

CENTRALPATTANA

# Infinite Opportunities

The Ecosystem for All



# Sustainability Leadership

องค์กรความยั่งยืน

# อันดับ 1 ของโลก



ในกลุ่มอสังหาริมทรัพย์  
จาก 299 บริษัทชั้นนำทั่วโลก  
ในภาคอุตสาหกรรมเดียวกัน



9  
Hotels



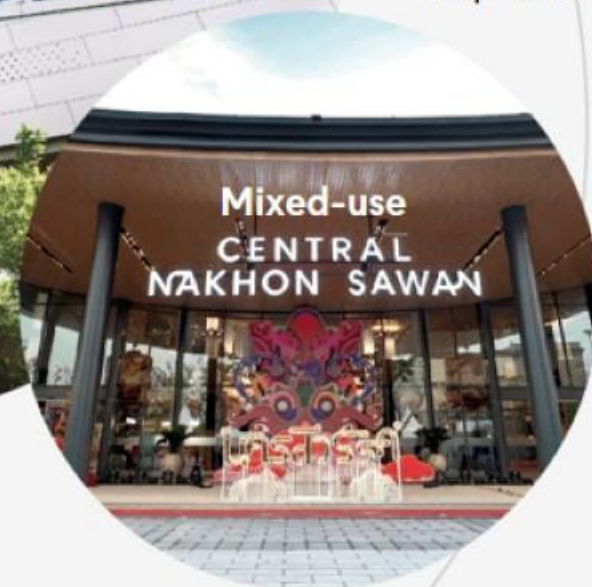
21  
Residential  
Properties

42  
Shopping  
centers



17  
Community  
malls

10  
Offices  
Buildings



500M  
Visits/Year

# The Empowering Ecosystem

Purpose Driven & Stakeholder Engagement

Total  
Portfolio  
by 2024

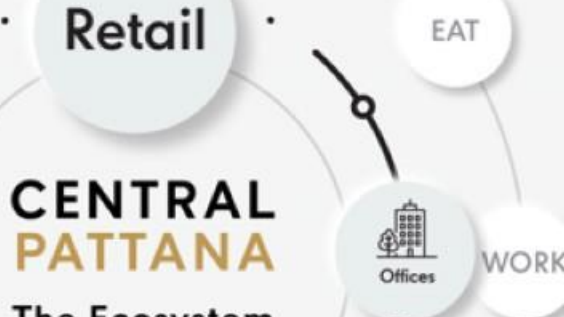
**CENTRALRETAIL**  
CENTRAL   
CENTRAL EMBASSY ROBINSON TOPS  
**17 + 41**  
Community Malls CENTRAL SHOPPING CENTER  
Manila, Thonglor, HydePark, La Villa, Mega Bangna (in Thailand & Malaysia)

