debts including maintaining the quality of assets used as collaterals to be as specified by creditors or financial institutions.

## Treatment of Competitors

The Company is committed to treating competitors with fairness and transparency. The Company conducts its business in accordance with good corporate governance principles and fair competition practices, in compliance with applicable laws, commercial customs, and internationally recognized best practices related to competition law. The Company has therefore established the following guidelines:

1. Conduct business within the framework of generally accepted rules of fair competition.
2. Support and promote free and fair trade, without engaging in monopolistic practices or requiring business partners to trade exclusively with the Company.
3. Refrain from violating confidentiality or obtaining competitors' trade secrets through dishonest, unethical, or unlawful means.
4. Refrain from damaging the reputation of competitors through defamatory statements, unfair competition, slander, harassment, or distortion of facts.
5. Refrain from entering into commercial agreements or engaging in any conduct that may result in unfair competition or trade monopolization.



## Treatment of the Community and Society

The Company is always aware that it is a part of society, and thus has a responsibility towards society. Such responsibility includes the support of activities of the community to improve the quality of life and economic conditions of the community. The Company believes that to sustainably grow and survive in society, in addition to offering quality products and uphold professional integrity, the Company must also be responsible for the improvement of society at large.

### • Strategy for Treatment of the Community and Society

The Company continues to foster sustainable development by focusing on all stakeholders under the strategy for sustainable business operations that covers treatment of the community and society.

1. Consider and mitigate the impacts of business operations on the community and society, from before the construction of the Company's projects until the completion, which must strictly comply with legal requirements while listening to the opinions and concerns of the surrounding community and society that may be affected and taking appropriate action to respond to the needs.
2. Develop the quality of life of people in the community and society by implementing various activities and projects to jointly solve community problems, responding to the needs of the community, as well as supporting the community in various aspects such as employment opportunities, income generation, livelihood creation, and delivering long-term benefits to the community.
3. Invests by allocating budget, assets, resources, technology, and the capabilities of its employees to support the development of communities surrounding the Company and its project sites. This aims to create shared value with the community while contributing to the improvement of well-being, quality of life, and the local economy of people living in the areas surrounding the Company and its projects.
4. Make charitable donations and participate in volunteer activities and corporate social responsibility (CSR) activities to raise awareness of employees to continuously create value for the society.

The principles and practices in the community and social aspects are as follows..

1. Adhere to business commitments, taking into consideration the benefits and sustainability of the community and society
2. The company conducts its business with consideration for the community and society, ensuring that its operations related to the business are in compliance with the legal requirements and in accordance with the laws governing the real estate development industry. Additionally, the company ensures that its business operations adhere to environmental regulations and standards to prevent and reduce any potential impact on the community and society.



3. Raise awareness and communicate and educate employees on Community and Society responsibility to employees of all levels.
4. promotes and encourages its tenants to participate in social development and to prioritize social issues through their business operations, as well as through projects and activities organized by the Company or by the tenants themselves.
5. Explore and become acquainted with the relevant rules and regulations to prevent operating business in a manner which impacts social or community way of life. Be respectful of the customs and traditions of each locality which the Company conducts business.
6. Is able to adjust to changes and respond promptly and effectively to situations which impact the environment, the community, life, and property, as a result of Company operations. Cooperate fully with governmental authorities and relevant entities.
7. Continuously organize activities which enhance the community and the environment to improve the quality of life of the community whether by itself or in collaboration with public and private sectors, and the community itself.
8. Adhere to standard safety measure required by law.
9. Develop projects which are able to enhance benefits to the community in a tangible manner. Monitor and conduct assessments in the long term.
10. Urban regeneration and city development initiatives through its development projects and through collaborations with the public sector. These initiatives aim to enhance and improve the quality, safety, and visual landscape of urban areas, creating well-organized, attractive, and safe environments that benefit residents and the wider community.

## Safety, Occupational Health and Work environment

AssetWise is committed to promoting the Company's operations in the value chain according to the safety, occupational health and work environment standards to reduce the risk of loss and create added value for the Company. The Company has established the Safety, Occupational Health and Work Environment Policy for employees, contractors and external parties involved in the Company's operations to be aware of and strictly adhere to with the purpose of operating according to the policy as well as issuing guidelines for risk management and prevention of such matters. To continuously enhance the management and response to potential incidents that may arise.

### • Safety, Occupational Health and Work Environment Policy

1. Support and place importance on the Company's operations that strictly comply with safety laws and other relevant regulations.
2. Commit to prioritising safety risks that may arise across all operational areas of the Company, including work-related accidents, occupational injuries, damage to the Company's and stakeholders' property, as well as emergency incidents or disasters. The Company aims to ensure preparedness and establish effective management plans to address potential safety issues.
3. Put work safety as the responsibility of employees, contractors and external parties involved in the Company's operations.
4. Establish a management system to improve work processes efficiently, focusing on the development of quality and safe products to deliver to customers.
5. Manage risks to prevent losses from accidents at work to life, property and work processes, as well as promoting good hygiene, occupational health and work environment for employees, contractors, stakeholders and external parties involved in the Company's operations.

6. Establish a business continuity management system to manage the organization in the event of disasters, natural threats, security threats, hazards from infectious diseases and other dangers and set out guidelines for effective management.
7. Prevent and reduce environmental impacts that affect the Company's operations and maintain biodiversity and ecosystems for the Company's projects while focusing on pollution prevention and promotion of the efficient use of resources to achieve the goal of zero greenhouse gas emissions.
8. Support activities that promote safety, occupational health and work environment, which help stimulate, promote and develop awareness among employees, contractors and external parties involved in operations with the Company.
9. Ensure continuous review, improvement and development of the safety, occupational health and work environment management system.

### Innovation development

The Company supports innovation that creates business value as well as value to customers, stakeholders, society, and environment. The following methods are used to encourage innovation within the company:

1. Organize activities that allow employees to brainstorm for innovative ideas that add value to the business operation and its products, and apply the innovation to the Company
2. Search for innovation or appropriate technology to help manage business operations or can be applied to the Company's real estate development projects
3. Supports employee education on innovation and new technology for their respective functions and the company's business
4. Corporate with business partners and alliances to search for and create innovation to be used in the Company's business, products, and services

### Targets for sustainability management on social dimension

Topic	Indicator	Targets
Human rights	No human rights violation	None
	Training for staff on the human rights policy	100%
Anti-corruption	No anti-corruption and bribery violation	None
	Cost of fines, penalties or settlements in relation to corruption and bribery	None
	Training for staff on the anti-corruption policy	100%
Employees	Employee Engagement	80%
	Human resources development (hours/employee/year)	5 Hours
	Employee resignation	15%

Topic	Indicator	Targets
Customer	Satisfaction with Products	90%
	Satisfaction with Services	90%
	To maintain a strong reputation among project residents, as reflected in the Net Promoter Score (NPS).	17%
	Reputation among project visitors, as measured by the Net Promoter Score (NPS).	85%
	Complaints regarding customer personal data protection	None
Suppliers and business partners	Percentage increase in Green Procurement from the previous year	5%
	Violation Suppliers and business partners	None
Creditors	Violation of the terms or financial contract	None
Competitors	Unfair trade practices complaint	None
Community and society	Violation of laws and regulations related to the community and society.	None
	Fines incurred from mitigating damages to communities and society	None
	Community and social projects conducted in partnership with partners	10 Projects
Supervision of health and safety at work	Lost Time Injury Frequency Rate (LTIFR)	0 cases per working hour

## Social Performance Results

### Human rights

The Company is committed to conducting its business with respect for human rights in accordance with internationally recognized standards. The Company adopts the principles set forth in the United Nations Guiding Principles on Business and Human Rights (UNGPs), the United Nations Global Compact (UNGC), the Universal Declaration of Human Rights (UDHR), and the international labour standards of the International Labour Organization (ILO) as key frameworks for establishing its human rights policies and practices. These frameworks guide the Company in preventing human rights violations affecting all stakeholder groups throughout its value chain. The Group therefore promotes comprehensive human rights management across all stages of its operations. This includes establishing processes for human rights due diligence and human rights risk assessments, as well as developing risk management plans and preventive measures to mitigate potential human rights impacts. Through these measures, the Company aims to ensure that its business operations do not cause or contribute to human rights violations. In addition, the Company encourages its suppliers and business partners to recognize and strictly adhere to human rights principles in their operations.

Oversight of human rights governance and implementation is undertaken by the Corporate Governance Committee, a sub-committee appointed by the Board of Directors. Human rights considerations are integrated into the Company's sustainability management framework, including the formulation of human rights policies and guidelines and the implementation of human rights management across the Company's value chain. These policies and practices are communicated and cascaded to relevant functions responsible for human rights implementation, such as business units, the Human Resources function, the Procurement function, and the Corporate Social Responsibility function.

In addition, the Risk Management Committee oversees human rights-related risks as part of the Company's enterprise risk management framework. The Risk Management function is responsible for coordinating and implementing measures to identify, manage, and respond to potential human rights risks arising from the Company's operations and throughout its value chain.

### Human Rights Performance Targets

Indicators	Targets	Results 2025
Human Rights Violations and Disputes	None	None
Employees Trained on the Human Rights Policy	100%	100%

## Human Rights Management

The Company has integrated human rights considerations into its business operations throughout its value chain and promotes the engagement of all stakeholder groups in respecting human rights principles. In 2025, the Company implemented the following human rights management initiatives:

1. The Company announced and regularly reviewed its Human Rights Policy to ensure alignment with internationally recognized human rights standards. The policy is implemented across the organization and communicated to relevant stakeholders to promote consistent understanding and sustainable implementation.
2. The Company conducted human rights risk assessments and implemented a comprehensive human rights due diligence process. This process involved engagement with key stakeholders, including customers, suppliers, contractors, workers, business partners, and vulnerable groups, to identify potential human rights issues and develop appropriate measures to prevent human rights violations.
3. The Company established performance targets to monitor and evaluate the effectiveness of its human rights management practices and to ensure continuous improvement.
4. The Company has established mechanisms for receiving and responding to complaints and grievances. Appropriate remediation measures are implemented through stakeholder engagement in cases where human rights violations occur.
5. The Company continuously communicates and provides training to employees at all levels to enhance awareness, knowledge, and understanding of human rights principles and the Company's Human Rights Policy.
6. The Company promotes and supports the respect for human rights among all stakeholder groups throughout its value chain, encouraging suppliers and business partners to operate in accordance with human rights principles and responsible business practices.

## Comprehensive Human Rights Due Diligence

The Company has reviewed its comprehensive human rights due diligence practice in order to identify and assess potential human rights issues arising from the Company's business operations, covering all stakeholders throughout the value chain, in order to prevent and mitigate them, and to establish guidelines for managing the risk of human rights violations for effective operations throughout the Company per following:

Human rights impact evaluation	<ul style="list-style-type: none"> <li>- Indicate areas at risk of human rights violation from the Company's operation</li> <li>- Identify stakeholders and affected employees as the result of human rights violation</li> <li>- Evaluate the risk level of human rights violation</li> <li>- Evaluate the potential impact on human rights violation</li> </ul>
Effectiveness monitoring	<ul style="list-style-type: none"> <li>- Set up measures to prevent or mitigate the effect of human rights violation</li> <li>- Assign accountability for the measures to prevent or reduce the effect of human rights violation</li> <li>- Track the progress of the measures to prevent or reduce the effect of human rights violation and continuously revise the measures as appropriate</li> </ul>
Remedy	<ul style="list-style-type: none"> <li>- Set out remedial measures to provide compensation to those affected by violations of or non-compliance with human rights principles.</li> <li>- Provide remedies for those affected by human rights violations with the high level of risk and severity of the impact first, then follow by those affected in other groups.</li> </ul>
Whistleblowing channels	<ul style="list-style-type: none"> <li>- Set up channels for reporting information and receiving complaints regarding violations of or non-compliance with human rights principles according to the whistleblowing policy.</li> </ul>
Stakeholder Engagement	<ul style="list-style-type: none"> <li>- Engage with affected stakeholders in the value chain to comply with human rights</li> </ul>

## Human Rights Risk Assessment

The Company assesses and identifies key human rights issues through its comprehensive Human Rights Due Diligence process in order to determine potential human rights risks associated with its business operations across the value chain. Such risks are evaluated based on both the likelihood of occurrence and the potential severity of impacts related to the Company's activities. Human rights risk assessments are conducted in conjunction with the Company's annual enterprise risk assessment process. In addition, human rights considerations are integrated into key operational processes, including due diligence reviews, joint venture and merger and acquisition (M&A) activities, as well as the Environmental Impact Assessment (EIA) process undertaken during project development. Stakeholders who may be affected by human rights impacts are engaged as part of the assessment process

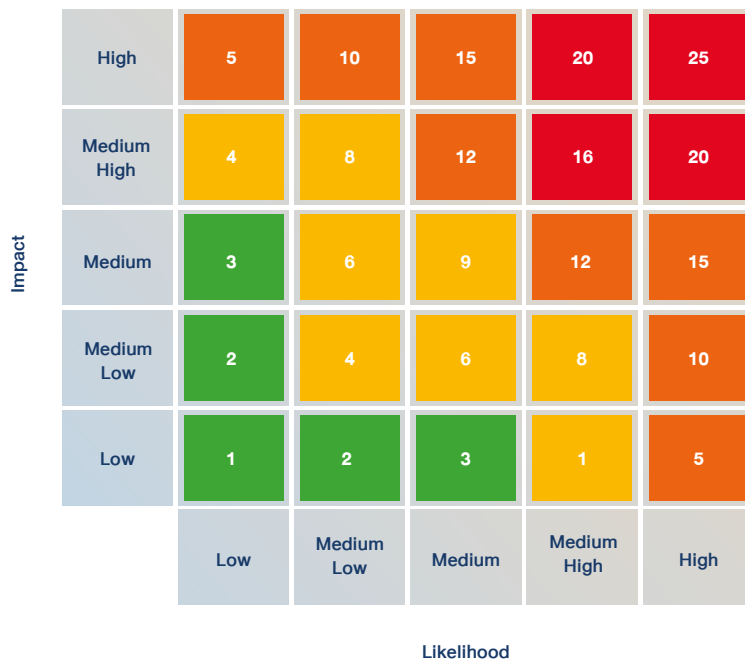
to help identify potential issues and evaluate the effectiveness of mitigation measures. All identified risks are subsequently managed through the establishment of appropriate mitigation measures and management plans to ensure effective prevention, response, and monitoring of human rights risks in the Company’s operations and throughout its value chain.

### Key Human Rights Issues throughout the Company's Value Chain

Value Chain	Stakeholders	Key Human Right Issues
Land Acquisition	<ul style="list-style-type: none"> <li>Creditors</li> <li>Local communities</li> </ul>	<ul style="list-style-type: none"> <li>Long-term impacts of the Company's projects on local communities</li> <li>Contract compliance and debt repayment capability</li> </ul>
Design	<ul style="list-style-type: none"> <li>Suppliers</li> </ul>	<ul style="list-style-type: none"> <li>Long-term impacts of the Company's projects on local communities</li> </ul>
Funding Management	<ul style="list-style-type: none"> <li>Creditors</li> </ul>	<ul style="list-style-type: none"> <li>Contract compliance and debt repayment capability</li> </ul>
Procurement	<ul style="list-style-type: none"> <li>Suppliers and business partners</li> </ul>	<ul style="list-style-type: none"> <li>Illegal and forced labor</li> </ul>
Marketing and Sales	<ul style="list-style-type: none"> <li>Competitors</li> <li>Customers</li> </ul>	<ul style="list-style-type: none"> <li>Fair competition and non-discriminatory trade</li> <li>Harassment or improper treatment of customers</li> <li>Violation of customer personal data</li> </ul>
Construction Management	<ul style="list-style-type: none"> <li>Suppliers, business partners and contractors</li> <li>Local communities</li> </ul>	<ul style="list-style-type: none"> <li>Illegal and forced labor</li> <li>Long-term impacts of the Company's projects on local communities</li> </ul>
Quality Control	<ul style="list-style-type: none"> <li>Customers</li> </ul>	<ul style="list-style-type: none"> <li>Product quality and safety standards</li> </ul>
Delivery	<ul style="list-style-type: none"> <li>Customers</li> </ul>	<ul style="list-style-type: none"> <li>Product quality and safety standards</li> </ul>
After Sales Services	<ul style="list-style-type: none"> <li>Customers</li> </ul>	<ul style="list-style-type: none"> <li>Equitable and equal treatment of customers</li> </ul>
Organization Management	<ul style="list-style-type: none"> <li>Employees</li> <li>Shareholders</li> </ul>	<ul style="list-style-type: none"> <li>Violation and improper treatment of employees</li> <li>Equality of rights of all shareholders</li> </ul>

### Human Rights Risks

The Company analyzes key human rights issues to assess potential risks based on the severity of the impacts associated with such issues. The assessment considers potential impacts on the Company’s business operations as well as on stakeholders who may be affected. Special consideration is given to vulnerable groups who may be at greater risk of human rights impacts, including women, children, local communities, migrant workers, workers employed through third parties, persons with disabilities, pregnant women, and individuals of diverse gender identities.



