

CENTRALPATTANA

Infinite Opportunities

The Ecosystem for All



Sustainability Leadership

องค์กรความยั่งยืน

อันดับ 1 ของโลก



ในกลุ่มอสังหาริมทรัพย์
จาก 299 บริษัทชั้นนำทั่วโลก
ในภาคอุตสาหกรรมเดียวกัน

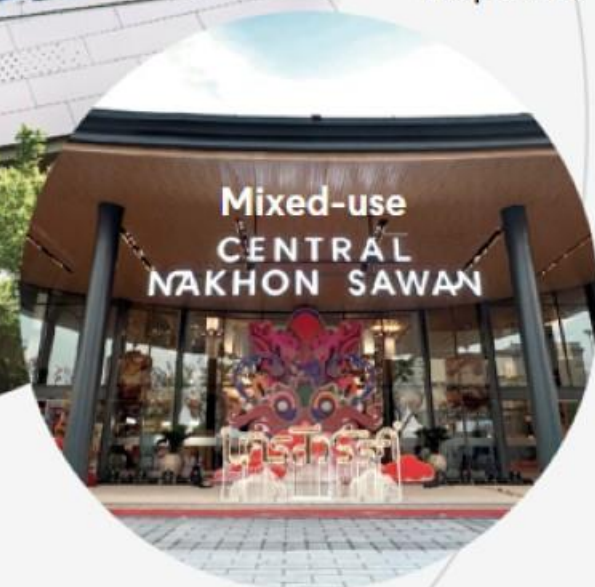


9
Hotels



21
Residential
Properties

42
Shopping
centers



17
Community
malls

10
Offices
Buildings

500M
Visits/Year

The Empowering Ecosystem

Purpose Driven & Stakeholder Engagement

Total
Portfolio
by 2024

CENTRALRETAIL
 CENTRAL   
 CENTRAL EMBASSY ROBINSON TOPS
 17 + 41
 Community Malls CENTRAL SHOPPING CENTER
 Manhar, Thonglor, Thonglor Prime, La Villa, Mega Bangna (in Thailand & Malaysia)

CENTRAL FOODPARK

+
    

42
Shopping Centres

15,000
Partners

SHOP

Retail

EAT

17
Community Malls

DUSIT CENTRAL PARK

BAAN NIYHAM BAAN NINYA BAAN NIRATI

ESCENT AVENUE ESCENT TOWN

PHYLL ESCENT

LIVE



Residences

CENTRAL PATTANA

The Ecosystem for All



Offices

WORK

centralwOrld
Offices

CENTRAL PARK OFFICES

43
Residences

120,000
Jobs

STAY



Hotel

PLAY

G TOWER THE TOWERS at work

10
Hotels

CENTARA
HOTELS & RESORTS

Hilton MATYAYA GO! HOTEL

CENTARA KORAT

  
 aquaria SF MAJOR GROUP
 SKYRISE ADVENTURES

10
Offices

NET Zero
2050

+5
World's New
Magnitudes
within 2027

The Journey of our Sustainability

Before 2007

2007-2013

2014-2020

2020-2024 onward

Early stage

หาแนวทาง
สร้างความเติบโต

Establish Foundation

วางรากฐานนโยบาย
ความยั่งยืน

SD Transformation

ขยายความเข้าใจ
ภายในองค์กร

Synergy for BIG Impact

ผนวกนโยบายด้านความยั่งยืนกับ
กลยุทธ์ทางธุรกิจ

Future Forward Goals

ตั้งเป้าหมายสู่อนาคต
Imagining better futures
for all



4%



20%



32%

SD
Disclosure

Creditability



MEMBER OF
**Dow Jones
Sustainability Indices**
In Collaboration with RobecoSAM



Member of
**Dow Jones
Sustainability Indices**
Powered by the S&P Global CSA





Imagining Better Futures for All

How we drive sustainability at Central Pattana

Strong commitment and clear purpose and actions

1:20

Impact value by 2030

Wealth Creation

- Central Tham
- Local support events
- Local procurement
- Local tourism – Go local Love local
- Public space / events

Equality

- SMEs & Local tenants
- Amenities and facilities to support for all
- Human right due diligence and human right impact assessment
- Pride month
- RESPECTS culture

better
People



Place
maker

better
Planet

Creditability by global standards and ESG assessment

SDGs, SBTi, DJSI, CDP, GRESB, MSCI, FTSE, ESG Rating, LEED, TREES, WELL, EDGE, UNGC, UNWEP

Net Zero 2050

-46.2% of GHG by 2030

Decarbonize Operational Emission

- Electricity Saving
- Solar PV
- Circular concept / Waste Diversion
- Tenant Green Partnership