**CENTRAL FOODPARK**  
+

**42**  
Shopping Centres

**15,000**  
Partners

**17**  
Community Malls



**centralwOrld  
Offices**  
CENTRAL PARK OFFICES

**43**  
Residences

**120,000**  
Jobs

**G TOWER** **THE TOWERS** **at work**

**10**  
Hotels

NET Zero  
**2050**

**CENTARA**  
HOTELS & RESORTS  
   
CENTARA KORAT

**10**  
Offices

**+5**  
World's New  
Magnitudes  
within 2027



# 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

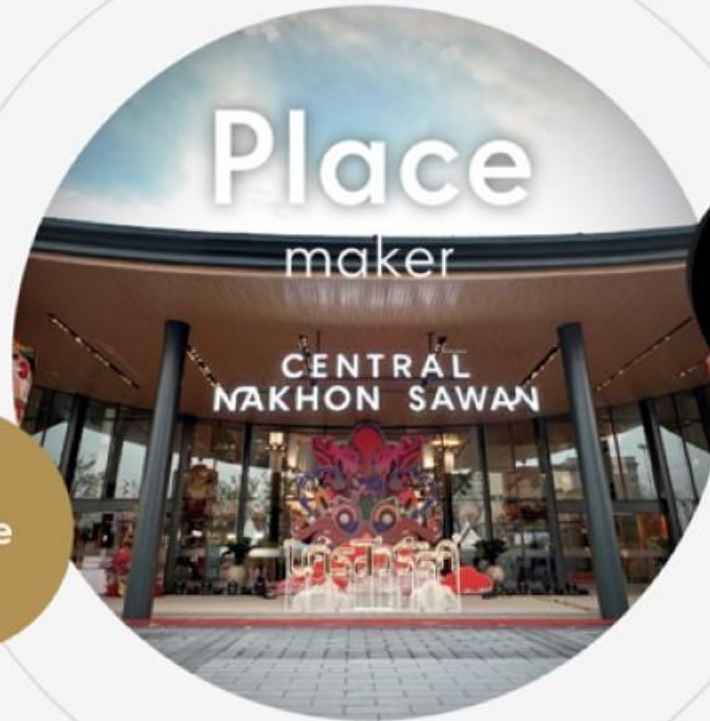
### Wealth Creation

- 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

CENTRAL  
NAKHON SAWAN

### Creditability by global standards and ESG assessment

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

better  
Planet

## 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

# 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

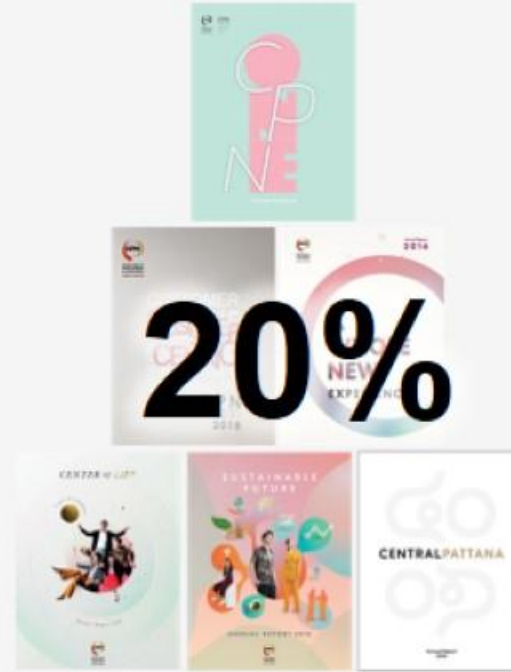
ผนวกนโยบายด้านความยั่งยืนกับ  
กลยุทธ์ทางธุรกิจ

## Future Forward Goals

ตั้งเป้าหมายสู่อนาคต  
Imagining better futures  
for all



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



# Our Approach to Sustainability

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

## MATERIALITY ASSESSMENT



## STRATEGY DEVELOPMENT



## SDGs INTEGRATION



## PERFORMANCE TRACKING

90 | Environmental Strategy | Sustainability Development

### Materiality Assessment

**1 Identify and Define Material Issues**

- Identify material issues regularly every year in parallel with the process of enterprise risk identification, in accordance with the OECD Guidelines for Reporting on Business, the UN Guiding Principles on Business and Human Rights, and the UN Sustainable Development Goals (SDGs) framework.
- Identify all activities in the operation in relation to business units with our mission to understand the organization's impact.
- Engage all stakeholders including customers, events, suppliers, employees, unions, government, investors and shareholders to gain external feedback through communication channels and surveys.
- Align the outcome with GRI Standards, SASB and other international standards including UN SDGs, OECD, MSCI, AICM, ISO, UNICEF and Science Based Targets (SBTs).

**2 Evaluate and Prioritize Material Issues**

- Evaluate the impact of material issues on stakeholders, their administrative reputation and its contribution to our overall value creation strategy. In 2023, this engagement survey was conducted by customers, tenants, suppliers, investors and employees, achieving a response rate of 25.9%. The results are analyzed against engagement insights and discussed with the stakeholders and engagement teams responsible for engaging with relevant stakeholders.