**High-risk areas in red zones and orange zones**

- Risks that require measures to address the risks
- Violations and Improper Treatment of Employees
  - Illegal and forced labor
  - Threat and improper treatment of customers
  - Long-term impacts from the Company’s projects to local communities

Stakeholders affected by human rights risks throughout the value chain



Based on the analysis and assessment of human rights risks, the Company has identified the following high-level human rights risk issues for 2025:

Risk Issues	Violations and Improper Treatment of Employees
Stakeholders	Employees
Risk Details	Human rights risks that may arise from employees' work at the Company's workplace, which may be violated, threatened including improper treatment, and discrimination between employees or supervisors.
Control and Preventive Measures	<p>The Company adheres to human rights respect and protection principles for employees and carried out the following:</p> <ul style="list-style-type: none"> <li>- Established human rights policies and practices, business ethics as guidelines for work practices, which employees must be treated equally without discrimination based on origin, race, nationality, gender, age, skin color, religion, disability, status, family, education, or any other status that is not directly related to work.</li> <li>- Set up a Welfare Committee in the Workplace to represent employees in employee welfare and benefits negotiations.</li> <li>- No forced labor, human trafficking, child labor, or illegal labor in any form.</li> <li>- Ensured proper employment in accordance with the law while compensation is aligned with related labor laws, appropriate for the position and responsibilities of work and is comparable to businesses in the same industry, set appropriate working hours according to the law, maintained a good work environment, and protected work safety.</li> <li>- Protected and cared for human rights of vulnerable groups of employees, including hiring disabled people, taking care of the convenience of work for disabled people and pregnant women appropriately to ensure that all employees have a good quality of working life.</li> <li>- Placed importance on differences and diversity of employees in managing work and providing appropriate and equal welfare for all diverse groups of people as well as accepting all differences.</li> </ul>

Risk Issues	Illegal and forced labor
Stakeholders	Suppliers, Business Partners, Contractual Partners, and Contractors
Risk Details	Human rights risks from labor toward employees, workers of suppliers, business partners and contractors, which may involve illegal employment, inappropriate and unlawful compensation, forced labor, child labor, inappropriate working hours, including the care of employee well-being and occupational safety.

Control and Preventive Measures	<p>The Company focuses on engaging with suppliers, business partners and contractors to promote and support human rights undertakings, especially on labor issues by carrying out the following:</p> <ul style="list-style-type: none"> <li>- Established the Code of Conduct for Suppliers by setting human rights issues to promote and support suppliers to treat workers equally, set out labor protection measures in accordance with the law, refrained from using child labor, hiring illegal workers, having unfair dismissal, as well as specifying working hours, overtime work and leaves in accordance with the law while paying wages and benefits to employees correctly, fairly and appropriately for the nature of the work, with wage rates not lower than those stipulated by law.</li> <li>- Conducted an on-site ESG audit with human rights and labor issues as one of the criteria for selecting suppliers, business partners and contractors.</li> <li>- Established respect for human rights and labor practices as part of the criteria for evaluating the performance of suppliers, business partners and contractors.</li> <li>- Provided channels for reporting information and complaints in accordance with the Company's Whistleblowing Policy.</li> </ul>
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Risk Issues	Threat and improper treatment of customers
Stakeholders	Customers and Tenants
Risk Details	Potential human rights risks to the Company's customers may arise from the customers being subjected to human rights violations, including harassment, mistreatment or discrimination by the Company's employees.
Control and Preventive Measures	<p>The Company places importance on taking care of customers through quality products that are safe and with standards, as well as providing services to customers with respect for human rights and equality. Therefore, the following measures have been implemented:</p> <ul style="list-style-type: none"> <li>- Established principles of treatment for customers in the Code of Conduct, which requires treating customers equally without discrimination or limitations based on customer differences.</li> <li>- Developed projects in accordance with safety standards and other standards specified in the Environmental Impact Assessment (EIA) report in order to deliver quality and safe products to customers.</li> <li>- Ensured that Customer Relations Management Department provided appropriate customer care with respect to equality and equity.</li> <li>- Provided channels for reporting information and complaints in accordance with the Company's Whistleblowing Policy.</li> </ul>

Risk Issues	Long-term impacts from the Company's projects to local communities
Stakeholders	Local Communities
Risk Details	Real estate development projects in local community areas may incur human rights risks that directly and indirectly affect the well-being and quality of life, health, hygiene and safety of people in local communities in the vicinity of the Company's projects.
Control and Preventive Measures	<p>The Company is aware of the potential impacts of the Company's project development that may lead to human rights violations of local communities surrounding the Company's project areas. Therefore, the following measures have been implemented:</p> <ul style="list-style-type: none"> <li>- Prepared an Environmental Impact Assessment (EIA) report to analyze impacts and responses to prevent, correct or remedy potential impacts before, during and after the constructions.</li> <li>- Operated in strict accordance with safety, occupational health and work environment standards to ensure health and safety in local communities.</li> <li>- Implemented projects to develop the quality of life of people in the community through projects to support small shops in the community, provided employment to people in local communities, and took care of the environment of local communities, etc.</li> <li>- Initiated corporate social responsibility (CSR) projects continuously.</li> </ul>

The Company has established a regular monitoring and review of human rights risks through the Risk Management Committee on a quarterly and annual basis, with the Risk Management Working Group and Risk Management Unit responsible for implementing various measures to respond to risks and regularly reviewing risks in case of any incidents occurring throughout the year.

### Human Rights Grievance Management and Remediation

The Company has established a grievance mechanism covering all stakeholder groups, both internal and external, through its

Complaint and Whistleblowing Policy to enable stakeholders to report concerns or violations related to human rights

#### Human Rights Grievance Channels

##### 1) “Complaint Box”

Complaint boxes are provided for stakeholders to submit complaints or concerns.

##### 2) Submission via Sealed Letter

Complaints may be submitted in a sealed envelope directly to the designated recipients as follows:

To: Chairman of the Audit Committee / Chief Executive Officer / Head of Internal Audit

AssetWise Public Company Limited  
9 Soi Ramintra 5 Yak 23, Anusawari Subdistrict,  
Bang Khen District, Bangkok 10220, Thailand

##### 3) Submission via E-mail Complaints may also be submitted via email at CG@assetwise.co.th or directly to the designated recipients as follows:

- Chairman of the Audit Committee: kriengkrai.cg@assetwise.co.th
- Chief Executive Officer: Kromchet.cg@assetwise.co.th
- Head of Internal Audit: ia@assetwise.co.th

The Company has established clear and appropriate procedures for handling complaints to ensure transparency, fairness, and accountability. Measures are also in place to protect whistleblowers and complainants, including confidentiality safeguards and non-disclosure of the complainant’s identity. In addition, appropriate disciplinary actions are imposed on individuals found to have committed wrongdoing.

In addition, in case of human rights violation, the Company is committed to providing fair and appropriate compensation to those affected while refraining from discriminating or obstructing their rights to claim and access any of the Company's compensation processes. The Company will determine measures and methods for providing compensation to those affected quickly and fairly, both in the form of financial compensation, such as money, expenses for damage, compensation or assistance, or it may be in kind or as a substitute for the damages that have occurred, and other remedies other than financial compensation such as providing advice, recommendations, and sourcing experts to participate in resolving the impacts.

#### Human Rights Complaint

In 2025, the company had no cases of complaints or lawsuits regarding human rights violations.

#### Human rights Complaint and human rights violations

Human rights violations	2023	2024	2025
	1	0	0

#### Anti-Corruption and Bribery

The Company attaches importance to anti-corruption and bribery. It will conduct business with integrity, honesty, transparency, and fairness, in accordance with good governance principles. The company shall neither engage in nor be involved in any form of corruption or bribery, whether directly or indirectly, and will not accept such practices in any form.

#### Anti-Corruption and Bribery Tagets

Indicators	Targets	Results 2025
Number of cases of corruption and bribery violations	0	0
Cost of fines, penalties or settlements in relation to corruption and bribery	None	None
Percentage of employees trained on anti-corruption and anti-bribery policies and practices	100%	100%

### Anti-Corruption and Bribery Practices

The company's board of directors has established an anti-corruption policy, which has been approved by the Corporate Governance committee. The company regularly reviews its policies to ensure their appropriateness and has established practices to combat corruption and bribery, aiming to ensure clarity and alignment with relevant guidelines, criteria, and standards. In 2025, the company reviewed its anti-corruption policy, including the measures to prevent corruption and bribery, to ensure alignment with the company's current business operations by the meeting of the Corporate Governance Committee No.2/2025 on 6 December 2025 approved the review of the anti-corruption policy and The Board of Directors meeting No. 5/2025 on 12 December 2025 resolved to approve the review of the anti-corruption policy.

The company communicates its anti-corruption policy and practices to individuals associated with the company, its subsidiaries, joint ventures, other companies under the company's control, business partners, allies, stakeholders, and the public through various communication channels, including letters, emails, websites, social media, intranet systems, seminars, public relations materials, and various activities, to ensure that all stakeholders are informed and adhere to the company's guidelines and practices.

The company is committed to continuously implementing its anti-corruption and anti-bribery policies and practices, resulting in the company being certified as a member of the Thailand's Private Sector Collective Action Coalition Against Corruption (CAC) On December 30, 2023, to demonstrate its commitment to addressing the issue of corruption through the efforts of the business sector in Thailand

In addition, the Company has stipulated that anti-corruption and bribery are part of the Company's business strategy under good corporate governance according to corporate governance principles for sustainable growth and responsibility towards stakeholders. Therefore, the anti-corruption and bribery has been set as one of the Company's sustainable development goals in 2025. The Company must not commit any wrongdoings related to corruption and bribery and must not have any legal disputes regarding corruption and bribery.

The Board of Directors supervises the adoption of the anti-corruption policy, measures and guidelines for preventing corruption and bribery. In 2025, the Company did not commit any wrongdoings related to corruption and bribery nor any legal disputes regarding corruption and bribery.



### No Gift Policy

The Company has announced the “No Gift Policy” on every festival continuously every year until today and issued the guidelines on offering and receiving gifts, entertainment or other benefits which are in line with the Company’s Anti-Corruption Policy in order to build good standards for employees not to expect any benefits in return for any occasions to create a transparent culture free of corruption within the Company. The policy applies to directors, executives, employees, suppliers, and alliances – who are communicated through email, intranet, the Company’s website, internal communication posters at the headquarters and Company’s construction projects.

## Communicate and train employees on anti-corruption and bribery

The Company continuously organizes training to provide knowledge to employees on anti-corruption and bribery so that employees truly understand the anti-corruption and bribery measures including the penalties in case that they violate such measures through various training courses as follows:

- Monthly anti-corruption orientation for new employees
- Anti-corruption policies training for all employees on anti-corruption policies and best practices

In terms of dissemination and communication, the Company has communicated its Anti-Corruption Policy and various measures to prevent corruption and bribery through internal communication channels, such as the intranet (assetwise.sharepoint), email, and the Company's Line Group.

The Company encourages employees at all levels to understand and be aware of compliance with the Anti-Corruption Policy and to adhere to the guidelines for actions that may lead to corruption and bribery risks. All executives and employees must sign to acknowledge the Company's Anti-Corruption Policy and related measures. In 2025, 100 percent of executives and employees acknowledged the Company's Anti-Corruption Policy and related measures.

In addition, the Company has organized a test on knowledge of business ethics and anti-corruption for all executives and employees every year. The test will be reviewed annually to be consistent with the roles, operations or processes that are likely to pose a high risk of corruption and bribery. In 2025, executives and employees of the Group participated in the test and passed the test criteria at 100% and had an average knowledge test score of 19.07 points out of a full score of 20 points.

### CG & ANTI CORRUPTION DAY

The Company put efforts in promoting and encouraging all employees in the Company to be aware of corporate governance principles, business ethics, corruption and bribery in a tangible way by organizing the “CG & Anti-Corruption Day” activity annually at the Company’s head office. In 2025, the Company organized the activity on January 22, 2025 to encourage executives and all employees to realize the importance of and adhere to the correct practices according to the Anti-Corruption Policy. The activity demonstrated the Company’s commitment to conducting business fairly and free from corruption and bribery in all forms, aiming to become a sustainable, transparent and accountable organization.



Note that the activities included communicating knowledge about corporate governance principles, business ethics, corruption and bribery, as well as a quiz game to win prizes and souvenirs.

### Anti-Corruption and Bribery Performance of Suppliers and Business Partners

The Company places importance on anti-corruption and bribery as well as encouraging and supporting the Company’s suppliers and business partners to conduct business with honesty, integrity, transparency, fairness and accountability under the principles of good governance and anti-corruption and bribery, which are consistent with the Company’s policies and practices.

- Communicated the Anti-Corruption Policy to suppliers and business partners via the Company’s website (www.assetwise.co.th) in both Thai and English so that the Company’s suppliers and business partners are aware of and comply with the Company’s guidelines.
- Issued a policy for suppliers and business partners to refrain from offering and receiving gifts or presents or any benefits during all festivals, along with establishing appropriate guidelines for implementation.
- Announced the No Gift Policy to prohibit acceptance of gifts during all festivals and informing suppliers and business partners of such policy so that suppliers, business partners, or individuals who conduct transactions with the Company strictly adhere to the policy under good standards of work while Company will not expect any benefits in return which may lead to the risk of corruption and bribery.

- Encouraged and supported suppliers and business partners to join the Private Sector Collective Action Coalition Against Corruption (CAC) to demonstrate their commitment to conducting business transparently and free from corruption and bribery.
- Specified the topic of anti-corruption and bribery as part of the assessment of the Company's suppliers and business partners, both in the form of a self-assessment and an assessment by a third party in the form of an on-site ESG audit.
- Provided whistleblowing channels for reporting information and filing complaints related to corruption and bribery, including any actions that do not comply with the principles of good governance. Suppliers, business partners and external parties can report the matters to the Company through the whistleblowing channels

### Corruption and Bribery Risk Assessment

The Company assesses its corruption and bribery risk holistically, at every step of its value chain, according to the Company's risk assessment processes, to analyze which step is at risk, set preventive measures, and operate under an acceptable level of risk.

#### Corruption and bribery risk assessment process

1. Objective setting	Set objectives for the work or process that might be at risk of corruption for assessment. Specify stakeholders involved to ensure that the corruption risk will be appropriately managed
2. Risk identification	Identify any risk factor that might hinder the ability to achieve the objectives, its sources, the reasons of risk from the risk database to help indicate risk accurately
3. Risk analysis	Analyze the factors that cause risk, both positively and negatively, as well as likelihood and degree of impact
4. Risk assessment	Combine the likelihood and impact from the analysis to evaluate the risk level of each factor and prioritization according to potential responses and tracking
5. Risk management plan	Stakeholders responsible for the Anti-Corruption Policy revise the efficiency of the existing measures. In case of insufficiency, new anti-corruption measures must be supplemented
6. Risk monitoring and review	After completing the process of corruption risk management plan, the progress of management results, risks, problems, obstacles, and any changes to risk levels must be reported

In addition, the Company has established a prevention system to reduce and control risks for executives and employees at all levels to use as guidelines to prevent corruption and bribery risks. The Risk Management Department will conduct assessments, provide advice, and monitor the performance of corruption and bribery risk management on a regular basis.

In 2025, the Group has assessed corruption and bribery risks in accordance with the organization's risk management process. The processes with potential high risk of corruption and bribery are those involved by multiple agencies in both the public and private sectors. This includes the process of establishing business relationships or procurement with suppliers and business partners. The Company has conducted an assessment to identify and indicate events that may lead to corruption and bribery and has determined management approaches to mitigate and control risks appropriately.

## Anti-Corruption Risk Management Approach

The Company procedures are in place to address corruption in operations that are assessed to be high risk as follows:

Corruption and Bribery Risk	Risk Management Approach
<p>The Company's business operations are related to many agencies in both the public and private sectors, including processes related to suppliers and business partners in building business relationships or procurement, which may result in a high risk of corruption and bribery and may be a channel for obtaining any benefits, whether in form of items or other benefits, soliciting items or any other benefits, entertainment, giving or receiving bribes, providing financial support, etc.</p>	<ul style="list-style-type: none"> <li>• Required business conduct under corporate governance principles and anti-corruption and bribery as part of the Company's business strategy.</li> <li>• Formulated the Anti-Corruption Policy and practices to combat corruption and bribery, and communicated to employees, suppliers, business partners, stakeholders, and relevant parties to be aware of and adhere to appropriately.</li> <li>• Promoted concrete anti-corruption and bribery actions through becoming a member in the Thailand's Private Sector Collective Action Coalition Against Corruption (CAC).</li> <li>• Reviewed regulations, manuals, and work guidelines to ensure clarity in operations and prevent corruption and bribery in each of the Company's work processes, especially processes that may pose high risks, such as procurement processes, processes for contacting and coordinating with government agencies, etc.</li> <li>• Ensured that the Audit Committee oversees compliance with anti-corruption and bribery measures in accordance with the principles of adequacy of internal control systems as well as monitoring the management of corruption and bribery cases.</li> <li>• Provided whistleblowing channels for exposing information and filing complaints related to corruption and bribery, including setting a fair complaint management process and issuing measures to protect complainants and whistleblowers.</li> </ul>

### Whistleblowing channels for report and complaints to corruption and bribery

The company has established channels for reporting tips and complaints related to corruption and bribery from employees and all stakeholders. These channels serve as a means to report any observed actions that may involve corruption and bribery, in accordance with the policy for handling complaints and whistleblowing on misconduct.