Decarbonize Embodied Emission

- Green Building Standards
- Supplier Green Partnership

Carbon Offsetting

- Reforestation & Green area
- RECs and carbon credit procurement

Our Approach to Sustainability

Identify issues > Prioritize > Materialize > Integrating > Strategize > Targeting > Embedding > Tracking > Disclose

MATERIALITY ASSESSMENT



STRATEGY DEVELOPMENT



SDGs INTEGRATION



PERFORMANCE TRACKING

Materiality Assessment

1 Identify and Define Material Issues

- Identify material issues regularly every year in parallel with the process of updating the sustainability strategy and the Sustainability Report, considering the materiality risks and opportunities that materialize in the Tailored or Customized Financial Disclosures (CFDs) framework.
- Identify material issues in the area of interest to stakeholders with our mission to understand the organization's value.
- Engage with stakeholders through various means, events, reports, engagement activities, government, investors and external stakeholders to gain external feedback through communication channels and platforms.
- Align the outcome with GRI Standard, SASB and other international frameworks including UN SDGs, OECD, ISO 26000, ILO Conventions, UNICEF and Sustainable Development Goals (SDGs).

2 Evaluate and Prioritize Material Issues

- Evaluate the materiality of material issues at stakeholder level through stakeholder materiality analysis conducted in our annual stakeholder survey. In 2023, this engagement survey was conducted to students, faculty, suppliers, investors and employees, achieving a response rate of 26.9%. The results are analyzed through regression analysis and compared with the materiality analysis conducted by other stakeholders to engage with relevant stakeholders.
- Evaluate the materiality of material issues at stakeholder level as part of the risk assessment and strategic planning process. This is an ongoing process that evaluates the materiality of material issues, along with the business risk assessment process.

| Materiality | High | Medium | Low |
|-----------------------|------|--------|-----|
| Climate Change | High | Medium | Low |
| Human Rights | High | Medium | Low |
| Environment | High | Medium | Low |
| Society | High | Medium | Low |
| Anti-Corruption | High | Medium | Low |
| Product Quality | High | Medium | Low |
| Business Integrity | High | Medium | Low |
| Financial Performance | High | Medium | Low |

3 Validate, Disclose and Obtain External Assurance

- Align the material issues and material risks identified to the organization's sustainability strategy and the CFDs report.
- Obtain third-party external assurance over the materiality process, according to ISRS 5400 of Assurance Standard, which is in the Assurance Report available at the end of the report.

Determining Sustainability Priorities

We identified material issues that are material to our stakeholders at stakeholder level through the process of the Double Materiality Process. This approach considers two perspectives: stakeholder – assessing how the Company impacted the economy, society and environment or assessing what results the organization had achieved in addressing the needs of its Stakeholder Categories (SDCs) and Double – regarding the opportunities and risks generated by those material issues and the need for the Company to address them through its strategy and integration risk assessment framework.

Materiality Matrix

The Materiality Matrix is a tool used to identify and prioritize material issues at stakeholder level, as well as the organization's business goals. The process of the Matrix is a 3-step process: management level issues (SDGs issues), stakeholder issues and their associated risks to business objectives, and individual business units to plan their goals and work plans. Progress is tracked and measured through regular reviews, with the results disclosed in the performance assessment and strategy decisions at employee remuneration and operations already being taking through our performance review process.

Materiality Matrix Legend:

- Climate governance, risk management and resiliency
- Human Rights
- Product Quality
- Environment
- Society
- Anti-Corruption
- Business Integrity
- Financial Performance

Materiality Matrix Chart:

How We Set Our Sustainability Targets

| Targeting SDGs | SDG Target and Outcome |
|--|---|
| Target 8.1 and 8.3: Foster economic growth and support job creation and decent work and support sustainable consumption and production patterns. | Target 8.1: Annual 7% annual growth rate of real GDP per capita. |
| Target 8.5: Promote decent work and economic growth and secure working environments for all workers, including migrant workers. | Target 8.5.1: Proportion of informal employment in total employment, by sector and sex. |
| Target 11.2: Provide universal access to safe, inclusive and accessible green and public spaces for all. | Target 11.2.1: Total area of green urban spaces per 1000 people. |
| Target 13.2: Integrate climate change measures into the organization's policies, strategies and planning. | Target 13.2.1: Renewable energy share in the total final energy consumption. |
| Target 17.1 and 17.2: Enhance partnerships for the goal of sustainable development and strengthen global partnerships for sustainable development. | Target 17.1.1: Energy intensity (measured in terms of energy intensity and GDP). |
| Target 6.6: Improve water security by halving the global water stress and increasing recycling and re-use globally. | Target 6.6.1: Proportion of wastewater safely treated. |
| Target 12.4 and 12.5: Reduce the environmental impact of chemicals and sustainably reduce waste generation through prevention, reduction, recycling and reuse. | Target 12.4.1: Recycled water ratio. |