Issue/Dimension	Materiality	Materiality	Materiality
Climate Change	High	High	High
Human Rights	High	High	High
Energy Efficiency	High	High	High
Waste Management	High	High	High
Water Management	High	High	High
Community Relations	High	High	High
Employee Well-being	High	High	High
Product Safety	High	High	High
Business Ethics	High	High	High
Other	Low	Low	Low

**3 Prioritize Material Issues by assessing positive and negative impacts based on the severity and likelihood of occurrence including actual and potential impacts, as well as the characteristics for change within the organization such as factors affecting risks and opportunities, internal risks, legal and regulatory impacts, and non-financial impacts such as human rights, labor relations, labor practices, reputation and credibility in operations and 'Green Economy'. This priority decision is the key output of the engagement process and is used to inform the development of the business strategy.**

**4 Validate, Disclose and Obtain External Assurance**

- Align the material issues and report content to external stakeholders, sustainability experts and the SASB sector.
- Obtain independent external assurance on the GRI Standards and the SASB Sector Report.
- Obtain third party external assurance over the materiality process, according to AA1000SA (Assurance Standard), which is in the Assurance Report available at the end of the report.

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### Determining Sustainability Priorities

We identified material issues that are material to our business and our stakeholders and prioritized them through the use of the Double Materiality Process. This approach considers both perspectives: the internal - assessing how the Company impacted the economy, society and environment - and the external - regarding the opportunities and risks generated by these material issues and the need for the Company to respond to them through its strategy and integration of these issues into business.

#### Materiality Matrix

<ul style="list-style-type: none"> <li>Climate governance, risk management and integration</li> <li>Human rights and diversity</li> <li>Energy efficiency and carbon footprint</li> <li>Waste management</li> <li>Water management</li> <li>Product safety and quality</li> <li>Business ethics and governance</li> <li>Employee well-being and development</li> <li>Human rights and diversity</li> <li>Product safety and quality</li> <li>Business ethics and governance</li> </ul>	
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Issues identified as "Very High", were also used to define our sustainability indicators in other key indicators, as well as our strategy and business goals. The external impact of these goals is linked to our management's focus on the business (BAG) issues. When our goals are their dependent then to others, engagement and external communication were to guide their goals and work plans. Progress is tracked and measured across organizational units, with results disclosed in the performance assessment and strategy decisions on employee remuneration and operations already being taking through our performance management system.

Climate Policy and our performance on the material "Very High" issues is available through the GRI Standards and the SASB Sector Report. Impact related to "High" and "Medium" issues is available in our reports and news on our website, sustainability website. This information is publicly disclosed through our SASB Sector Report and the Company's website.

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### How We Set Our Sustainability Targets

Targeting (SDGs)	SDG Target and Outcome
Target 8.1 and 8.3: Foster economic growth and support productive activities, decent job creation and entrepreneurship, innovation and innovation and growth of micro, small and medium-sized enterprises	Indicator 8.1: Annual 7% annual growth rate of real GDP per capita
Target 8.5: Promote decent jobs and economic growth and secure working environments for all workers, including migrant workers	Indicator 8.5.1: Proportion of informal employment in total employment, by sector and sex
Target 8.6: Foster new skills and improve skills and learning environments for all workers, including migrant workers	Indicator 8.6.1: Total in- and out-of-occupational training per 100,000 workers, by sex and region/sector
Target 11.2: Provide universal access to safe, inclusive and accessible green and public spaces for all	Indicator 11.2.1: Average number of trees per square of trees that is open space for public use for all
Target 13.2: Integrate climate change measures into the organizational process, strategic and planning	Indicator 13.2.1: Renewable energy share in the total final energy consumption
Target 13.3: Enhance resilience to the impact of climate change in the global, regional and local levels through the implementation of climate change adaptation	Indicator 13.3.1: Energy intensity measured in terms of energy intensity and GDP
Target 13.6: Enhance water security by halving the global water stress by 2030, and sustainably increasing water-use efficiency	Indicator 13.6.1: Proportion of wastewater treated safely
Target 13.9: Enhance water security by halving the global water stress by 2030, and sustainably increasing water-use efficiency	Indicator 13.9.1: SDG best water index
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91 | Environmental Strategy | Sustainability Development