Whistleblowing Channels for report and complaints to corruption and bribery



#### Complaint box



**A sealed letter to the authorized recipient of complaints**, namely the Chairman of the Audit Committee or the Chief Executive Officer or the Head of Internal Audit, addressed as follows:  
To: The Chairman of the Audit Committee or the Chief Executive Officer or the Head of Internal Audit No. 9, Soi Ramintra 5, Yaek 23, Anusawari Subdistrict, Bang Khen District, Bangkok 10220



**An email to the Corporate Governance Division at CG@assetwise.co.th or an email to the authorized recipient of complaints:**

- Chairman of the Audit Committee: kriengkrai.cg@assetwise.co.th
- Chief Executive Officer: kromchet.cg@assetwise.co.th
- Head of Internal Audit: 80ia@assetwise.co.th

Whistleblowers should report relevant facts or demonstrate that they have reasonable grounds to suspect misconduct or violation of the Company's policies, regulations, or business ethics. All whistleblower reports will be kept strictly confidential and can be submitted through more than one channel.

Upon receipt of a complaint or allegation, the Company will conduct an investigation according to the nature of the complaint. In



the event that the complaint is serious and complicated, an Investigation Committee will be appointed to carry out an investigation and resolve the complaint.

#### Complaints Handling Procedure

- 1) The Chief Executive Officer and Head of Internal Audit are responsible for receiving complaints and discussing appropriate actions in response to the complaints at least once a week.
- 2) In case of a complaint against the Chief Executive Officer, the Head of Internal Audit shall forward such complaint to the Audit Committee for investigation and determination of appropriate actions.
- 3) Any other complaints not involving the Chief Executive Officer shall be addressed and handled by the Chief Executive Officer. Specifically, the Chief Executive Officer shall determine appropriate actions to respond to such complaints and/or appoint a relevant person or agency to investigate the complaints.
- 4) The Investigation Committee shall be appointed by the Chief Executive Officer and shall consist of at least the Internal Audit Unit, the Human Resources Department, and the parties related to the matters raised in a complaint.
- 5) The Investigation Committee or the appointed person/agency shall conduct investigations in a fair manner and compile all relevant facts and evidence, as well as reporting to the Chief Executive Officer the investigation findings, responses to complaints, and corrective actions taken (if any).
- 6) The Head of Internal Audit shall monitor the status of complaints and report the outcomes thereof to the respective whistleblower.
- 7) The Head of Internal Audit shall prepare and deliver to the Audit Committee, on a quarterly basis, a report summarizing the outcomes of complaints.

#### Investigation

- 1) The Investigation Committee or the appointed person/agency shall investigate complaints and relevant evidence and report the investigation findings, responses to complaints, and corrective actions taken (if any) to the Chief Executive Officer for consideration.

- 2) In case of an anonymous complaint in which additional information cannot be sufficiently obtained, the Investigation Committee or the appointed person/agency shall report the investigation findings to the Chief Executive Officer for determination of appropriate actions. If the Chief Executive Officer perceives that actions cannot be taken in response to the complaint, the Chief Executive Officer will close the case, whereupon the Head of Internal Audit shall report such outcome to the Audit Committee.
- 3) Upon investigation of a complaint, if the Investigation Committee or the appointed person/agency found that the accused person is not guilty due to unsubstantiated allegations or misunderstanding and has advised the accused person to comply with the code of conduct, the Investigation Committee or the appointed person/agency may close the case without imposing any corrective action by requesting the Chief Executive Officer for approval of the case closure and notifying the Head of Internal Audit of the complaint outcome to be reported to the whistleblower and the Audit Committee.

#### Protection of Whistleblowers

- 1) The Company will maintain confidentiality of personal information and identity of a whistleblower and person accused of misconduct.
- 2) Information will be disclosed only to the extent necessary by taking into consideration the safety of, and risk of retaliation to, a whistleblower or any other person implicated in a complaint or allegation.
- 3) Appropriate and fair procedures will be adopted to remedy the harm caused to any person affected by a retaliatory action.
- 4) Any persons who believe that they may be subjected to retaliation as a result of whistleblowing or cooperating in an investigation, may request the Company to establish appropriate protection measures. Alternatively, if the Company detects cases that present a significant risk of retaliation, the Company may implement protection measures without their request.
- 5) The Company will not tolerate any unjustified actions taken against whistleblowers or persons who have cooperated in an investigation, including but not limited to unjustified reassignment to another position or office, modification of duties, suspension, threat, harassment, or dismissal.

In 2025, the Company had no cases of wrongdoing related to corruption and bribery, no complaints and legal disputes regarding corruption and bribery, nor fines or expenses incurred from corruption and bribery offenses.

## Treatment of stakeholders

### Treatment of Employees

The Company considers employees to be the most valuable resources and is a key factor to the success of the Company. As such, the Company is committed to develop and foster a good corporate culture and working environment in addition to promoting teamwork, love, and unity within the Company. The Company has taken steps to ensure that the employee can grow with the Company in sustainable manner.



The Company places importance on diversity in its employee from age, gender, sexual orientation, nationality, race, ethnicity, religion, disability and political views. Therefore, the Company has taken action to promote diversity in the employee group in order to have diverse work operations as necessary for the nature of the work. Diversity will lead to the exchange of knowledge, culture, perspectives and experiences, which will result in creativity and innovation that benefits the Company. The Company provides equal opportunities and no discrimination in terms of hiring, suitable positions, compensation, welfare and benefits, development of knowledge and skills for career growth, expressing opinions and suggestions in work, and fair performance evaluation.

The Company sets policies and practices for employees, adhering to strict compliance with labor standards and related labor laws. They are also included as part of the Company's Code of Conduct in both Thai and English, and communicated to employees through new employee orientation, annual company policy training, and dissemination via the Company's intranet system.

In addition, the Company provides whistleblowing and complaint channels in case employees are subject to inappropriate behavior, such as being bullied, threatened, or having their rights violated. Complaints can be filed directly to the Chairman of the Board of Directors, the Chief Executive Officer, or the Head of Internal Audit via the Company's whistleblowing channels, which are in accordance with the Whistleblowing Policy. At the same time, a management process is in place to investigate the facts of each complaint in a systematic and transparent manner as well as setting out measures to protect the whistleblowers from being negatively affected or damaged in the performance of duties or personal safety. The Company must also provide guidelines for prevention and resolution of problems that occur to prevent recurrence.

In 2025, the Company had no incidents of non-compliance with labor standards, labor laws and other relevant laws while there was neither labor cases nor lawsuits.

#### • Employment

The Company has a guideline for recruiting and hiring employees through a systematic recruitment and selection system. Equal employment is practiced in accordance with labor laws and other relevant laws. There is no illegal employment, no use of illegal labor or no forced labor of any kind, including child labor.

The Company follows guidelines in employee recruitment and hiring by considering the qualifications suitable to the job position without discrimination on the basis of diversity of the individual such as age, gender, sexual orientation, race, nationality, religion, disabilities, or political beliefs. The recruitment and selection process are fair and equal. Consideration is given to knowledge, capabilities, work experience, and attitude suitable to each job position.

In 2025, the Company hired 679 employees, whereby 262 are male and 471 are female. The diversity to provide equal opportunities and reduce discrimination as follows.

Proportion of employee	Amount (persons)	Percent
Total employees	679	100
<b>By gender</b>		
Male	262	38.59
Female	417	61.41
<b>By level</b>		
High level management	6	0.88
Mid-level management	58	8.54
Manager and up	317	46.69
Operational	223	32.84
Contractors or temporary staff	75	11.05
<b>By age</b>		
46 years and above	108	15.91
31- 45 years	458	67.45
Lower than 30 years	113	16.64

The Company also considers the current domicile of applicants for positions that require the Company's projects to be in the area of the Company's existing projects. The willingness of applicants to be assigned to specified areas or provinces the Company's projects are located is also considered in order to align with family needs. This leads to the creation of sustainability in employees' tenure with the Company in the long term, as well as promoting local employment.

#### Employment of the Disabled

The Company promotes the employment of the disabled by hiring the disabled to work with the Company to provide opportunities for the disabled to demonstrate their abilities and generate income for themselves and their families, in accordance with the Promotion and Development of the Quality of Life of Persons with Disabilities Act B.E. 2550 and its amendments. In 2025, the Company hired 6 disabled persons, or 0.88 percent, in accordance with the law.

Employment of the Disabled	Amount (persons)	Percent
Employment of the Disabled	6	0.88

#### Voluntary resignation rate of employees (Turnover rate)

In 2025, the Company recorded a voluntary employee turnover rate of 11.68%, with details as follows:

Proportion of employee	Amount (persons)	Percent
Number of employees resigned (Turnover rate)	74	10.90
<b>By level</b>		
High level management	-	-
Mid-level management	2	2.70
Manager and up	29	39.19
Operational	26	35.14
Contract-based	17	22.97
<b>By work period</b>		
5 years and above	6	7.59
3 - 5 years	8	10.13
1 - 3 years	59	82.28

**• Setting the Working Hours**

The Company sets appropriate and not excessive working hours for employees so that employees can allocate work and personal matters appropriately to balance their lives. Employee working hours must comply with the Labor Protection Act. The Company clearly set the days and hours of work for employees.

- Head office: Working Day Monday to Saturday, alternating with Monday to Friday  
(with Saturdays off every other week)  
Working hours 08:00 AM – 05:00 PM, with a break from 12:00 PM – 01:00 PM
- Project Office: Working Day Monday to Saturday  
Working hours 09:00 AM – 06:00 PM, with a break from 12:00 PM – 01:00 PM

Regarding overtime work, this must also comply with the Labor Protection Act. Employees can only work overtime if they have agreed on overtime work with their supervisors, or in urgent cases where overtime work is required. The Company must always receive prior consent from the employees in order to reduce excessive working hours of employees, which may affect the balance of personal life and may adversely affect the employees' health. The Company pays overtime compensation to employees in a manner that is fair to employees and in accordance with the law.

**• Employee development**

The Company attaches important to continuously developing the skills, capabilities, and potential of employees in all levels in a manner which is appropriate to their positions to meet the business needs and to prepare for business growth. The Company is therefore committed to development personal in all professions and all levels, combing the development of skill, knowledge, and capability, as well as cultivate organizational culture and ethics simultaneously, so as to be in line with the Company Group's business strategy and operational approach.

In 2025, the Company aimed to develop its human resources and organized, both internal and external, 5 hours per person per year with a target to encourage, educate, develop experience, skills, expertise in respective areas of work (up-skilling and re-skilling). The intention is to create awareness, a new attitude needed for the modern workforce for any level of employment as supportive and in alignment with the strategy of the business, increase career development and employee engagement which results in the unity to succeed as an organization.

Indicator	Unit	Target 2025
Number of employee training and development programs	hours/employee/year	5

**Employee Training Details**

In 2025, the Company organized the development of employees' knowledge, skills and capabilities through various courses, divided into different types of training as follows:

**New employee orientation**

New employees are required to undergo orientation before commencing work. Orientation allows the employees to understand the fundamentals of the Company, such as the structure, work systems, rules and regulations, important policies, business operation, and products and services of the Company. The different units are also introduced to the new employees for convenience in contact and coordination.

In 2025, the Company organized 12 new employee orientations, and 84 new employees attended the orientations.

**Annual employee development and training plan**

The Company has a Training and Development Plan and Career Development Plan for executives and employees to grow in the organization and utilize their full potential in the performance of work, as well as create engagement with the organization, in order to meet the main strategies and goals of the Company in an effective and efficient manner.

The Company sets human resources development framework to select appropriate development and training for its employees and any level, internal or external, according to the following targets:

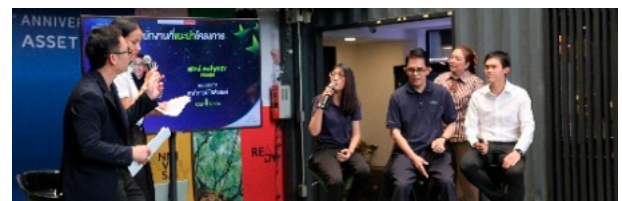
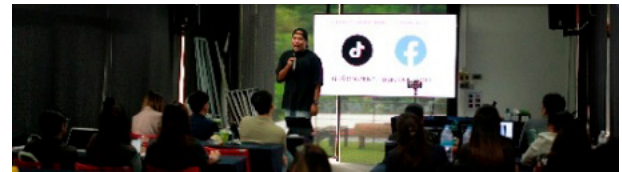
- Organizational strategies and targets
- Training based on need using 360 Multi-rater, engagement survey, and/or applied leadership behavioral surveys
- Direction from the senior management
- Trends in human resources development and relevant external organization leaders
- Use blended learning solution according to the need of each talent group

The Company has launched the following internal training courses:

- Compulsory Work Practice Course (ASW Compulsory School)
- A compulsory course that focuses on basic knowledge and skills for employees at all levels to help them work in accordance with the specified standards.
- Leadership Development Course by Job Position Level (ASW Leadership School)
- A course that focuses on developing personnel's potential to have leadership skills to enable them to effectively manage their work and teams and lead the organization to success.
- Knowledge in Duties and Responsibilities course (ASW Be Wise School)
- A course that focuses on increasing knowledge and skills in the respective work, especially in professional fields, for in-need employees in various fields to help them become more specialized in their professional work.
- 4D Life Skills Course (ASW 4D Life School)
- A course that focuses on enhancing life skills for employees to lead to the development of abilities in other areas of life which can also be applied to work.

To allow employees and executives to discharge their functions in coherence with the corporate culture, with skill, and

professional capabilities in respect of the work responsibilities, with leadership and capability in management, to prepare for simultaneous growth along with the Company.



### High potential development

The Company's management policy for high performer and high potential employees considers curricula and training according to the need for leadership, equivalent skills, knowledge, talent, modern leadership potential, development process, and progress tracking of the high potential group. The target is to widen career opportunities and build the next generation's confidence to mobilize the organization.

### Succession Planning

The Company has a succession planning policy with respect to key management positions in the Company Group with respect to positions of chief executive officer, deputy chief executive officer, and chief operating officer, under the supervision of the Company directors, executive board of directors, and the selection and remuneration committee, and the chief executive officer. There is a clear framework for the succession plan, from the analysis and assessment of the work force to be in line with business operation and strategies of the Company Group, a plan in identifying and developing, as well as determining the qualifications and capabilities which is suitable for each position, and determine an individual development plan. A selection, performance and potential assessment will be carried out to identify the successors, to prepare for handover and study of work. Continuous development and assessment will be conducted to ensure that such successor will be able to succeed as expected.



## Always Learning” Educational Channel

The Company encourages on-demand self-learning and provides channel for employees to learn via the “Always Learning” section on the Company’s intranet with the following curricula:

- ASW Compulsory School
- ASW Leadership School
- ASW Be Wise School
- ASW 4D Life School

**Always LEARNING**  
 ศักดิ์ศรีความรู้...เพื่อคุณ  
 BY. L&D@HR TEAM

ASSET WISE

**ASW ACADEMY**  
 Create Capability through Life Long Learning Anywhere Anytime

- ASW Leadership School (Leadership Skill)
- ASW Compulsory School (Standard Skill)
- ASW Be Wise School (Functional Skill)
- ASW 4D Life School (General Skill)

**CLICK**

## Employee development Information

Employee development	Units	Result 2025
Employees development	Persons	500
Total time on employee development	Hours	2,087
Average development hours per employee	hour/person/year	4.17
Average development day per employee	hour/day/year	0.52
Training and development costs	Baht	2,396,165.36

## Employee Training and Development by Training Category

Types of Employee Training and Development Programs	Number of Employees (Persons)	Average Training Hours (Hours per Employee)
New Employee Orientation Program	84	2.43
Annual Employee Training Programs (Internal Training)	1,494*	0.69
Annual Employee Training Programs (External Training)	161*	5.27
High Potential Development Program	119	0.56**

Note: \* One employee may attend training more than once.

\*\* One employee attending one training session is equivalent to 8 training hours.