Central Platform: Imagining better futures for all

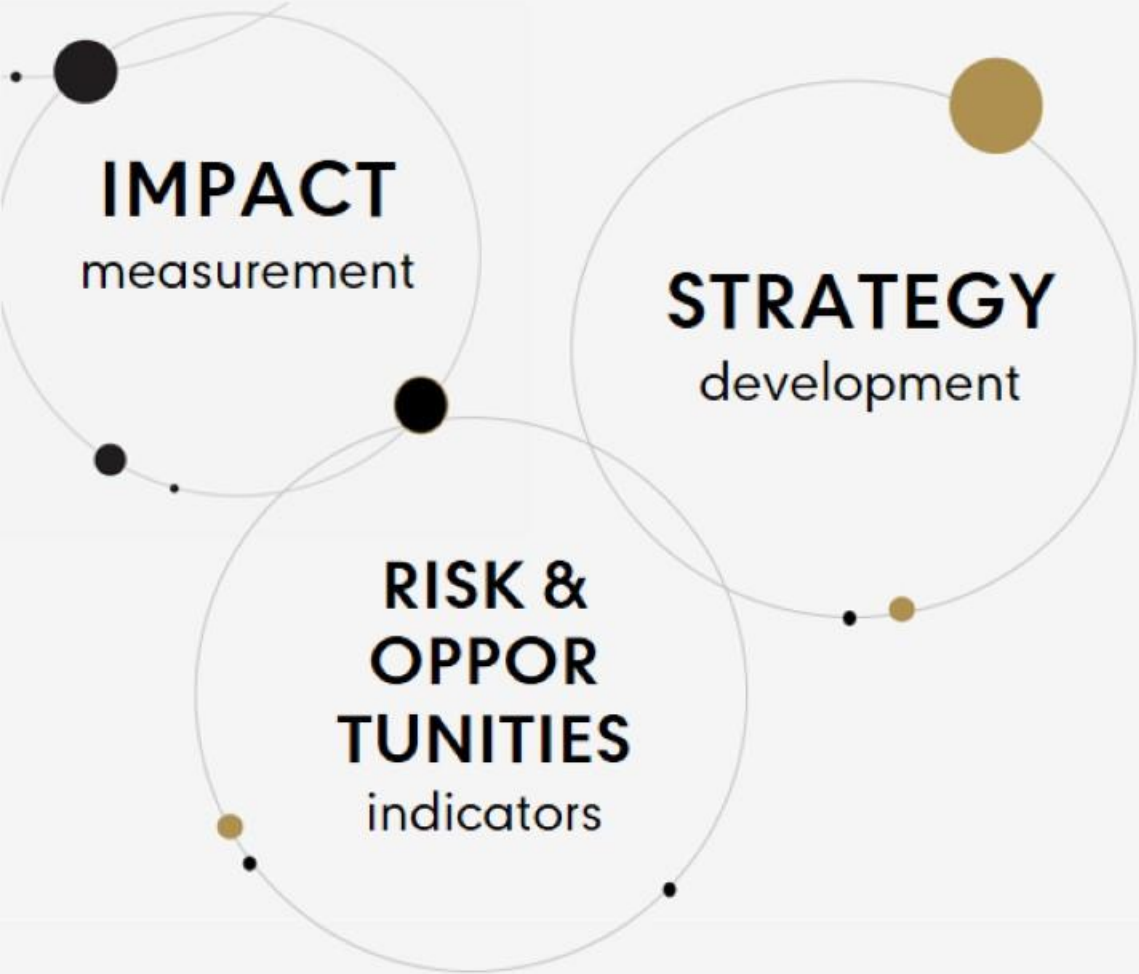
Strong Governance: Delivering sustained, profitable growth

Better People: Creating Shared Value to deliver better quality of life and wellbeing for all

Better Planet: Realizing a Net Zero opportunity by 2050

How we embed the SDGs in our way of work

Beyond measurement and disclosure



How we embed the SDGs in our way of work

Beyond measurement and disclosure



Decent work and economic growth

Indicator 8.1 At least 7% annual growth rate of real GDP per capita

Business For Social Impact (B4SI)