### Central Platform

Imagine 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** Reaching a Net Zero operation by 2050

# How we embed the SDGs in our way of work

Beyond measurement and disclosure



**IMPACT**

measurement

**STRATEGY**

development

**RISK &  
OPPOR  
TUNITIES**

indicators





# 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
<b>Community spaces used by</b> <b>3 million people</b> (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  <b>76 mn.</b>	The total space allocated for public benefits at  <b>627,395 sq.m</b>
<b>Local economic return of Baht</b> <b>150 mn</b> generated from marketing		<b>1,128 marketing activities</b> organized for public benefits
		<b>517 marketing activities</b> organized to help generate incomes for communities
IMPACT		
Community spaces used by <b>3.9 million people,</b> achieving 143% of the target	<b>10 mn cc</b> of the 18 mn cc of blood collected, were delivered	Local economic return of Baht <b>411 mn</b> generated from marketing campaigns and activities, achieving 274% of the target

# How we embed the SDGs in our way of work

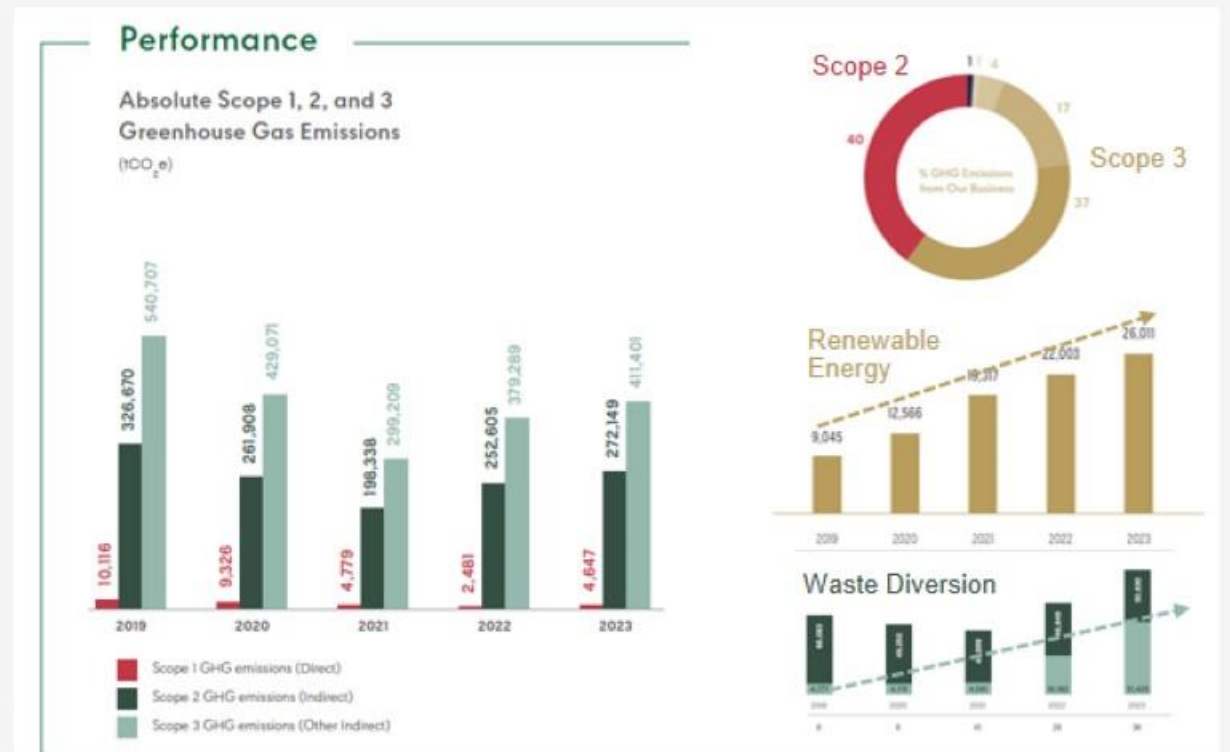
Beyond measurement and disclosure



- 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

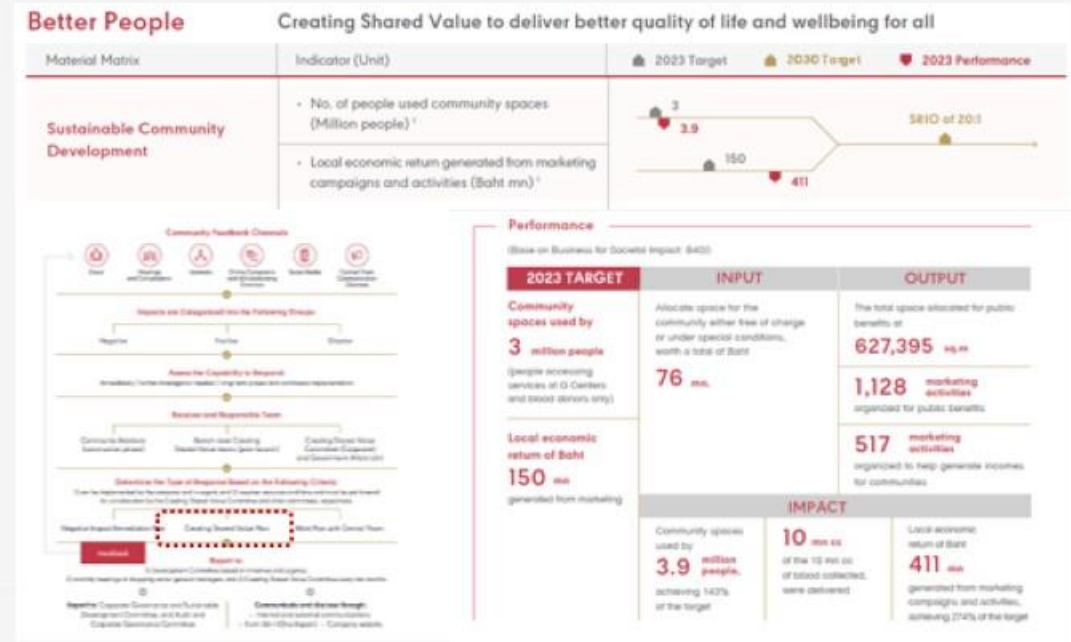


## Decent work and economic growth

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