## • Compensation and welfare benefits

### Employee Compensation

The Company places importance on compensation in the form of salary by setting a policy and salary structure that are appropriate for the labor market in the similar type of business to promote and support the cost of living of employees to cover and be sufficient for the basic needs of both employees and their families. The compensation must be adequate for living, allowing employees and their families to have a good quality of life and have enough money left for a proper level of savings. The Company will consider salaries based on the potential, duties, responsibilities, knowledge and abilities of employees in each position at a rate higher than the minimum wage rate stipulated by law to be appropriate, fair, equitable and consistent with labor laws.

The Company is determined to consider the adjustment of annual salary and bonus rate for employees based on the annual performance evaluation and the Company's performance by specifying a clear evaluation system and performance indicators for all employees which are fair to employees.

The Company communicates and disseminates the policy and principles of paying compensation, wages or salaries to employees, both at the orientation of new employees, communication via the intranet system, including when executives and the HR Department explain the principles of adjusting the annual salary rate for employees.

In 2025, the Company's total employee compensation amounted to THB 651,813,606.51 Details are provided below:

Type of Compensation	Amount (THB)
Salary	475,920,963.33
Bonus	52,942,563.68
Commissions and incentives	55,377,307.68
Provident fund	15,634,329.65
Benefits and others	47,333,835.14
Shifts and overtime	964,607.03
Retirement benefit	3,640,000.00

### Ratio of compensation of male and female employees

Compensation of female employees	365,050,345.01
Compensation of male employees	286,763,261.50
Ratio between female and male employees' compensation	1.3: 1

### Welfare and Benefits

The Company provides various forms of welfare and benefits, designed to be appropriate and comprehensive for all employees with the purpose to enhance the stability of employees' livelihoods and ensure that the benefits cover basic human needs. The company has determined a suitable and fair welfare benefit for all employees in all levels, to take care of both short term and long-term employees as follows.

Accident insurance and health insurance	For all employees in all levels. Employees will be entitled to benefits in accordance with the insurance policy the Company has determined for each job position.
Provident fund	Employees may opt to join the Company's provident fund after the probation period on a voluntary basis. The Company's contributions will be in accordance with the employee's years of service.
Annual health check-up	To promote health and wellbeing of the employees. Employees with at least 1 year of service is eligible for the annual Company-organized health checkup.
Employee uniform	The Company determines a uniform for employees every year on the basis of suitability for each type of work.
Monetary assistance	The Company provides monetary assistance to employees in various cases, namely, <ul style="list-style-type: none"> <li>- For marriage,</li> <li>- To show condolences   case a family member of the employee passes away</li> </ul>

Employee gift baskets	Employees that are in-patients at the hospital or those who have given birth will receive gift baskets.
Employee birthdays	The Company allows an additional day off for employees on their birthdays. The employee is able to exercise such right within their birth month.
Paternity leave	Make employees whose wives have given birth are entitled to 15 days of paternity leave. The leave must be within 90 days of the day of giving birth. The leave may be in a consecutive or non-consecutive manner.
Leave for marriage	Employees with at least 1 year of service may apply for leave for marriage purposes for not exceeding 5 days with pay.
Leave for funeral	Employees may apply for leave to attend the funeral of their legal parent, spouse, and child for 5 days each without pay.
Employee child tuition assistance	A child of an employee who qualifies as per the Company's requirements is entitled to scholarship from the Company twice a year, for 5,000 THB each per child. The maximum number of children eligible is 2 children per 1 employee.
Annual party	The Company holds an annual party to foster relations and to allow employees to relax from work.
Fitness center	The Company provides a fitness center for employees to exercise before and after work.

### Employee Care Innovation

#### • HRXperience Chatbot – Intelligent Assistant for Employees

The Company has developed a Chatbot application to enable employees to conveniently access information related to employee care and services. The chatbot provides employees with easy access to information such as employee privileges, the Company's annual holidays, employee benefits, leave details, and other employee care information.



สิริพิเศษสำหรับพนักงาน  
วันหยุดประจำปีของบริษัท  
สวัสดิการพนักงาน  
การลา  
อื่นๆ อีกมากมาย

ใครยังไม่มี HRX สแกนได้เลย  
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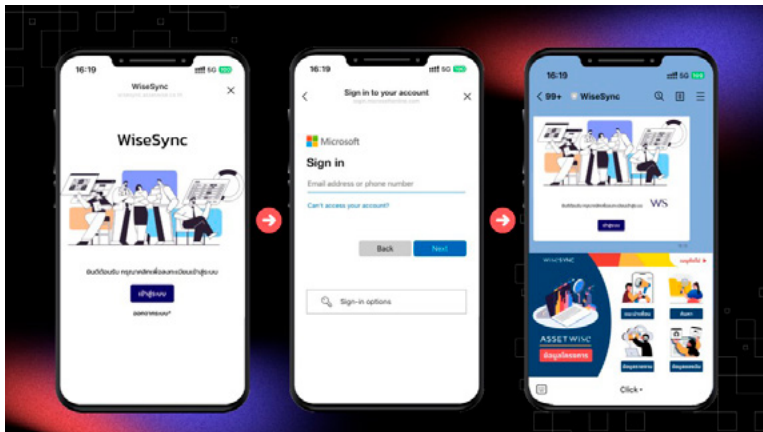


• **“WISE SYNC” – Simplifying Access to Information**

The Company has developed a Chatbot application, “WiSE SYNC,” as a convenient tool to facilitate employees’ access to corporate information. The platform enables employees to quickly and easily access essential company information, improving efficiency and internal communication within the organization.

Information available through WiSE SYNC includes:

- Employee information, such as full name, nickname, contact number, vehicle registration number, and date of birth
- Employee personal information, including digital business card details that can be shared with others online
- Information on the Company’s project details
- Affiliate information, allowing employees to recommend or share project information to support the Company’s product sales
- Project reports, including sales reports and project ownership transfer reports



**Welfare Committee in the Workplace**

The Company respects and supports the right to freedom of association. In order to comply with the Labor Protection Act B.E. 2541 (1998), the Company has established a Welfare Committee in the Workplace, where employees participate in the election of the committee to voluntarily form a representative group of employees to negotiate or express opinions on benefit policies and care for employees’ well-being, as well as proposing guidelines for preventing and solving labor problems that may occur to employees within the Company.



**The Welfare Committee in the Workplace has the following scope of authority:**

- 1) Participate in discussions with the employer to provide welfare and benefits for employees.
- 2) Provide consultation and suggestions to the employer in providing welfare and benefits for employees.
- 3) Audit, control, and manage welfare and benefits that employer provides to employees.
- 4) Give opinions and guidelines for providing welfare and benefits for employees to the Labor Welfare Committee.

## Provident Funds

The Company set up provident funds for employees to encourage savings habits, build financial security for employees and their families, and provide employee tax benefits. Provident funds operate on a voluntary basis – employees can choose to participate and select investment plans, and the Company will contribute according to each employee’s length of service.

### Participation in provident funds

Name of Company	No. of employees participating (Persons)	Percent (%)
Assetwise PLC.	342	55.16
Treasure M Company Limited	10	34.48
Asset A Plus Company Limited	8	44.44
Digi Tonize Company Limited	1	20.00
WHB Company Limited	4	57.14
Rhom Pho Property PLC.	104	48.15
Other Company	36	33.33

### Employee Joint Investment Program (EJIP)

The Company has established the Employee Joint Investment Program (EJIP) No. 1, a co-investment initiative between the employer and employees of the Company and its subsidiaries. The program has a duration of three years, from 1 January 2025 to 31 December 2027. Full-time employees of the Company and its subsidiaries (excluding Rhom Bho Property Public Company Limited, its subsidiaries, and associated companies) are eligible to voluntarily participate in the program. The objective of the program is to encourage employees to participate in the Company’s long-term growth, strengthen employee engagement, and align employees’ interests with those of the Company and its shareholders.

- 1) To provide compensation to employees of the participating the Company to retain employees to work with the Company in the long term through the implementation of the employee share accumulation program with the Company.
- 2) To promote employees' sense of joint ownership with other shareholders of the Company.
- 3) To enhance the business competitiveness of the Company by motivating employees to improve their work efficiency to achieve sustainable growth and achieve business goals in the future.
- 4) To promote financial discipline for employees.

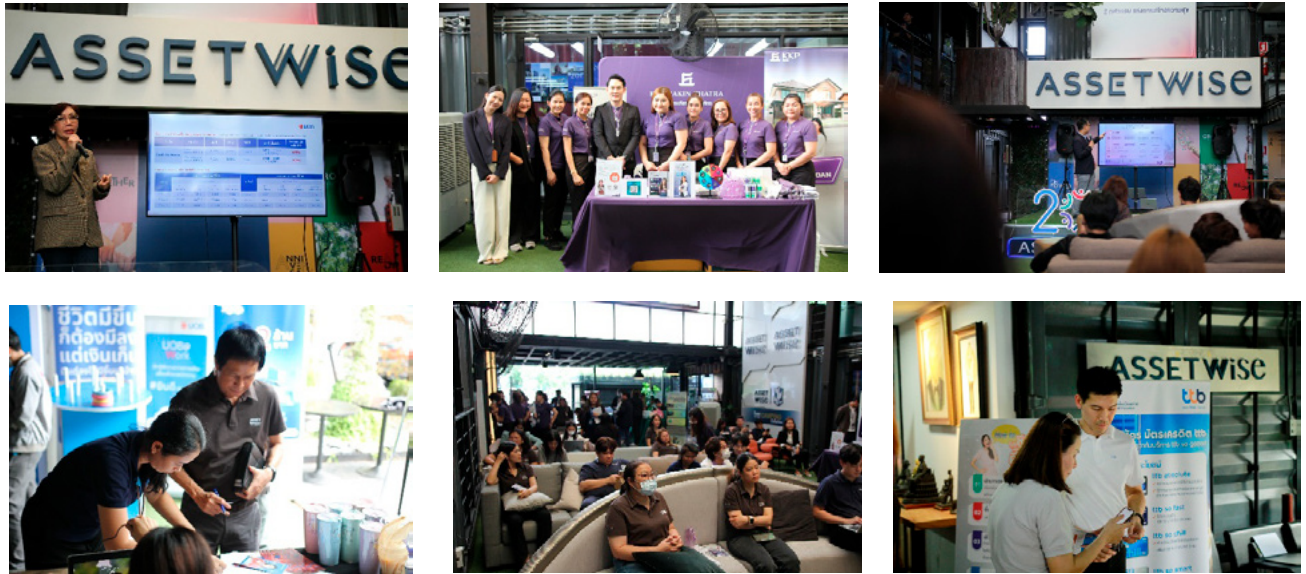
In addition, the EJIP Talk event was organized by executives who are experts in finance and investment to provide knowledge and advice on investing in the Company's Employee Joint Investment Program (EJIP) and to answer questions and concerns of employees to building confidence in investing in the project. This will help promote the program and provide employees with knowledge to make decisions to invest in the program.

### Participation in employee joint investment program (EJIP)

Name of Company	No. of employees participating (Persons)	Percent (%)
Assetwise PLC.	134	21.61
Treasure M Company Limited	5	17.24
Asset A Plus Company Limited	0	0
Digi Tonize Company Limited	1	20.00
WHB Company Limited	0	0
Other Company	17	20.37

### Promoting Financial Literacy and Financial Security Planning for Employees

The Company promotes financial literacy, savings, and investment awareness among employees to support long-term financial security. Various activities and training programs are organized to enhance employees’ understanding of financial management and to encourage appropriate financial planning based on their income levels, life stages, and potential financial risks. To support this initiative, the Company organized the “AssetWise MONEY EXPO”, held for the first and second sessions, in collaboration with leading banks. The event provided employees with opportunities to learn about savings and financial planning through knowledge booths and advisory sessions conducted by financial institutions. In addition, the Company organized a seminar titled “Investing with Confidence Is Easier Than You Think: Setting Clear Goals and Effective Financial Planning in an Era Where Early Planning Creates an Advantage.” The seminar aimed to enhance employees’ understanding of financial planning, investment strategies, and long-term wealth management, thereby supporting employees in achieving sustainable financial well-being.



#### • Employee Engagement

For employee engagement in 2025, the Company participated in an employee engagement survey with a consulting company by conducting a survey on engagement of employees with the organization based on the concept of the Employee Experience Model that affects the behaviors that employees show when they are committed to the organization. These behaviors will help drive business results in many dimensions whether it is personnel management, operations within the organization, customer focus and organizational performance. The employee engagement survey was undertaken based on the following questions:

**Say:** How do employees mention positively about the organization, collaboration, their potential and customer responses?

**Stay:** How do employees want to be part of the organization?

**Strive:** How motivated and committed are employees to dedicate themselves to the organization's success?

In addition, the Company has set the employee engagement score target as an organizational-level indicator and communicated it to executives to raise awareness and encourage commitment to build employee engagement with the organization, along with setting a plan to further enhance employee engagement with the organization.

Indicator	Unit	Target
Employee engagement	Percentage	80

#### Employee Engagement Survey Results

Employee engagement survey	Unit	2023	2024	2025
Number of employees participated in the survey	Percentage	95	93	99
Employee engagement	Percentage	60	79	80

## Improving Employee Engagement

After receiving the survey the company look the feedback to analyze and create internal processes to cater to employees' needs with the following plan:

Key Drivers	Detail
REWARDS	Enhanced communication channels with subordinates to promote acceptance, understanding and appreciation for the dedication and work that has been accomplished together, in addition to the compensation and benefits provided (Recognition Reward).
OPPORTUNITIES	Created a career path for target employee groups, including promoting potential development for employees to clearly see their career tracks.
WORK	Established a work system that promotes cooperation both within and between departments, with clear steps and processes to enable efficient system development and organizational culture in a continuous manner, as well as providing sufficient equipment and technology support to help employees to be able to work at their highest efficiency.

Through comprehensive human resource management and the implementation of a holistic employee care system, together with development initiatives aimed at strengthening employee engagement with the organization, the Company achieved an employee engagement score of 80 in 2025, meeting the target set by the Company.



## Safety, Occupational Health and Work environment

The Company has established a policy on safety, occupational health and work environment as a policy of the Group covering all employees, contractors, related persons and stakeholders of the Company. This is to demonstrate its commitment to the implementation and management of risks in terms of safety, occupational health and work environment. In 2025, the Company implemented the policy on safety, occupational health and work environment as follows:

- Issued the Safety, Occupational Health and Work environment Policy that covers all employees, contractors, stakeholders and those involved in the Company's operations throughout the value chain and ensure strict compliance with relevant safety laws and standards.
- Established an Occupational Health, Safety, and Work Environment Committee to oversee workplace safety, occupational health, and working environment conditions. The committee ensures that the working environment is appropriate and safe for employees and that all practices strictly comply with relevant laws, regulations, and standards.
- Managed risks to prevent losses from accidents that may cause death, property, work processes, including promoting good health, occupational health and work environment of employees, contractors, stakeholders and related parties.
- Review of safety measures and guidelines in response to the earthquake incident on 28 March 2025.
- Organized training and communication about safety, occupational health and work environment to employees, contractors, stakeholders and related parties for continuous understanding and awareness.
- Stipulated safety, occupational health and work environment as part of the Code of Conduct for Suppliers. All contractors must acknowledge, understand and strictly comply with the code.

The Company is committed to managing work to prevent accidents from the Company's operations, whether to employees, contractors or persons related to the Company as well as external parties. Therefore, the target for work-related accidents is set as part of the Company's sustainability goals, which are included in the corporate performance indicators to measure the performance of the Company's executives.

Indicator	Unit	Target
Lost Time Injury Frequency Rate (LTIFR)	cases per working hour	0

**Safety, Occupational Health and Work environment Management**

At the head office, the Company has implemented safety control measures for the workplace and building facilities. Regular inspection and maintenance plans are established for the building, office equipment, electrical and lighting systems, and fire protection systems on an annual basis. The Company also ensures that the working environment is well-organized, clean, and conducive to employee convenience and productivity. In addition, various activities are organized to promote employees' health and well-being. Training programs are provided to enhance employees' knowledge and awareness of safety, particularly in relation to potential natural disasters such as earthquakes that may occur in the office area. The Company also conducts fire safety training and fire evacuation drills to ensure that employees are prepared to respond effectively in the event of a fire emergency.

**Safety, Health and Work Environment Training**

The Company provides training courses for employees on safety, health, hygiene and work environment, both in accordance with the law and according to training needs on a continuous basis.

Employee Training	Unit	Performance
Number of employees who received training on safety, occupational health and work environment in 2025	Person	99

**Safety, Health and Work Environment Training Course**

Training Course	Number of staff trained (Persons)	Satisfaction rate
Basic training on firefighting, Class 1	58	96.29%
Basic training on firefighting, Class 2	41	96.30%

**Basic training on firefighting**

The Company organizes basic firefighting training to equip employees with work safety knowledge and prepare them in case of fire. There are also practical training sessions to help employees know what to do in real situations.

In 2025, the Company organized 2 batches of firefighting training at the headquarters. A team of experts trained the employees. There were 99 employees participating in the training and the satisfaction score of the training was 96.30%.