SD Performance indicator

Performance

(Base on Business for Societal Impact: B4SI)

| 2023 TARGET | INPUT | OUTPUT |
|--|--|---|
| Community spaces used by 3 million people (people accessing services at G Centers and blood donors only) | Allocate space for the community either free of charge or under special conditions, worth a total of Baht 76 mn. | The total space allocated for public benefits at 627,395 sq.m |
| Local economic return of Baht 150 mn generated from marketing | | 1,128 marketing activities organized for public benefits |
| IMPACT | | |
| Community spaces used by 3.9 million people, achieving 143% of the target | 10 mn cc of the 18 mn cc of blood collected, were delivered | Local economic return of Baht 411 mn generated from marketing campaigns and activities, achieving 274% of the target |

How we embed the SDGs in our way of work

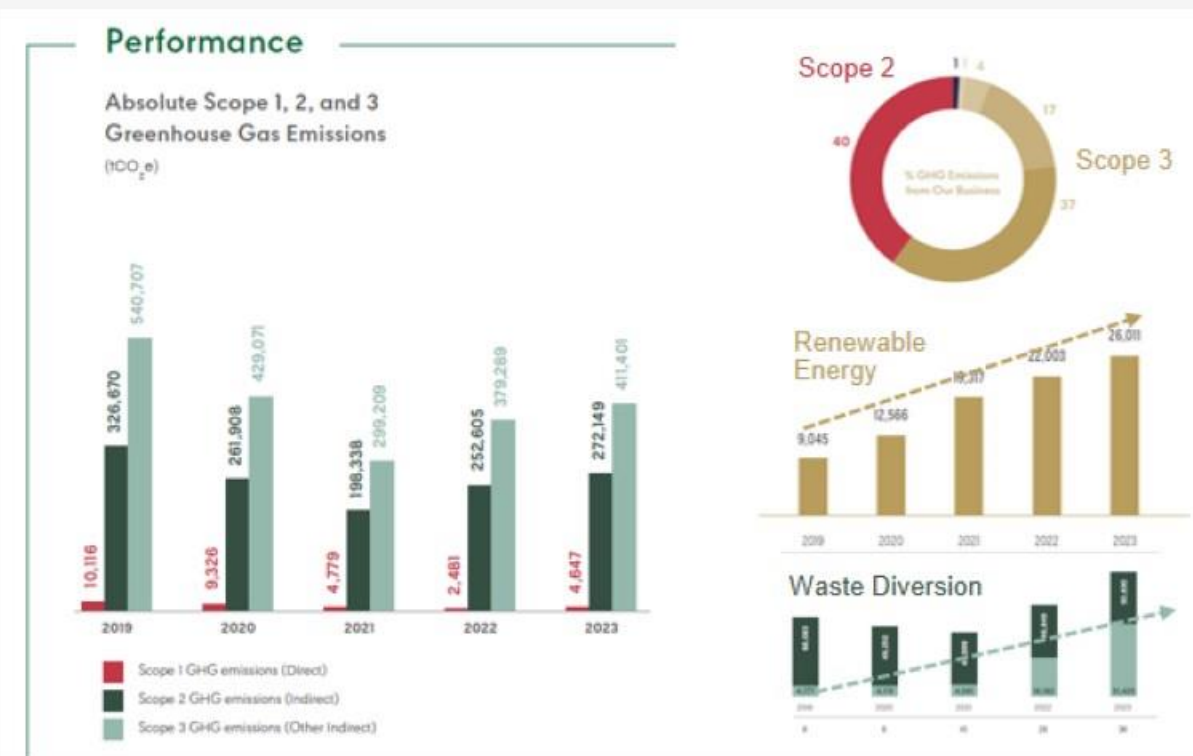
Beyond measurement and disclosure



13.2.2 Total greenhouse gas emissions per year
 7.2.1 Renewable energy share in the total final energy consumption
 12.5.1 Recycling rate, tons of material recycled