## Communication, Participation and Consultation on Safety, Occupational Health and Work Environment

The Company arranges for the communication of the safety policy annually, including as part of the communication of the Code of Conduct while all executives must be responsible for communicating to their subordinates about health and safety measures. Executives responsible for the Company's construction projects are also required to communicate to contractors and representatives of construction workers on health and safety at work as well as providing advice and strictly monitoring the implementation of the goals of safety, health, hygiene and work environment.

The Company provides opportunities for employees, contractors and stakeholders to participate in making suggestions, comments, consultations and complaints about suspicious incidents or concerns regarding the Company's management of safety, health, hygiene and work environment through various channels, ranging from safety meetings in each construction project of the Company, the Company's whistleblowing system, the Company's contact center, to direct complaints to executives or supervisors, or to the Company's Human Resources Department.

In addition, the Company places importance on taking care of the health and hygiene of its employees as well as the workplace to create a suitable and safe work environment through various actions and activities in 2025 as follows:

### Employee Healthcare

- Provided health and life insurance for employees, covering medical treatment for employees from illnesses or diseases, including coverage in case of physical and life harm.
- Provided annual health check-ups and flu vaccinations for all employees to check and plan for employee healthcare and reduce the risk of future diseases.
- Promotes physical well-being by providing a fitness room for employees and offering free access to Rocket Fitness, a fitness center within the Company's group, allowing employees to utilize the facilities at no cost.
- Offer dental delivery service in collaboration with Bangkok Smile Dental Clinic to provide a dental mobile vehicle to take care of employees' dental health at the Company's head office.
- Provide a massage service to help employees relax the body and mind from work by arranging experts in relaxing massage to offer services to employees Twice a month.
- Collaborated with Vitala Physical Therapy Clinic, a physical therapy service provider of the group of companies, to provide healthcare services for employees, where employees can try out the services without charges supported by the Company's group insurance for employee treatment.

## Workplace and Environmental Management

- Install air purifiers in conference rooms and common rooms to help absorb air pollution and small dust particles or PM 2.5.
- Arrange pest control to get rid of termites, ants, mosquitoes, and other insects in areas throughout the head office on a monthly basis.
- Clean and wash air conditioners in every office room and meeting room at the head office on a monthly basis.
- Communicate public relations to employees to comply with safety and security measures are put in place during holidays to prevent any loss of possession and life

Construction projects are required to comply with the Ministerial Regulations on Standards for Safety, Occupational Health, and Working Environment Management in Construction Work B.E. 2551 (2008) and B.E. 2564 (2021), as well as other relevant laws and regulations. The Company appoints Safety Officers (SO) to be stationed at construction project sites to supervise and ensure strict compliance with safety measures. Responsibilities include preparing construction safety reports, conducting safety inspections, providing training and guidance, and working with contractors to address any unsafe conditions that may arise during construction activities. These measures aim to control and maintain safety standards throughout the construction process. In addition, the Company ensures proper cleanliness and hygiene within construction sites and surrounding communities. All workers are required to strictly adhere to safety procedures at every stage of work, including the proper use of personal protective equipment (PPE) and exercising caution and competence when performing tasks that involve safety risks. These practices are implemented to prevent accidents and protect both workers and nearby communities.





### Safety practices within construction sites

Common accidents that can happen during construction include falling from a height, uncareful work, broken tools, fire accidents, and etc. Injury and accidents can happen during construction, therefore, the Company partners with contractors who have holistic safety and preventive measures for accidents, fire, security staff stationed at the construction site to help monitor construction workers closely.

The safety and preventive measures within construction sites are as follow:

- Metal sheet fencing is installed at the construction site, the fence must be high enough, and labeled for no trespassing. The fence belongs to the construction project and shall stay within the project area. Construction materials are strictly prohibited from being placed outside of the project fence
- For high-rise building construction, chain links are extended from the building under construction to prevent materials from falling to the ground. Chain links must be regularly checked throughout the construction period, should there be any repairment needed, the repair must be done immediately
- For high-rise building construction, tower cranes must be evaluated by professional licensed engineers according to the Labor Department's regulations.
- For high-rise building construction, every 2-3 floors scaffolding and safety net must be installed to construct exterior walls
- Check condition of any machine before use to prevent accidents
- Use arm driven type cranes and maintain the crane arms within the construction project area, not extended out to the surrounding areas, within the safe zone, and located outside the line of high-voltage electric poles according to the Electricity Generating Authority of Thailand's regulations
- Provide a first aid room with basic first aid tools
- Arrange for safety officers to supervise the project area 24 hours a day
- Supervise the use of electricity and provide necessary fire extinguisher and equipment

- Provide legal liability insurance against the life, body, and property of third parties
- Install 24 hours CCTV security cameras above the project fence to maintain security within the project and nearby areas
- Provide adequate lighting at night around the construction site
- Measures to prevent the effects of fire accidents are as follows:
  - Prepare chemical fire extinguisher in case of a fire
  - Arrange for inspection of the fire prevention and warning system to ensure good working conditions. If it is found to be damaged or inoperable, immediately take corrective action
  - Place how-to-use labels wherever the devices are mounted so that anyone near the accident can use the devices immediately
  - Organize training and drills to evacuate people in case of fire



Measures to monitor and inspect safety impacts within the construction project area are as follows:

- Provide whistleblowing channels for receiving complaints and find ways to solve problems immediately
- Compile accident statistics and results to assess the effectiveness of preventive measures on safety and continuously revise measures as appropriate
- Arrange for inspection of fire extinguishers to always be in good working condition. If it is found to be damaged or inoperable, repair or replace immediately

### Measures for Safety, Occupational Health and Work environment in the Event of an Epidemic or Emerging Infectious Disease

With regard to the COVID-19 pandemic, the Company has emphasized healthcare and epidemic prevention by setting guidelines for the event of an epidemic or emerging infectious disease to respond in such events to take care of the health, occupational health and safety of employees and workers in the Company's workplace, including the potential impacts on the business operations and society as a whole. Therefore, measures for infection prevention and management related to health must be prepared, such as the use of personal protective equipment, control of the spread of infection and care for a safe work environment. This is considered a guideline for executives to help them deliberate and decide on measures to respond to the outbreak of an emerging infectious disease in compliance with the announcement of laws, guidelines and standards from the Department of Disease Control, Ministry of Public Health and relevant government agencies. The objectives are to mitigate potential impacts from such event and allow the Company to continue its business and resume to normal conditions in the event of an epidemic in an effective manner.

### Earthquake Safety Measures

All the Company's projects are developed in strict compliance with Thailand's high-rise building construction standards to ensure structural resilience in the event of earthquakes. Following the earthquake incident in Bangkok on 28 March 2025, the Company promptly conducted safety inspections and damage assessments across all projects by a team of qualified experts. These actions were undertaken as part of urgent measures to ensure the safety of residents within the Company's projects. Key actions following the inspections are as follows:

1. Comprehensive inspections were conducted for both completed residential projects and projects under construction by engineers and external specialists. Based on the detailed assessments, all of the Company's projects were confirmed to be structurally sound and 100% safe in accordance with engineering standards, the Ministerial



Regulations on Building Control B.E. 2550 (2007), and the earthquake-resistant building design standards issued by the Department of Public Works and Town & Country Planning.

2. Residents who identify damages such as cracks or detached wall surfaces may request inspection and repair services through the following procedures:
- Report the damage through the condominium juristic person or residential project management office
  - The Company's staff will coordinate with the relevant team to schedule an inspection appointment
  - A professional team consisting of engineers and technicians will conduct the inspection and assess appropriate repair measures
  - Inspection results will be communicated to residents, and repair and improvement work will be carried out as soon as possible under the Industrial All Risks (IAR) insurance policy
3. Residents may utilize repair warranties and claim rights in accordance with the Company's specified conditions, which cover the following areas:
- Building structure: including columns, beams, slabs, and other key structural components that support the building

- Water leakage protection: including roof systems, walls, and balconies
  - Plumbing and electrical systems: covering pipe leakage and electrical short-circuit prevention
  - Doors and windows: including opening–closing mechanisms, rain protection, and security functions
4. Residents may report issues, damages, or request additional information through the following channels:
- Line (Condominium Juristic Person)
  - Jenie Application
  - Line: AssetWiseClub
  - Contact Center: 02-168-0000

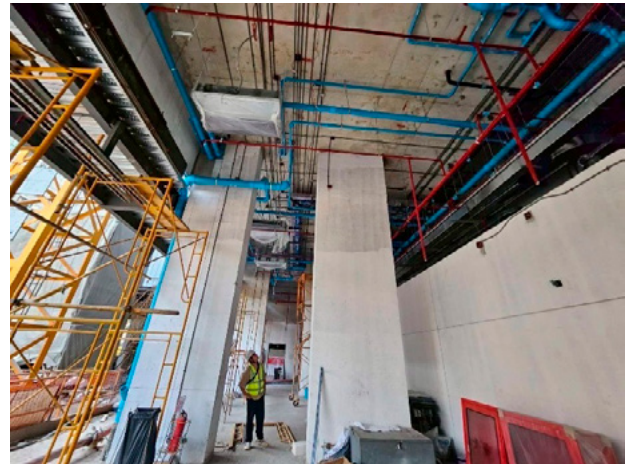
The Company strictly implements these safety measures to ensure the safety and well-being of residents as well as the quality of living within its projects. The Company also continuously reviews and enhances its safety plans and operational measures to strengthen preparedness for potential earthquake events in the future.

### Occupational Safety, Health and Working Environment Committee

The Company has established an Occupational Safety, Health and Working Environment Committee, consisting of representatives from both the employer and employees. The committee holds regular meetings to monitor and report safety-related incidents, as well as to consider appropriate corrective and preventive measures. The committee is also responsible for developing suitable action plans, assessing risks, and determining effective risk management approaches. In addition, it provides guidance on safety communication and promotes awareness of occupational safety, health, and working environment practices among employees. These initiatives also extend to contractors, business partners, and other relevant stakeholders to help reduce and prevent workplace safety incidents.

The roles, duties, and responsibilities of the Occupational Safety, Health and Working Environment Committee are as follows:

1. Develop safety policies related to occupational safety, health, and working environment for the establishment and propose them to the employer.
2. Establish guidelines to prevent and reduce accidents, injuries, illnesses, or work-related disturbances arising from employees' work or unsafe working conditions and propose them to the employer.
3. Report and recommend measures or improvement guidelines regarding working conditions and the working environment in compliance with occupational safety laws to ensure the safety of employees, contractors, and external persons working in or visiting the establishment.



4. Promote and support safety activities within the organization.
5. Review the occupational safety, health, and working environment manual of the establishment and provide recommendations to the employer.
6. Survey safety practices and report the results of such surveys, including statistics on workplace injuries or incidents, during every safety committee meeting.
7. Review training programs or plans related to occupational safety, including training programs concerning safety roles and responsibilities for employees, supervisors, executives, employers, and personnel at all levels, and provide recommendations to the employer.
8. Establish a system requiring employees at all levels to report unsafe working conditions to the employer.
9. Follow up on the progress of matters proposed to the employer.
10. Prepare an annual performance report, including identifying problems, obstacles, and recommendations related to the committee's duties after completing one year of operation, and submit it to the employer.
11. Evaluate the effectiveness of occupational safety performance within the establishment.
12. Perform other safety-related duties as assigned by the employer.

## Safety, Occupational Health and Work Environment

### Risk Assessment

The Company monitors the status of safety operations, compliance with safety, occupational health and work environment policies and practices and continuously emphasizes safety management improvement by analyzing, identifying and assessing various potential risks that may cause losses to the Company, leveraging its risk management process. Risk assessments and reviews are conducted annually to serve as a framework for monitoring safety operations to be consistent throughout the organization and cover all areas of the Company's operations.

Apart from the risk assessment in every process along the Company's value chain, the Company has also assessed safety risks and set safety standards for all projects that must comply with the Environmental Impact Assessment (EIA) report for projects under construction that may have high risks in terms of safety, occupational health and work environment. In collaboration with contractors in each project, a safety officer (OSA) is assigned to the construction site to supervise and ensure strict compliance with safety measures, prepare construction project safety reports, conduct safety inspections, provide knowledge, advice and help resolve work conditions that may cause danger, to ensure safety in various aspects during construction. This includes maintaining cleanliness and hygiene within the construction projects and the communities surrounding the construction projects appropriately.

Additionally, the Company has fostered a safety culture throughout the organization focusing on the participation of employees and contractors to control, prevent and reduce risks that may directly affect the Company's employees and

contractors. The Company raises awareness and promotes safety behavior through policy formulation, manuals, practices, training and activities continuously, including monitoring and following up on work-related accidents to regularly review work safety measures.

### Risk Assessment on Occupational Safety, Health, and Working Environment for New Projects

For every new project development, the Company conducts a comprehensive assessment of risks related to occupational safety, health, and the working environment. All new projects must strictly comply with the Ministry of Interior regulations on construction safety concerning construction zones, as well as all relevant government announcements, orders, and laws related to construction safety. Each project is required to appoint a sufficient number of Professional Safety Officers (Safety Officer – Professional Level) in accordance with legal requirements to ensure effective safety supervision. In addition, an accident prevention plan and construction safety management plan must be prepared and submitted to the project engineer and relevant management for review and approval prior to the commencement of any new project. Throughout the entire project lifecycle, safety, occupational health, and working environment measures must be continuously implemented and monitored until construction activities are fully completed.

### Safety Performance Results

In 2025, when considering the total working hours at both the head office and across all construction projects, the Company recorded no work-related accidents involving employees, contractors, or related personnel that resulted in lost work time. As a result, the Lost Time Injury Frequency Rate (LTIFR) was 0 cases per total working hours.

### Safety-related statistics

Safety information	Unit	2023	2024	2025
Number of accidents	Time	2	0	0
<b>Number of fatalities</b>				
Employees	Person	0	0	0
Work-related contractor	Person	0	0	0
Third party	Person	0	0	0
<b>Number of injuries</b>				
Employees	Person	0	2	0
Work-related contractor	Person	5	0	0
Third party	Person	0	0	0



Safety information	Unit	2023	2024	2025
<b>Lost-time incident rate (workdays lost due to work-related injuries)</b>				
Employees	Day	0	0	0
Contractor	Day	0	0	0
Third party	Day	0	0	0
<b>Persons on leave from work-related injury</b>				
Employees	Person	0	0	0
Work-related contractor	Person	1	0	0
Third party	Person	0	0	0

### Incident Management Process for Workplace Accidents or Unsafe Conditions

In the event of a workplace accident or unsafe working condition, once the incident has been reported, the employee's supervisor or manager, or the person responsible for safety supervision at the construction site, has the authority to immediately suspend the hazardous activity. The incident must then be reported to the relevant management to consult with the Chief Executive Officer regarding the establishment of an investigation committee. The investigation committee is responsible for determining the facts and causes of the accident, as well as identifying appropriate corrective and preventive measures. The Company will also promptly arrange remedial measures for affected persons and review safety procedures to ensure stricter safety controls for employees and contractors.

In 2025, there were no safety, health, occupational health and work environment incidents involving employees and contractors or third party, that lead to injury or fatalities and there was no lost-time incident rate, meaning the number of workdays lost due to work-related injuries.

#### • Emergency, Crisis, and Business Continuity Management Business

The Company has prepared a business continuity plan as a guideline for situations of crisis or emergencies whether caused by natural disasters, accidents, or malicious actions against the Company Group without allowing such crisis or emergency situations to result in the Company Group having to stop its operations or to not be able to provide continuous services.

The business continuity plan of the Company is used to address situations of crisis or accidents in the Company's office area or within the Company group as can be summarized below.

Event of crisis	Impact				
	Buildings/main work location	Important materials and equipment	Information technology and important information	Main personnel	Business partners/ service providers/ interested persons
Fires	✓	✓	✓	✓	✓
Floods	✓	✓	✓	✓	✓
Pandemics	✓	✓	✓	✓	✓

In addition, the Company prepared a Business Continuity Management Procedure for Information Technology) to respond to situations during crisis that may occur to the Company's information technology to maintain information and related systems and ensure they continue to work properly as well as ensuring recovery process that are correct and appropriate.

In 2025, the Company reviewed, improved and developed the Business Continuity Management Plan and the IT Business Continuity Management Plan, as well as setting measures to support emergencies from such disasters to be consistent with the current

situations as well as communicating them to employees throughout the organization.