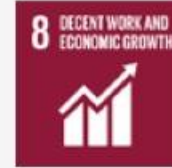
Greenhouse Gas Protocol

SD Performance indicator



How we embed the SDGs in our way of work

Beyond measurement and disclosure

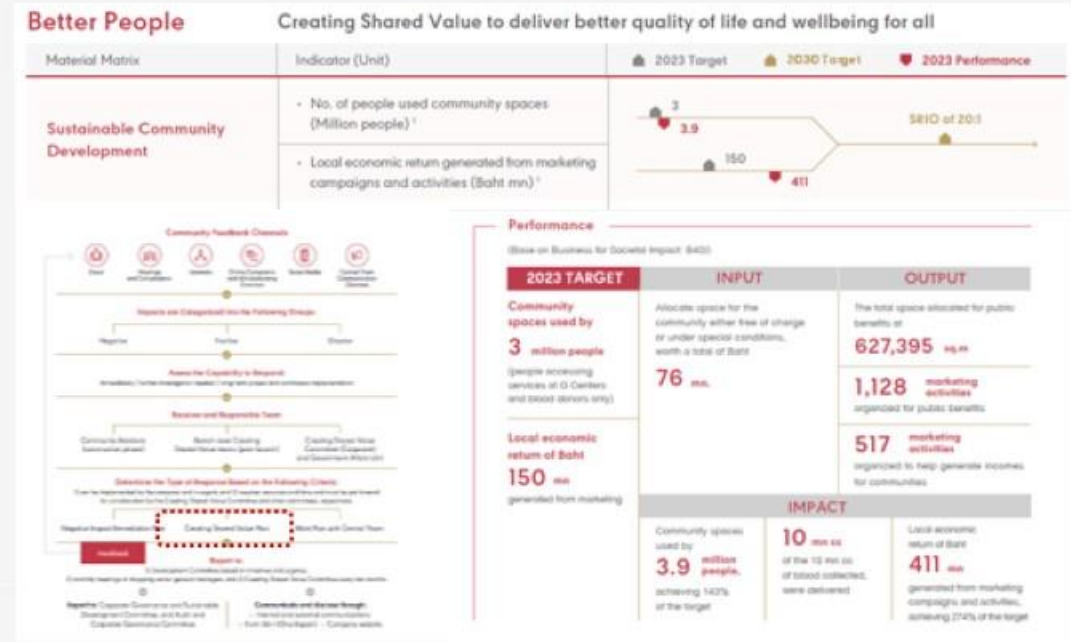


Decent work and economic growth

Target 8.1 At least **7%** annual growth rate of real GDP per capita

Target & OKRs Setting

We align our sustainability target for community development with the UN SDG Indicator 8.1 and target to achieve a growth rate of at least **7%** of real GDP per capita annually. We measure our progress by tracking the revenues the communities generate or payments they receive from our operations or from doing business with us.



How we embed the SDGs in our way of work

Beyond measurement and disclosure



Responsible consumption and production

Target 12.3 and 12.5 By 2030, halve per capita global food waste at the retail and consumer levels and substantially reduce waste generation through prevention, reduction, recycling and reuse

Target Setting and Process Improvement

Long-term target for 2030 Reduce the amount of waste sent to landfill **in half**.



<https://cpn.listedcompany.com/misc/one-report/20230324-cpn-one-report-2022-en.pdf>

<https://cpn.listedcompany.com/misc/one-report/20240308-cpn-one-report-2023-en.pdf>

How we embed the SDGs in our way of work

Beyond measurement and disclosure

TCFD
Risk indicator



PERFORMANCE INDICATORS

The selection of KPIs reflects CPN's core sustainability and business strategies. These KPIs, which align with international standards and principles are quantifiable, verifiable, and benchmarked against external references.

Table 1: Key Performance Indicators

| Key Performance Indicators | Sustainable Development Goal (SDG) |
|---|------------------------------------|
| 1. Reduction of Carbon Intensity Scope 1 and Scope 2 Emissions Definition: This KPI pertains to the commitment of CPN to reduce its Scope 1 and Scope 2 GHG emissions. The baseline is established with reference to emissions data from 2019. Rationale and Materiality: As a leading operator of commercial buildings (e.g., shopping centers, community malls and office buildings) in Thailand, CPN consumes a substantial amount of electricity from external sources, and this will increase as new commercial buildings are developed. In 2019, GHG Scope 1 and Scope 2 emissions totaled 319,127.45 tons of CO ₂ e, while the recorded carbon intensity of Scope 1 and Scope 2 emissions was 89.4 kgCO ₂ e/m ² . This KPI is also aligned with the CPN's "Journey to Net Zero" policy, which aims to achieve net zero GHG emissions by 2050. | SDG 13.2 |

Table 2: Carbon Intensity under a Business-as-Usual Scenario and When Achieving the SPT

| Year | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
|-----------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Time span | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | | | | | |
| BAU | 90 | 72 | 61 | 62 | | | | | | | | | | | | | |
| Target | 90 | - | - | - | 85 | 81 | 77 | 73 | 69 | 65 | 61 | 57 | 53 | 48 | 44 | 40 | |
| Reduction | | | | | 6 | 10 | 14 | 19 | 23 | 28 | 32 | 37 | 41 | 47 | 51 | 50 | |

Notes: Carbon Intensity = Scope 1 and Scope 2 Emissions in terms of kgCO₂e/m². The above period covers 12 years, with 2019 as the base year. The business-as-usual (BAU) scenario reflects historical (2019-2022) data from the CPN's Sustainability Performance Report 2023. Performances in 2020-2022 are considered non-BAU due to the impact of the COVID-19 pandemic and associated shutdowns. Numbers are rounded up to avoid approximation purposes.