### Treatment of Customers

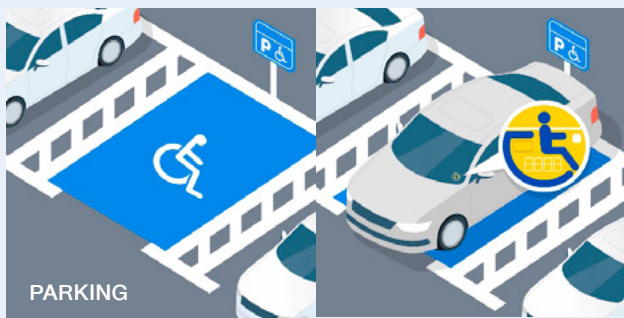
The Company Group aims to create and develop real estate projects to deliver products and services that are diverse and suitable for customers to the greatest extent possible. The Company believes that customers are key in our creation and development of

### Development of Products and Services for Inclusive Living

The Company places great importance on developing its projects under the concept of Universal Design, ensuring that common areas and residential units are designed to be accessible, safe, and convenient for people of all ages and abilities, including persons with disabilities. This approach emphasizes flexibility, practical accessibility, and ease of use, enabling residents to comfortably utilize facilities across all of the Company’s projects. The Company also carefully considers the design and development of facilities for persons with disabilities to ensure compliance with the Ministerial Regulation on Facilities in Buildings for Persons with Disabilities or Handicapped Persons and the Elderly B.E. 2548 (2005) and its amendment (No. 2) B.E. 2564 (2021). Through these design principles, the Company aims to ensure that all individuals—including persons with disabilities, the elderly, children, and those with temporary physical limitations—can access and benefit from the spaces equally, creating a truly inclusive living environment.



Examples of Universal Design for Inclusive Accessibility



good residences which are able to fulfill all the needs of the residents. Under the concept of “We Build Happiness”

### The Seven Principles of Universal Design

The Company applies the concept of Universal Design to ensure that spaces and facilities are accessible, safe, and convenient for people of all ages and abilities. The seven principles of Universal Design are as follows:

#### 1. Equitable Use

Spaces are designed so that all user groups can access and use them equally without segregation. Building entrances and common areas include ramps that are seamlessly integrated into the main architectural design rather than separated for persons with disabilities. Automatic or sliding doors are also installed to accommodate wheelchair users conveniently.

#### 2. Flexibility in Use

Designs take into account the diversity of users. For example, switches and control buttons are designed to be operated by

hand or elbow, and installation heights are set at appropriate levels for both standing users and wheelchair users.

#### 3. Simple and Intuitive Use

Facilities are designed to minimize complexity. Examples include rocker-type light switches that are easy to press or push, elevator panels with large and clearly visible buttons, and simple, easy-to-understand signage to support elderly users and individuals with visual limitations.

#### 4. Perceptible Information

Information is communicated effectively through multiple methods. Tactile surfaces are provided along walkways and at level transitions such as stairways. Tactile building maps and directories are also installed in lobby areas to assist visually impaired users in navigating the space independently.

#### 5. Tolerance for Error

Designs aim to minimize hazards and the consequences of accidental actions. This includes the use of flooring materials with appropriate slip resistance (Slip Resistance: R value), installation of handrails in key areas, and contrasting stickers

on glass sliding doors in residential units and common areas to prevent accidental collisions.

### 6. Low Physical Effort

Facilities are designed to be used comfortably with minimal physical effort. Examples include lever-type door handles, soft-close cabinet and drawer systems, and lift-and-press water taps that are suitable for users with limited hand strength or those carrying items.

### 7. Size and Space for Approach and Use

Spaces are designed with sufficient dimensions to accommodate wheelchair movement and turning. Corridors and doors meet accessibility standards, common restrooms are wheelchair accessible, and parking spaces are provided with adequate access areas to ensure safe and efficient use.

### Product and Service Quality Development

The Company places great importance on the continuous design and development of its products and services, with a strong focus on maintaining high quality standards. Product and service development is carried out in accordance with construction quality standards, environmental impact assessment measures, and all relevant laws, regulations, and requirements. The Company also adheres to its customer care policies to ensure the delivery of high-quality products and services to customers. To reinforce these commitments, the Company has established a Quality Management Department responsible for driving improvements in product and service quality across the group. The Company has also implemented development plans aimed at enhancing product and service quality, with ongoing initiatives carried out in several key areas.

In 2025, the Company organized the “AssetWise Quality Forum” as a platform to communicate quality policies and foster a shared understanding among relevant departments. The forum also aimed to establish clear operational guidelines and



standards that can be consistently applied across the entire organization.

At the “AssetWise Quality Forum”, seminars were organized to emphasize the importance of quality development in all dimensions, as well as the continuous improvement of internal operational processes. The forum also encouraged the collection of customer feedback and complaints through various channels. Such information is then systematically reviewed, analyzed, and used to improve products and services. In 2025, the Company organized a total of 8 AssetWise Quality Forum sessions, with more than 250 employees from various departments participating in the activities.

These initiatives reflect the Company’s strong commitment to the continuous improvement of product and service quality. The objective is to enhance customers’ living experience, improve service efficiency, and create long-term customer satisfaction. This commitment forms an important foundation for building trust and sustainable growth for the organization in the future.



### “AssetWise Quality Forum”

#### Key Steps in Creating Quality Living... From Foundation to After-Sales Service

**Because we believe that our customers’ “happiness” begins with quality that can truly be seen and experienced.**

### Development of Safe and Hygienic Products

The Company aims to improve the quality of living in its real estate projects by developing quality products along with the safety of products and services to promote health and well-being through the design and construction of projects that strictly comply with building safety standards, as well as related laws and regulations.

The Company establishes safety standards and promotes good health and well-being for customers, starting from the procurement process in selecting construction materials that are safe for residents, effective waste and wastewater management for the projects, management and control of pollution emissions to comply with legal standards, and inspection of building safety systems from electrical systems, fire prevention systems, to fire extinguishing system. This is undertaken by responsible parties to ensure that every building

in the Company's projects is safe, of good quality and meets the specified standards before being handed over to customers. The Company places importance on the health of customers and residents in the Company's projects as health is one of the major components of happiness, especially at present that health becomes a priority for everyone. The operations are divided into 4 areas:

1. Healthy Living: Creating projects that are living friendly, starting from project design, from the arrangement of common areas, wind and light directions, ventilation, materials used, to the selection of practical technologies, as well as providing personnel training to be able to offer assistance to residents in emergency situations safely.
2. Healthy Privilege: Offering special privileges for AssetWise Club members from a variety of services that meet all lifestyles to ensure that good health is attained.
3. Health Activity: Organizing health activities that cover all aspects of good health, including physical exercise, healthy cooking workshops, CPR training, etc.
4. Virtual Health: Supporting the use of simpler online health services instead of in-person doctor visits and hospital services.

**“AssetWise Health Station: Enhancing Health Care for Residents”**

The Company has raised the bar of the level of healthcare for residents in the project by creating a “Health Station” or health check-up area within the common areas of its condominium projects. The Company prepared complete equipment for basic health check-ups so that residents can access and receive healthcare advice from leading hospitals according to their needs conveniently and quickly without having to travel to hospitals.

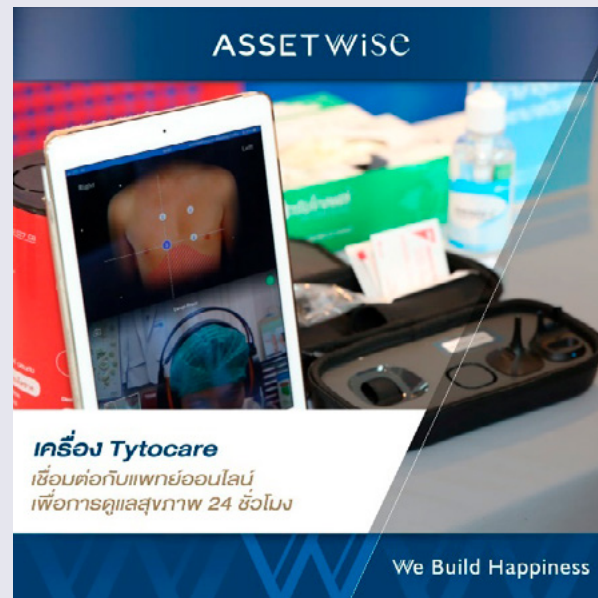
The equipment provided at the Health Station includes:

- Body Mass Index (BMI) meter, which is a device that calculates body weight balance to identify the BMI value and the amount of excess fat that the body has stored, which is considered a basic risk assessment from body weight. This value can be measured for people aged 20 and above.
- Arm-type blood pressure monitor for measuring blood



pressure and heart rate in a convenient, quick, and accurate manner.

- Tytocare device for basic patient health check-ups in a modern, portable form, designed for everyone to use at home and easy to clean by wiping with alcohol before and after use. The device is connected to the Virtual Hospital system, allowing conversations, consultations, photo taking, and video recording. This helps doctors know the patient's symptoms online in real time 24 hours a day. Residents can download the application to contact the hospital promptly.
- Automated external defibrillator (AED) which is a portable electronic device that can automatically diagnose life-



threatening arrhythmias and provide treatment by defibrillating the heart.

In addition, residents are also entitled to special privileges to use various services from leading partner hospitals, including online health consultations by specialists, off-site blood sampling services, off-site vaccination services, postal medicine delivery services, pressure ulcer and chronic wound care services, and off-site physical therapy.

The Company provides contact channels in case customers, residents, or residents wish to complain or express their opinions about the safety of the Company's products and services through various channels, including the Company's whistleblowing channels, Call Center (02-168-0000), official website ([www.assetwise.co.th](http://www.assetwise.co.th)), Facebook: AssetWise, E-Mail: [contactcenter@assetwise.co.th](mailto:contactcenter@assetwise.co.th), and the repair notification application.

## Confidentiality of Customers

The Company is fully aware of the protection of customers' personal data that the Company holds. It is required that the use of customers' personal data must comply with the Personal Data Protection Policy, which is in accordance with the Personal Data Protection Act. The Company has appointed a Personal Data Protection Officer to oversee compliance with the policy, law, and guidelines for protecting customers' personal data. The Company also established a Personal Data Protection Working Group to set guidelines for the protection of customers' personal data, inspect operations, discuss solutions and prevention, and provide recommendations for proper and appropriate operations.

In addition, the Company has communicated the Personal Data Policy to all employees via the Company's intranet system and email. In particular, the Company emphasizes that employees who are responsible for monitoring and maintaining customers' personal data must adhere to the strict compliance with the policy and requires them to sign to acknowledge the policy. All employees of the Company already signed to acknowledge the Personal Data Protection Policy with 100 percent rate.

In 2025, the Company had no complaints regarding customers' personal data.

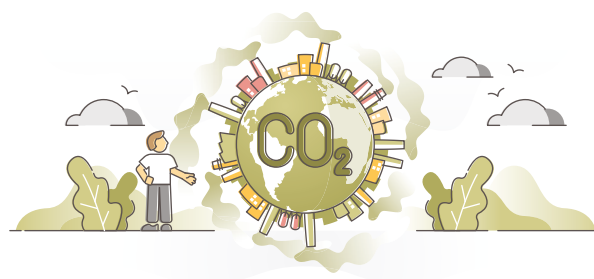
## Business Innovation Development

Innovation and technology play an increasingly important role in business operations. The Company therefore places strong emphasis on the development and adoption of innovation and technology to enhance operational efficiency, facilitate business processes, and respond to changing consumer behaviors. In addition, the Company encourages employees to recognize the importance of innovation and to actively apply new technologies to further develop products, services, and internal work processes, supporting continuous improvement and business growth.

### • WISECOLOGY

WISECOLOGY is an innovation concept aimed at creating healthy and sustainable living communities. The Company is committed to introducing residential innovations that enhance well-being while creating a safe and livable environment. This concept is driven by three core principles:

- Smart Living or “Creating a society of convenience and safety.”
- This includes convenient transportation access, comprehensive facilities that support various lifestyles, and the application of modern technology to enhance safety and convenience in everyday living.
- Environment Friendly or “Thinking with care for the planet.”
- The Company promotes environmental sustainability by increasing green spaces within its projects, allowing residents to live harmoniously with nature. In addition, environmental principles under the Company’s Growgreen concept are applied to maintain a clean, safe, and environmentally responsible living environment.
- Sustainable Life or “Designing for people of all generations—today and in the future.”
- This principle focuses on designing both interior and exterior spaces within projects to meet the needs of people across all generations, ensuring comfortable and inclusive living environments.



• **ASSETWISE CLUB “Privileges Program”**

The Company is committed to creating a positive living experience within its residential projects and providing excellent after-sales services to achieve the highest level of customer satisfaction. To support this goal, the Company has developed ASSETWISE CLUB “Privileges Program”, an innovation designed to enhance customer care. This program integrates a Customer Relationship Management (CRM) system into the Company’s LINE Official Account (Line OA) platform, providing convenient access for residents to various services and exclusive privileges. Through ASSETWISE CLUB, residents can easily access special offers from a wide range of partner shops and service providers. Customers simply need to register as members and present their membership code to enjoy the exclusive benefits and privileges arranged by the Company.



In addition, the ASSETWISE CLUB “Privileges Program” includes functions for communicating news, updates, and various activities to customers. The system also provides continuous notifications about news, special privileges, and upcoming activities, ensuring that residents receive updates regularly. This allows residents to stay informed about exclusive benefits and events while enabling them to conveniently select and participate in services and activities based on their interests.

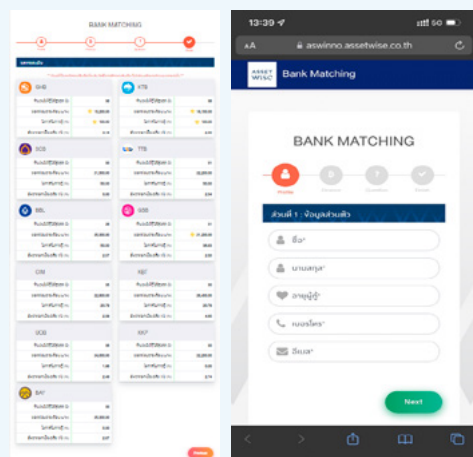


• **“Bank Matching” Which bank is right for you?**

The Company has developed the “Bank Matching” program, an innovation designed to assess customers’ financial readiness for mortgage applications. This tool helps build confidence in customers’ decisions to purchase houses or condominiums within the Company’s projects by providing an initial assessment of their potential loan eligibility with financial institutions. Through this program, customers can understand the possible loan amount they may qualify for or receive guidance on how to prepare their finances in order to successfully obtain a mortgage and purchase a home or condominium.

The “Bank Matching” program serves as a sales support tool and facilitates the property transfer process for the Company’s projects. It helps reduce concerns among potential buyers regarding mortgage approvals from banks and shortens the time required for loan processing. As a result, the Company can accelerate sales transactions and recognize revenue more quickly.

To use the “Bank Matching” program, prospective buyers can enter their information through [www.aswinno.assetwise.co.th](http://www.aswinno.assetwise.co.th). The system will then process the submitted data to identify banks that may be able to provide mortgage financing. It also presents details such as the estimated loan amount available, the likelihood of loan approval, the expected monthly installment period, and the average interest rate.



## Artificial Intelligence (AI) Knowledge Development

The Company recognizes the importance of applying Artificial Intelligence (AI) technology to enhance operational efficiency, reduce costs, and improve the accuracy of real-time data analysis. To support this initiative, the Company promotes self-learning through its internal Intranet platform, “Wise.Ai,” which serves as a channel for sharing knowledge related to AI technologies. The platform also introduces useful AI tools that can support employees in their daily work, enabling them to learn, explore, and apply these technologies to improve productivity and efficiency within the organization.

In addition, the Company organized an AI knowledge development program for employees titled “AI for Everyone: Easy to Use, Practical to Apply.” The program was designed to provide employees with practical knowledge on how to apply AI technologies in their daily work, with the objective of improving efficiency and enhancing work processes. The training was conducted by AI technology experts and was organized in two sessions: Session 1: 5 August 2025 and Session 2: 8 August 2025.



## Promoting Innovation Development Within the Organization

### “ASSETWISE AI CHALLENGE”

The Company recognizes the importance of applying Artificial Intelligence (AI) technology to enhance the efficiency of its products and services. To support this initiative, the Company organized the “ASSETWISE AI CHALLENGE 2025”, an activity aimed at elevating the organization through AI-driven innovation.

The program was designed to encourage employees to develop their potential in applying AI technologies in real-world work processes, while fostering a data-driven and innovation-oriented organizational culture. Employees from all departments were invited to form cross-functional teams to collaboratively explore solutions that address operational pain points, streamline work processes, and improve overall organizational efficiency in a tangible way.

The “ASSETWISE AI CHALLENGE 2025” was organized during the third quarter of 2025 (July – September). The program emphasized both learning and practical implementation, and consisted of the following key activities:

- Knowledge Enhancement: Training sessions were organized to provide employees with fundamental knowledge of AI technology and related technologies, helping them build a strong foundation for applying AI in their work.
- Project Incubation and Development: Consulting sessions were provided by a team of experts to offer guidance and recommendations, helping participants refine their ideas and further develop them into solutions that can be practically implemented.
- Selection and Evaluation: A judging committee evaluated the submitted projects based on key criteria, including efficiency in reducing costs and time, as well as practical applicability, to ensure that the innovations developed can deliver immediate value to the business.