Key Performance Indicators

| Key Performance Indicators | Sustainable Development Goal (SDG) |
|---|------------------------------------|
| 2. Provision of Free Space Definition: This KPI reflects CPN's initiative to increase free space available to local communities on an annual basis. The metric serves as a tangible representation of CPN's dedication to fostering community development. Rationale and materiality: CPN, in line with its vision to be the "Center of Life," consistently develops shopping centers and community malls. This vision is not confined to serving customers. | SDG 8.1 |

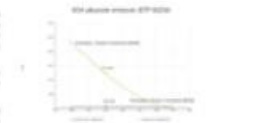
Table 3: Annual Targets for the Provision of Free Space as a Percentage of CPN's Total Commercial Space (leasable and common space)

| Year | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|--------|------|------|------|------|------|------|------|------|
| Target | 1.0% | 1.3% | 1.7% | 2.3% | 3.0% | 4.0% | 5.3% | 7.0% |

SPT: CPN has established a distinct objective to foster community development through the allocation of free space within its properties for specific target groups, including farmers, local community members, small businesses, community associations, foundations, and nonprofit organizations. Free space is even provided for government offices and hospitals. Commencing in 2023, CPN will allocate approximately 1% of the total leasable area for community utilization, focusing on these groups. This initial percentage serves as a conservative estimate, given the limitations posed by unrecorded data. Subsequently, CPN intends to incrementally expand this provision on an annual basis, aiming to reach a cumulative total of 7% by 2030. While CPN may charge small rental fees only to cover utilities expenses, these spaces will not be provided for commercial purposes.

04 METRICS AND TARGETS

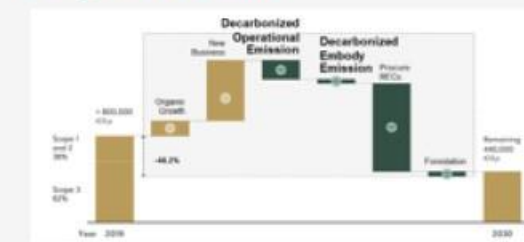
A TCFD Climate Table is the international environmental and social counterpart to achieving net zero greenhouse gas (GHG) emissions by 2050, under the Paris Agreement. The table is aligned with the UN SDGs by focusing on the following metrics and targets related to climate change.



- Reduce GHG: Scope 1 and 2 emissions and enhance carbon efficiency in operations and facilities (Scope 1 and 2)
 - By 2025
 - Reduce GHG emissions (Scope 1 and 2) by 20% from 2019 baseline
 - Reduce GHG emissions (Scope 1 and 2) by 40% from 2019 baseline
 - Reduce GHG emissions (Scope 1 and 2) by 60% from 2019 baseline
 - By 2030
 - Reduce GHG emissions (Scope 1 and 2) by 80% from 2019 baseline
 - Reduce GHG emissions (Scope 1 and 2) by 100% from 2019 baseline
- Increase renewable energy and energy efficiency (Scope 1 and 2)
 - By 2025
 - Increase renewable energy and energy efficiency (Scope 1 and 2) by 20% from 2019 baseline
 - Increase renewable energy and energy efficiency (Scope 1 and 2) by 40% from 2019 baseline
 - Increase renewable energy and energy efficiency (Scope 1 and 2) by 60% from 2019 baseline
 - By 2030
 - Increase renewable energy and energy efficiency (Scope 1 and 2) by 80% from 2019 baseline
 - Increase renewable energy and energy efficiency (Scope 1 and 2) by 100% from 2019 baseline
- Align climate targets (Scope 1 and 2) with 1.5°C pathway (Scope 1 and 2)
 - By 2025
 - Align climate targets (Scope 1 and 2) with 1.5°C pathway (Scope 1 and 2) by 20% from 2019 baseline
 - Align climate targets (Scope 1 and 2) with 1.5°C pathway (Scope 1 and 2) by 40% from 2019 baseline
 - Align climate targets (Scope 1 and 2) with 1.5°C pathway (Scope 1 and 2) by 60% from 2019 baseline
 - By 2030
 - Align climate targets (Scope 1 and 2) with 1.5°C pathway (Scope 1 and 2) by 80% from 2019 baseline
 - Align climate targets (Scope 1 and 2) with 1.5°C pathway (Scope 1 and 2) by 100% from 2019 baseline
- Reduce business and operations carbon footprint (Scope 1 and 2)
 - By 2025
 - Reduce business and operations carbon footprint (Scope 1 and 2) by 20% from 2019 baseline
 - Reduce business and operations carbon footprint (Scope 1 and 2) by 40% from 2019 baseline
 - Reduce business and operations carbon footprint (Scope 1 and 2) by 60% from 2019 baseline
 - By 2030
 - Reduce business and operations carbon footprint (Scope 1 and 2) by 80% from 2019 baseline
 - Reduce business and operations carbon footprint (Scope 1 and 2) by 100% from 2019 baseline

SCIENCE BASED TARGET

Long-term indicator



Lesson Learn from SDGs Integrations



Double MATERIALITY

Combine Outside-In &
Inside-Out approaches



Listen to the AUDIENCE

Message between the lines



TEAM Accountability

Engage, involve and ownership

Lesson Learn from SDGs Integrations



Double MATERIALITY

Combine Outside-In &
Inside-Out approaches

In 2023, this integrated online survey was circulated to customers, tenants, suppliers, investors and employees, achieving a response rate of **20,565**. The results are analyzed alongside insights from meetings and interviews with the stakeholders, and data gathered by teams responsible for engaging with secondary stakeholders.

Materiality Matrix

- 1 Corporate governance, risk management and compliance
- 2 Product & service quality and customer experience creation
- 3 Supply chain management
- 4 Innovation management
- 5 IT security, cybersecurity and personal data protection
- 6 Tenant engagement and development
- 7 People development
- 8 Sustainable community development
- 9 Respect for human rights
- 10 Safety and occupational health
- 11 Climate adaptation
- 12 Resource and environmental management



Lesson Learn from SDGs Integrations

REGULATOR

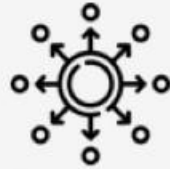
Central Pattana's business operations do not directly emit air pollution. The amount of carbon dioxide released when circulating fresh air from outside into the buildings falls within safe limits and does not meet the legal definition of air pollution. ...

STANDARDS ISSUER

Central Pattana primarily operates in Thailand where the Mekong River and Chao Phraya River run through. The country has a Medium-High Drought Risk level and is ranked 35th on the global scale.

SUPPLIER - ORGANIZER

Stop the burning of incense sticks and other ritual offerings that emit fine particulate matter ...



Listen to the AUDIENCE

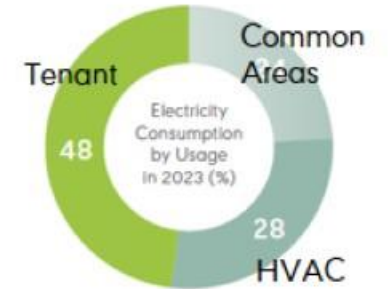
Message between the lines

CEO

Other Groups



COLLEAGUES



INVESTORS



Lesson Learn from SDGs Integrations

Monetize Impacts

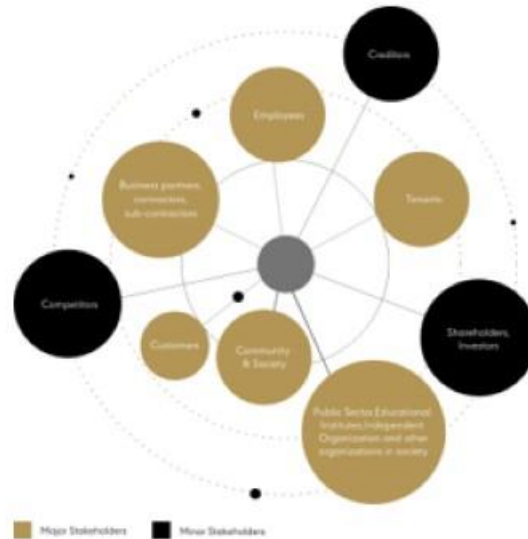
| Input | Output |
|---|---|
| Allocate space for the community either free of charge or under special conditions, worth a total of Baht | The total space allocated for public benefits at 627,395 sq.m |
| 76 mn. | 1,128 marketing activities organized for public benefits |
| | 517 marketing activities organized to help generate incomes |

TCFD

Under the scenario where the Company reduces its total GHG emissions, including Scope 1, 2 and 3 to zero by 2050, Central Pattana's total carbon pricing risk will peak in 2030. Total carbon pricing risk would account for 1.2% to 4.6% of Central Pattana's operating expenditure in 2030.