The judging committee reviewed innovative projects submitted by a total of 20 participating teams. From these, 8 projects were selected as finalists, reflecting the participants' creativity and the application of AI technology across various aspects of the Company's business operations. The shortlisted projects are as follows:

### 1. Sales & Service Enhancement

To enhance customer experience and support the sales team, the Company developed several intelligent tools, including:

- Sales AI Assistants Project: The application of Generative AI to analyze customer data (Lead Management) and prioritize leads through scoring systems. This innovation helps reduce sales operation time by 30–50% while increasing the likelihood of successful sales conversions through more accurate data insights.
- AI Powered Sales Service Excellence Project: The development of a standardized knowledge system using a Chatbot and Virtual Avatar Coaching, enabling employees to quickly access information across multiple projects and respond to customer inquiries with greater confidence.
- 360 VR TOUR X AI Project: The integration of Virtual Tour technology with an AI Salesperson, allowing the Company to provide customer services 24 hours a day. This solution also supports international customers and reduces limitations related to time and location

### 2. Operational Efficiency

The Company has also applied AI technologies to improve cost management and streamline internal operations by reducing complexity and increasing accuracy in back-office processes. Key initiatives include:

- Standard Price Benchmarking System Project: AI is used to filter product information and compare prices with benchmark prices in real time, helping to reduce procurement processing time by 10% and minimize human errors.
- Land Development Feasibility Study Project: AI is applied to analyze regulatory requirements, urban planning regulations, and demand–supply data to assess the investment feasibility of land plots. This solution reduces data analysis time by up to 50%, enabling the Company to make investment decisions more quickly.
- Marketing Strategic Analytics Project: The development of an automated dashboard that provides alerts on key marketing insights, significantly reducing manual working hours and improving the efficiency of marketing analysis.

### 3. Creativity & Engagement

Beyond operational improvements, the Company has also applied AI technologies to enhance creativity and engagement, creating more vibrant and convenient experiences. Key initiatives include:

- VIZON Check-in Project: An event registration system using QR Code integrated with AI, reducing on-site registration time to only 30 seconds per person and lowering event management costs by approximately THB 20,000 per event. This system has already been implemented in the Company's activities.
- AI Avengers Project: The use of AI technology to produce video content and create avatars for a new form of storytelling. This approach helps reduce production costs while enhancing the Company's modern and innovative brand image.
- ASSETWISE AI Challenge 2025: This initiative represents an important step in preparing employees to keep pace with technological advancements and demonstrates the Company's commitment to leveraging innovation to drive sustainable growth.



## Customer Relationship Building

The Company focuses on promoting customer satisfaction by considering customer satisfaction as an important factor in the Company's business operations, reflecting the quality of products and the Company as well as the Company's response to products and services to customers under the increasingly competitive industry with the purpose to maintain and take care of the Company's customers.

The Company provides various forms of Customer Relationship Management processes, such as organizing continuous customer relationship building activities, taking care of customers, continuously implementing sales principles, surveying customer satisfaction, receiving customer suggestions and complaints, and establishing a process for responding to customer suggestions in a timely manner.

## Customer Satisfaction Survey

The Company has designated customer satisfaction as part of its sustainability goals. This objective is established as a corporate-level performance indicator, used to evaluate management performance and cascaded down to employees at the individual level as follows:

Indicator	Unit	Target 2025
Satisfaction with Products	Percentage	85
Satisfaction with Services	Percentage	85
To maintain a strong reputation among project residents, as reflected in the Net Promoter Score (NPS).	Percentage	17
Reputation among project visitors, as measured by the Net Promoter Score (NPS).	Percentage	85
Complaints regarding customer personal data protection	Case	None

The Company conducts customer satisfaction surveys using questionnaires designed to evaluate key aspects of customer experience across its projects. The survey focuses on several important areas, including satisfaction with products, satisfaction with services, and brand reputation, measured through the Net Promoter Score (NPS). The survey results provide valuable insights into customer satisfaction levels and enable the Company to benchmark its performance against other companies in the real estate development industry.

## Customer Satisfaction Survey Results

Indicator	Unit	Target 2025
Satisfaction with Products	Percentage	86.23
Satisfaction with Services	Percentage	91.34
To maintain a strong reputation among project residents, as reflected in the Net Promoter Score (NPS).	Percentage	31.23
Reputation among project visitors, as measured by the Net Promoter Score (NPS).	Percentage	96.23

As a result of the Company's continuous improvements across various areas of operation, customer satisfaction levels have achieved the targets set by the Company and are comparable to those of real estate development businesses within the country.

The Company continues to enhance its products and services while establishing customer satisfaction as one of its key organizational strategies. Performance indicators have been defined at both the corporate and individual employee levels, enabling the development of structured action plans to improve customer satisfaction. These efforts aim to effectively respond to customer needs in both the short and long term, while also supporting the Company's sustainable growth.

## Operations to Enhance and Respond to Customer Satisfaction

### • Product and Service Quality Development

In 2025, the Company has continuously developed the quality of products and services, in the form of organizing the “Quality Forum” activity to communicate the quality development policy, jointly setting clear work standards, and operating under the same standards of the agencies involved in improving the quality of products and services. In addition, the Company clearly defines the Project Quality Development quality development in every project construction process and strictly controls and inspects quality under the standards to find ways to develop and solve product quality problems before delivering them to customers.



• ASSETWISE CLUB

# ASSETwise CLUB

AssetWise Club offers more than just living experiences to members under the concept “Extra Ordinary Day” with the motto “Ordinary day.... extraordinary” that every moment is a memorable story through many activities and privileges. Let every day be a good day.



AssetWise Club is a community designed to support residents in every aspect of their lifestyles, growing together with the diverse needs of modern living within the AssetWise family. The Company enhances resident care through AssetWise Club, a community platform created to enrich the living experience of more than 60,000 resident families. The program is supported by a network of over 100 partner merchants, offering a wide range of exclusive privileges and lifestyle activities that cater to various interests. In addition, the Company regularly organizes on-site activities at residential projects every month, further strengthening engagement and delivering meaningful experiences for residents.

In 2025, AssetWise Club organized more than 45 activities for residents across various projects, demonstrating the Company’s close and consistent engagement with its community. These activities provided a wide range of benefits that support diverse lifestyles, delivering happiness across seven dimensions: Health & Wellness, Home & Living, Service & Lifestyle, Learning, Dining & Café, Travel, and Pet. This reflects the Company’s philosophy of caring for residents beyond simply providing housing, focusing instead on enhancing quality of life and creating everyday happiness for residents.



In addition, the Company launched the “Grow Together” campaign, inviting Thai businesses—including SMEs and well-known local brands—to become partners in supporting the growth of the Thai economy. The initiative welcomes partners of all sizes, including residents who operate their own businesses. Participating merchants receive tailored content creation designed to match their business needs and customer preferences, along with promotional support through AssetWise Club’s social media channels, which reach residents across 75 residential projects developed by the Company. The Grow Together campaign helps create new



opportunities for entrepreneurs to expand their customer base, enabling everyone within the AssetWise Living Ecosystem to grow together in a strong and sustainable way.

In 2025, AssetWise Club expanded the variety of privileges, partner merchants, and services to better align with residents' lifestyles and to enhance engagement within the AssetWise community. Examples of these initiatives include collaboration with FutureSkill to provide online courses in Marketing and Artificial Intelligence (AI) for residents, enabling them to develop new knowledge and skills. In addition, the Zero Waste Project was introduced to encourage residents to separate waste properly, aiming to reduce landfill waste to zero and promote environmentally responsible living.

In addition, the Company has enhanced resident engagement and well-being through a Digital CRM Platform, allowing residents to conveniently access activities and exclusive privileges in one place via LINE OA: AssetWise Club. The platform has been further developed to be more user-friendly, enabling residents to easily register for membership, redeem benefits, and receive updates. It also features personalized content, delivering news, activities, and privileges tailored to each individual's interests. This enables residents to participate in activities that match their preferences while accessing exclusive benefits more conveniently and efficiently.

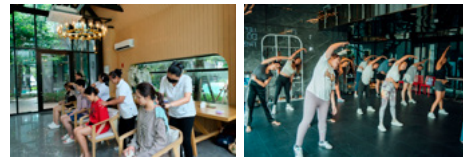


Channel to provide opinions, report complaints, or make suggestions

- Call Center: 02-168-0000
- www.assetwise.co.th
- Facebook: AssetWise
- Line OA : AssetWise.co.th
- E-Mail: contactcenter@assetwise.co.th
- E-Mail: contactcenter@assetwise.co.th

### Channel for customers to provide opinions, report complaints, or make suggestions

The Company provides the opportunity for customers to express their opinions, report a complaint, or make recommendations to the Company whereby the Company will analyze the comments or recommendations to develop and improve products and services to achieve maximum customer satisfaction.



In 2025, the Company received a total of 535 customer complaints through its complaint channels. The key issues reported are summarized as follows:

- Employee-related complaints: A total of 327 cases, comprising 323 cases related to employees of AssetWise Public Company Limited and 4 cases related to employees of its subsidiaries.
- Project-related complaints: A total of 197 cases, including issues related to residential units and surrounding project areas such as repair requests, delays in repairs, parking issues, construction impacts on nearby communities, common utilities and facilities, promotions or complimentary items totaling 178 cases. In addition, there were 19 cases related to advertising signage.
- Company activity-related complaint: 1 case related to parking management during the Beauty Run event.
- Complaints related to shopping centers (Mingle Mall and Mingle Market): A total of 10 cases, including 3 cases related to common areas such as unclean restrooms, insufficient seating, and lack of warning signage in walkways, 2 cases related to shop cleanliness, 2 cases related to parking issues, 2 cases concerning insufficient supervision during the Songkran Festival, and 1 case related to a commercial lease agreement.

After receiving complaints from customers, the Company has established the following procedures to address the complaints.

- The unit which received the complaint coordinated with relevant parties to contact customers.
- Follow up on the conclusion of complaint resolution from related parties after receiving complaints for the purpose of recording and following-up on the results of complaint resolution in accordance with the respective remedial plan.
- After resolution of the complaint, the unit that notified the evidence of correction to the unit which received the initial complaint to close the complaint in accordance with the period confirmed with the complainant.

- Incorporate the complaints into a Q&A to communicate in the event such incident arises again in the future.

### Treatment of Suppliers, Contractors, and Business Partners

Suppliers are one of the Company’s stakeholders – main contractors, subcontractors, and trading partners, all working together to support each other and deliver the best products and services to customers. The Company and its suppliers work to improve the quality, troubleshoot issues, and grow together in the long-term. Channels are also provided for the Company suppliers to voice their opinions or file complaints to continuously improve the Company and their work together as suppliers.

The Company has established a Code of Conduct for Suppliers and communicated it to suppliers to be aware of and strictly adhere to while this was also communicated to customers, along with the Anti-Corruption Policy and guidelines. In 2025, all suppliers of the Company were informed of the Code of Conduct for Suppliers, the Anti-Corruption Policy and guidelines, to comply with as a framework for operations in the same direction as the Company.

### Capability Development for Suppliers and Contractors

Contractors are considered important partners for the Company in the work process along the value chain of the Group. The Company and its suppliers operate construction projects according to standards in its quality of construction, length of time, progress, issues and troubleshooting, safety, hygiene, good working environment, knowledge exchange, talents, and innovation relating to the Company’s construction projects.

### Capability Development of Contractors in 2025

Joint meetings between project contractors and consulting companies to discuss project construction operations and cooperate in developing quality construction work that complies with relevant standards.

- Participate in inspecting constructions according to construction standards of the Company to jointly plan work, create mutual understanding and find ways to develop construction work properly together including summarizing problems that occurred during construction and finding solutions.
- Provide training to educate contractors on construction processes and standards in terms of structural work, building service system, electrical system work, sanitary system, etc., in order to develop professional skills for contractors so that they are able to work according to the requirements and standards of the Company.

Note that from the cooperation to develop the capability of contractors to focus on quality development of construction projects in 2025, complaints about the projects in the residential areas and surrounding areas decreased from 2024 of 382 cases down to 178 cases, demonstrating the potential for good work and higher quality standards between the Company and contractors. This also includes plans to enhance the capability of suppliers and contractors to achieve greater efficiency.

customers complaints	Unit	2024	2025
Number of customers complaints the projects in the residential areas and surrounding areas	Cases	382	178

### •Participation in the Seminar “Enhancing Standards and Creating New Opportunities in the Thai Construction Industry”

The Company places great importance on improving the standards of the construction industry in Thailand to ensure quality and alignment with sustainable development goals. In this regard, the Company participated in the seminar titled “Enhancing Standards and Creating New Opportunities in the Thai Construction Industry.” The seminar served as a platform for knowledge sharing and discussion between the public and private sectors, with the objective of jointly advancing the development of higher construction standards in Thailand. The initiative aims to ensure that construction practices effectively respond to the needs of both government and private sector projects. In addition, the forum promotes the development of the construction industry toward greater transparency, operational efficiency, safety, and improved quality of life for workers and stakeholders involved in construction activities. Through its participation, the Company reaffirms its commitment to supporting the advancement of industry standards and contributing to the sustainable growth of Thailand’s construction sector.



### Strengthening Relationships with Business Partners

The Company organized the “AssetWise Agent Night 2025” event to strengthen relationships with its business partners, provide a platform for discussions on collaborative operations, and express appreciation for the continued cooperation and support received throughout the partnership. The event was attended by the Company’s executives, employees, business partners, and agent teams. It served as an opportunity to share experiences, exchange ideas, and reinforce collaboration in developing innovative approaches and operational strategies. Through this event, the Company aimed to foster strong partnerships and promote long-term cooperation, supporting mutual success and sustainable business growth for all stakeholders involved.



• Child Friendly Space Project in Construction Camps in collaboration with T. PeeraKrit Co., Ltd.

•The Company places great importance on the protection of children’s rights and the creation of a safe environment for the families of construction workers. In collaboration with T. PeeraKrit Co., Ltd., the Company implemented the Child Friendly Space Project in construction camps to enhance the quality of life and well-being of the children of construction workers.

The project focuses on providing appropriate, safe, and supportive spaces that promote children’s learning and development. Various activities are organized, including skill-building programs, creative learning activities, and age-appropriate recreational activities. These initiatives help reduce the risk of accidents while supporting children’s physical, emotional, social, and intellectual development.



• Internship Program

The Company also promotes youth and student development by establishing partnerships with various universities through its Internship Program. This initiative provides opportunities for students from different universities to gain practical work experience aligned with their fields of study. Through the program, students are able to learn and develop professional skills in a real working environment, helping them gain valuable experience and better prepare for their future careers.

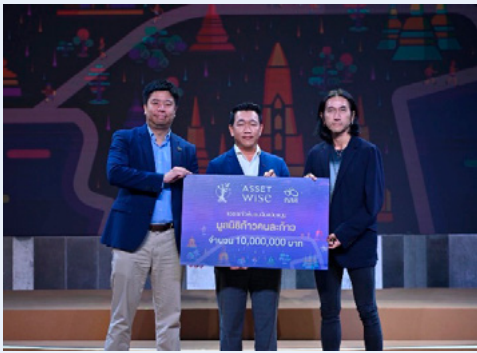
Number of Interns in 2025

Interns	Number of Persons
Total Number	36
By Gender	
Male	15
Female	21



- Supporting Children and Youth Who Have Dropped Out of the Education System

The Company contributed THB 10,000,000 to support the “Kao for Kids Year 5” project, which aims to assist children and youth who have dropped out of the education system. The support was provided through the Kao Kon La Kao Foundation and the Equitable Education Fund (EEF). This contribution is intended to help more than one million children who have left the education system return to education or receive vocational skills training through flexible learning programs. The initiative also seeks to develop preventive measures to ensure that children do not drop out of school prematurely. The ultimate goal of the project is to ensure that every child has access to education and opportunities to improve their quality of life, while preventing students from falling out of the education pathway.



- AssetWise Supports Youth Sports in Collaboration with BG Pathum United and Royal Cliff

The Company supports Thai youth in pursuing careers as professional athletes. AssetWise believes that supporting youth development is one of the most valuable investments in driving the future of the nation. Therefore, the Company is committed to promoting activities that help develop skills, inspire young people, and provide opportunities for Thai youth to showcase their potential and abilities. Through collaborations with BG Pathum United and Royal Cliff, the initiative aims to enhance young athletes' skills and competitive experience, enabling them to progress toward becoming professional athletes. This effort also contributes to advancing the Thai sports industry to the international level and empowering youth to become an important force in driving Thailand forward sustainably



The Company collaborated with its partner football club, BG Pathum United, to organize the youth sports competition BGPU x BVB Football Carnival U-15 2025 Powered by AssetWise. The tournament was a youth football competition for players under 15 years of age, featuring 16 leading youth teams from across Thailand. The event was held on 10–11 May 2025 at the Yamaoka Hanasaka Academy. The competition aimed to identify five outstanding young footballers who would be selected to participate in a training program with Borussia Dortmund in Germany, providing them with an opportunity to gain international training experience and further develop their potential toward becoming professional athletes.