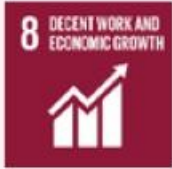
If the Company reduces only Scope 1 and Scope 2 GHG emissions to zero by 2050, however, the carbon pricing risk would be significantly higher due to the substantial amount of Scope 3 carbon pricing risk. The Company's total carbon pricing risk is expected to continue rising by 2050 under a 2°C-aligned Scenario. These could represent 11% of CPN's operating expenditure by 2050.

Bridging to key stakeholders



TEAM Accountability

Engage, involve and ownership



TARGET 2030
Impact Value
1:20

500_M
Visits / Year

15,000
Partners & SMEs

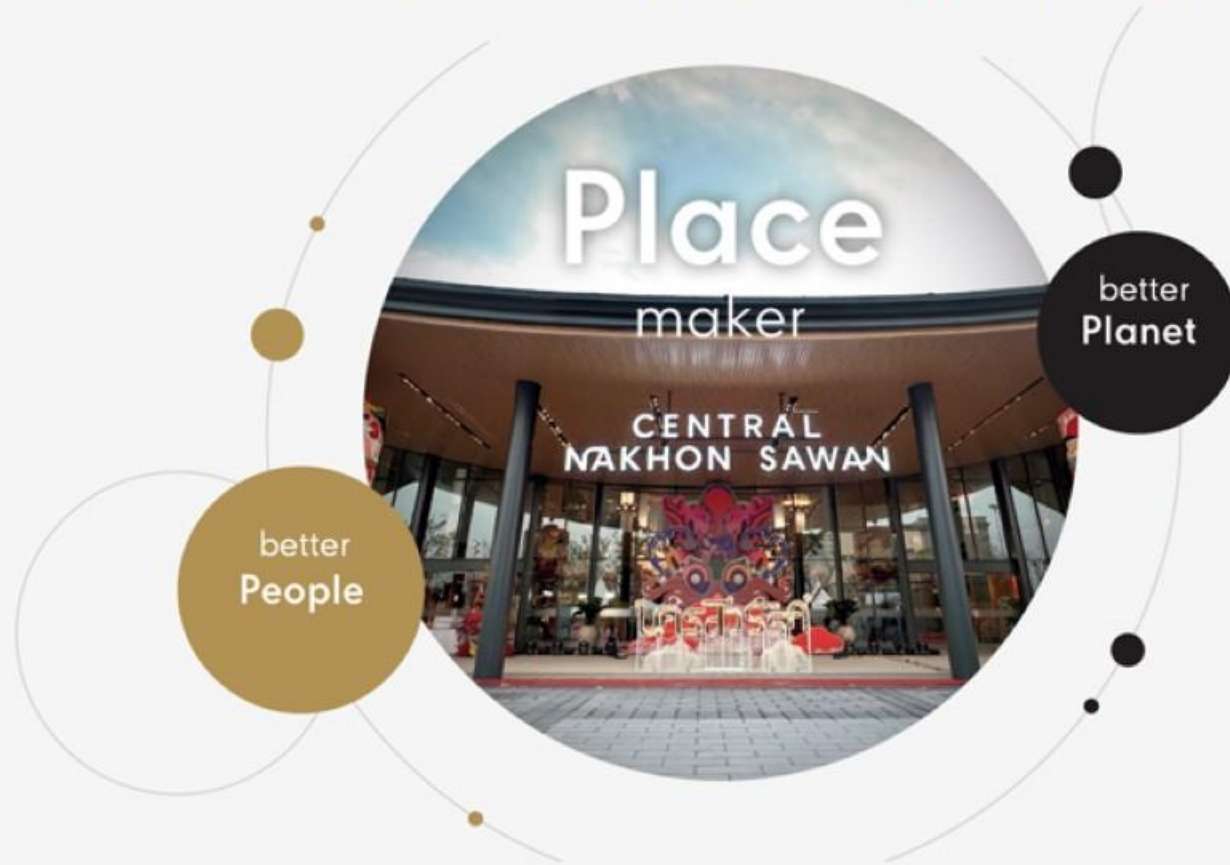
120,000
Jobs

700_{MB}
Communities
Income

5,000_{MB}
for SMEs & Supplier

1,600
Government Activities

Our IMPACT Measurement



TARGET 2030
Reduce GHG
-46.2%
from 2019

- 21.6%
GHG reduction
or 190,946 TCO_{2-e}

- 14.7%
Electricity reduction

+18.7%
Water recycle increase

+651%
Waste divert increase

+400%
Green building standards

Actual 2023 compared to 2019 base year

Member of
Dow Jones Sustainability Indices
Powered by the S&P Global CSA

Top 1%
S&P Global Corporate Sustainability Assessment (CSA) Score 2023