In addition, the Company partnered with Royal Cliff Hotels Group to organize the AssetWise Junior Tennis Thailand Championship 2025, the 3rd Asian-level youth tennis competition for children aged 4–14 years. The tournament welcomed 127 young participants and was held on 3–4 May 2025 at Fitz Club Pattaya, a comprehensive sports center operated by Royal Cliff Hotels Group. Ranking points earned from this competition can also be used toward the national tennis ranking system of Thailand, providing young athletes with opportunities to advance their competitive development and progress within the sport.



During the tournament, the Company also placed strong emphasis on the physical safety, fitness, and recovery of participating children and youth athletes. In collaboration with Vitala Physical Therapy Clinic, the Company provided on-site physical care services for the participants. Professional physiotherapists and rehabilitation specialists were present to support the young athletes by offering physical assessments, injury prevention guidance, and recovery treatments, ensuring that all participants were able to compete safely while promoting proper physical well-being throughout the event.

### Procurement of Products and Services

The Company provides opportunities for those who are interested in becoming a business partner of the Company to register as a new business partner of the Company on the channel [www.procurement.assetwise.co.th](http://www.procurement.assetwise.co.th)



The Company has established procurement practices to ensure that the Company's suppliers and contractors are under the same standards, to be able to effectively manage and control procurement, as well as conducting business sustainably alongside its suppliers and contractors.

Throughout the Company's business operations, the Company has worked with a number of quality and reliable suppliers and contractors to provide a variety of products and services that meet the Company's needs. At the same time, the Company has continuously built good relationships with suppliers and contractors to avoid misunderstandings or disputes. In addition, the Company has always treated all suppliers and contractors transparently, equally, fairly, and without discrimination for any reason.

- Selection of suppliers, contractors, workers, service providers and vendors

The Company has set clear criteria for selection where all suppliers, contractors, workers, service providers, and vendors must have qualifications according to the criteria specified in the procurement practices and has organized a strict review process by the Procurement Committee. The criteria for consideration include service quality, service capability, overall reliability, payment terms, performance guarantees, financial potential and stability, past experience or performance and ability to deliver work.

In addition, the Company has taken sustainable business operations into consideration as part of the selection of suppliers, contractors, workers, service providers, and vendors, who must have no history of human rights violations, unfair labor reporting, employment of child labor or illegal labor, failure to comply with occupational safety standards, corruption, and social and environmental disputes.

The Company also emphasizes the procurement of environmentally friendly products (Green Procurement) to aim at becoming an organization that reduces greenhouse gas emission and therefore set the criteria for selecting only vendors who have passed environmental quality standard certifications including ISO 14001, Green Label, Green Industry, or other relevant standards.

### Green Procurement Targets for Environmentally Friendly Products and Services

Target	Unit	Target
Increase in Environmentally Friendly Products and Services (Green Procurement) Compared to the Previous Year	percent	5

In 2025, the Company has considered selecting 18 suppliers for Green Procurement to purchase 25 items of Green Procurement products and services.

Procurement	2023	2024	2025
List of environmentally friendly products are services (Green Procurement)	23	25	25

In 2025, the Company maintained the same number of environmentally friendly products and services under its Green Procurement program as in 2024.

### • Performance Evaluation of Suppliers, Contractors, Workers, Service Providers and Vendors

The Company evaluates the performance of suppliers, contractors, workers, service providers and vendors by setting scoring criteria, which must be at least 60 points to be considered passed. In case that suppliers, contractors, workers, service providers and vendors do not pass the evaluation criteria, the Company will remove them from the Company's approved vendor list. The Company will send the evaluation results to be acknowledged and used as a guideline for further development of quality and work efficiency.

Regarding performance evaluation criteria of suppliers, contractors, workers, service providers and vendors, the Company will consider past performance in terms of product and service quality and the delivery that must meet the specified standards as specified in the contract. In addition, the Company has considered ESG performance evaluation by organizing an On-Site ESG Audit evaluation, setting criteria for consideration that covers responsible business operations and ensuring strict compliance with the Code of Conduct for Suppliers and anti-corruption practices, including compliance with human rights principles and legal and fair employment, compliance with safety, occupational health and work environment standards. This includes undertaking environmental operations that are in accordance with specified legal standards, providing measures to care for and reduce potential impacts, managing and alleviating global warming from greenhouse gas emissions, managing the impact of operations on communities and society, and participating in sustainable community and social development.

### Treatment of The Community and Society

The Company has set a plan for community development, especially communities surrounding the Company's project areas, to take care of and control potential impacts on the community, build good relationships with the community, listen to the opinions and concerns of the community, participate in improving the quality of life of the community, foster sustainable economic growth, and support businesses that benefit society. In addition, the Company has extended the principles of caring for and developing communities and society to other communities and societies nationwide through the PUNN By AssetWise project and various activities under the concept of sustainable growth alongside society.

Target	Unit	Performance Results 2025
Violation of laws and regulations related to the community and society.	Case	None
Fines incurred from mitigating damages to communities and society	Baht	None

## Taking care of communities surrounding the Company's projects

Prior to the development of every project, the Company Group has taken account in the impact to the nearby communities by following the guidelines in the EIA report, from analyzing the impact caused by construction to the nearby community by conducting a survey to gather opinions and needs of the community, planning to prevent the potential impact that may occur from the community, setting guidelines in remedying the damage caused to the community, in addition to improving and promoting the nearby community's quality of life.

From the Company's operations in 2025, all projects of the Company were carried out in accordance with the requirements of relevant laws and regulations in order to prevent potential impacts from the Company's operations.

### • Urban and Community Development through Urban Regeneration

The Company supports urban regeneration and community development by improving and maintaining public infrastructure surrounding its projects. This includes the repair and maintenance of public utilities, road surfaces, and street lighting to ensure that areas around the Company's projects are continuously improved and well maintained. These efforts aim to create a safe, livable, and well-connected urban environment, supporting shared community use while strengthening urban connectivity and enhancing the long-term quality of life for local residents. The initiatives are aligned with the principles of Sustainable Urban Development.

Key initiatives include:

- Construction of a pedestrian overpass on Chiang Rak Road to provide a safe and systematic connection between the Company's project area and Thammasat University Rangsit Campus. This infrastructure development enhances travel safety for students, residents, and nearby communities, reduces the risk of accidents on a major road, and improves accessibility to educational facilities and key urban activity areas.
- Construction of new traffic roads and improvement of pedestrian walkways connecting Si Haburanukit Road near the Atmoz Flow Minburi project and Mingle Hill Minburi. These improvements help facilitate safer and more convenient travel for both motorists and pedestrians, while also enhancing the visual landscape and livability of the surrounding community.

### • AssetWise Enhances Livable Cities through the "Sukha Sukhee: THE HAPPY TOILET PROJECT" Design Competition

The Company promotes the development of livable urban spaces by organizing the "Sukha Sukhee: THE HAPPY TOILET PROJECT" design competition. The initiative invites designers, members of the public, and students to submit creative concepts for "public toilets that bring happiness to everyone." The project aims to transform public restrooms in Thailand into spaces that are clean, safe, aesthetically pleasing, and accessible for all users in an inclusive and sustainable manner. The winning public restroom designs will be made available as prototype models that can be adopted by various organizations for actual construction or installation in public areas across the country. These locations may include public parks, forest parks, temples, schools, and facilities operated by government agencies, local authorities, or private organizations. Through this initiative, the Company seeks to contribute to the creation of more livable cities and improved quality of urban life for the public

**สุขา** | The HAPPY TOILET

ประกวดออกแบบ  
ห้องน้ำสาธารณะ  
ที่สร้างความสุขให้ทุกคน

ชิงเงินรางวัล  
รวมมูลค่า **260,000** บาท

ส่งผลงาน 17 พ.ย. - 31 ธ.ค. 2568  
ประกาศผล 16 ม.ค. 2569

การประกวดแบ่งเป็น 3 ประเภท • บริษัทผู้ออกแบบวิชาชีพ • ผู้ออกแบบอิสระ และประชาชนทั่วไป • นักเรียน นิสิต นักศึกษา

ASSET WISE

## Development of the Quality of Life of Communities around the Projects

### • Employment of People in the Community

The Company places great importance on community engagement around its projects, aiming to create employment opportunities for people living in nearby areas. This initiative helps support local income generation, economic stability, and positive relationships between the projects and surrounding communities. The Company prioritizes hiring juristic person officers/building technicians, housekeeping staff, and security guards from nearby communities. This approach enables local residents to work close to home, reduces transportation expenses, and helps improve the overall quality of life for families within the community. In 2025, the Company provided employment opportunities for community members across three projects: Atmoz Ladkrabang, Kave Wonderland, and Maroon Ratchada 32. A total of 32 local residents were employed, comprising 4 juristic person officers/building technicians, 11 security guards, and 17 housekeeping staff. This initiative generated approximately THB 4,800,000 per year in income for local communities, contributing to sustainable economic support at the community level.



### • Quality of Life of People in the Community

The Company places great importance on promoting a high quality of life, safety, and sustainability throughout its value chain. Communities surrounding the Company's projects are therefore considered a key stakeholder group. The Company consistently supports these communities through various initiatives and activities, including the following:

#### **Community Care Projects in Collaboration with Partners**

In 2025, the Company implemented a total of eight community support and development projects for communities surrounding its developments. These initiatives were carried out in collaboration with project contractors to help address local issues and improve the quality of life for community members in a tangible way. Examples of these activities include dredging drainage canals and pipelines to alleviate local flooding problems, as well as providing food and beverages for students of Thammasat University during examination periods. These initiatives reflect AssetWise's strong commitment to caring for surrounding communities and supporting the well-being of stakeholders living near the Company's projects.





## Collaboration with Partners in Supporting Communities and Society

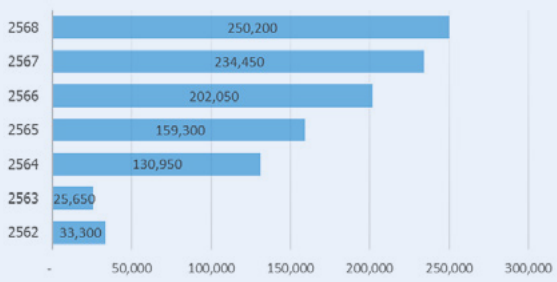
### • “One Drop of Blood...Saving Lives” Blood Donation Campaign

The Company has continuously organized blood donation activities in collaboration with Bhumibol Adulyadej Hospital through the campaign “One Drop of Blood...Saving Lives.” The initiative invites employees, business partners, residents living near the Company’s headquarters, and members of the general public to participate in blood donation activities.

In 2025, the Company organized the activity four times, with a total of 556 donors participating. The campaign collected 250,200 cc of blood in total. Blood donation records were also managed through LINE OA: “Pan Luead”, allowing donors to conveniently track their donation history and encouraging continued participation in future activities. This initiative reflects the Company’s commitment to conducting business while creating social value and contributing to long-term sustainability. Since the program began in 2019, the Company has accumulated 1,035,900 cc of donated blood, equivalent to 2,302 units, helping to support the treatment of approximately 6,906 patients.

The “One Drop of Blood...Saving Lives” initiative, which the Company has continuously organized, provides opportunities for residents, employees, business partners, and members of nearby communities to take part in helping patients in need of blood. Through this ongoing effort, the Company continues to pass on the “power of giving” to society. In recognition of its continuous support for blood donation activities, the Company was awarded the Third-Class Certificate of Recognition for Blood Donation Support. The award was presented by Chalermchai Sitthisart, acting as the representative of Queen Sirikit, President of the Thai Red Cross Society.

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- Flood Relief Assistance Program

**AssetWise Donates 1,000 Cooking Equipment Sets**

AssetWise provided 1,000 cooking equipment sets to support families affected by severe flooding in southern Thailand. Each set included a rice cooker, an electric pan, and a power extension cord, with a total support budget of THB 1,000,000. These items were distributed to families whose homes were significantly impacted by the floods, many of whom had lost essential household belongings and daily necessities, while electrical systems in their homes had also been damaged. The initiative aimed to help affected families restore their ability to prepare meals and resume daily life as quickly as possible.



- **AssetWise Partners with Pankan Shop to Support Flood Victims**

The Company collaborated with Pankan Shop, operated by the Yuvabadhana Foundation, to organize a donation campaign aimed at assisting people affected by flooding in Hat Yai. The initiative encouraged donations of good-quality clothing ready for use, including clothing for women, men, and children, as well as educational supplies. Donation points were set up at AssetWise projects and sales offices to make it convenient for employees, customers, and the general public to participate in sharing and supporting those in need. The total value of donated items collected through this campaign amounted to THB 455,000.

- **AssetWise Continues the “Pankan” Initiative to Support Education and Social Giving**

The Company has continued its collaboration with Pankan Shop, operated by the Yuvabadhana Foundation, to collect donations of good-quality pre-owned items. These donated items are sold through Pankan stores, and the proceeds are used to provide scholarships for youth across Thailand. In addition to supporting educational opportunities for underprivileged students, the initiative also contributes to reducing textile waste by extending the lifecycle of clothing and other reusable items. The Company organizes Pankan donation activities at its headquarters every six months and has also launched “Pankan X AssetWise” at Mingle Mall since October 2022. This initiative serves as an additional channel to raise funds for educational support for disadvantaged children while encouraging a culture of sharing and sustainable consumption within the community.



In 2025, the Company further expanded the Pankan initiative through the “AssetWise x PANKAN Showcase”, a model of shared happiness that encourages participation from both employees and business partners. Participants donated good-quality pre-owned items, which were displayed and sold at the “Pankan Street” event held at Seacon Square Srinakarin on 18–19 October 2025. Proceeds from the sales were contributed to an education fund supporting underprivileged children. The event raised a total donation of THB 4,641,646, which helped provide 663 educational scholarships for youth in need.



- **AssetWise Partners with Piamsuk to Donate Proceeds from “Suntharaporn Music Heritage Concert 2”**

The Company collaborated with Piamsuk Property Development Co., Ltd. to organize the “Suntharaporn Music Heritage Charity Concert 2” for the second consecutive year. The event aimed to preserve the legacy of Suntharaporn music while raising funds for charitable purposes. After deducting expenses, a total of THB 700,000 from ticket sales was donated to support patient care and medical research at Phra Nang Klao Hospital and the King Mongkut's Hospital Foundation. This initiative reflects the Company’s commitment to contributing to society by supporting healthcare services and advancing medical research for the benefit of the public.

- **AssetWise, Piamsuk, and The Showhopper Collaborate to Create Happiness through Music**

The Company collaborated with Piamsuk Property Development Co., Ltd. and The Showhopper to organize the concert “Pathomabot: The Legend of Songs”, continuing their partnership in hosting charity concerts for the third consecutive year. Part of the proceeds from the concert, amounting to THB 200,000, was donated to the Bhumibol Adulyadej Hospital Foundation. The donation supports the enhancement of patient care capabilities, particularly for patients with chronic illnesses and those with complex medical conditions, who represent a growing proportion of the hospital’s patients.



- **AssetWise BEAUTY RUN 2025**

The Company organized the charity running event “AssetWise BEAUTY RUN 2025”, with proceeds after expenses amounting to THB 1,500,000 donated to the National Cancer Institute to support the renovation of the existing institute and the construction of a new National Cancer Institute building. The initiative aims to enhance the institute’s capacity to accommodate and treat cancer patients. The event was held at Wachirabenchathat Park (Rot Fai Park), Bangkok. In addition, the event emphasized environmental sustainability in line with the Company’s GrowGreen concept. Environmentally friendly and recyclable materials were used throughout the event, including eco-friendly running shirts made from recycled plastic bottles, medals produced from recycled electronic waste, and trophies made from recycled bottle caps. The event also featured Eco Breakfast meals packaged with natural and biodegradable paper materials. Waste separation stations were installed to encourage proper waste sorting and disposal, helping to minimize the amount of residual waste generated from the event.



## Participation with Partners in Community and Social Care

- **Promotion of Employee Participation with Partners in Community and Social Care**

The Company has set operational goals to encourage its employees and partners to participate in community and social work through various joint projects.

Target	Unit	Target
Community and social projects conducted in partnership with partners	Projects	10

In 2025, the Company collaborated with partners to implement 16 community and social care projects.

Projects	Number of Project
AssetWise Beauty Run 2025	1
PUNKAN Auction	1
Blood donation to Phumipol Hospital	4
Flood Relief Initiative in Collaboration with Partners	2
Taking care of communities surrounding the Company's projects with Contractors	8
<b>Total</b>	<b>16</b>

## Donations for Community and Society

In 2025, the Company made donations to registered charities and non-profit organizations to support the community and society as follows.

Number of donations	Times / Year	Baht
Total Amount of donations	46	4,677,489.03