## 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)
<b>1. Reduction of Carbon Intensity Scope 1 and Scope 2 Emissions</b> <b>Definition:</b> 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. <b>Rationale and Materiality:</b> 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 <sub>2</sub> e, while the recorded carbon intensity of Scope 1 and Scope 2 emissions was 89.4 kgCO <sub>2</sub> e/m <sup>2</sup> . This KPI is also aligned with the CPN's "Journey to Net Zero" policy, which aims to achieve net zero GHG emissions by 2050.	 SOG 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
Time span																
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

Note: Carbon Intensity = Scope 1 and Scope 2 Emissions in terms of kgCO<sub>2</sub>e/m<sup>2</sup>. 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	Sustainable Development Goal (SDG)
<b>2. Provision of Free Space</b> <b>Definition:</b> 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. <b>Rationale and materiality:</b> 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.	 SOG 8.1

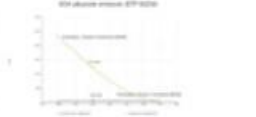
Table 2: Annual Targets for the Provision of Free Space as a Percentage of CPN's Total Commercial Space (leasable and common space)

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

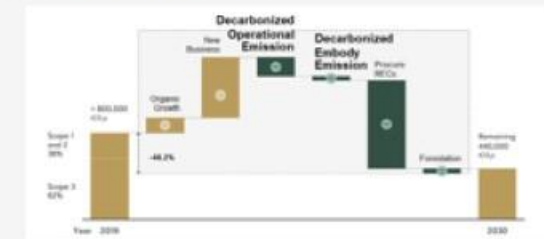
A 2019 Climate Policy has accelerated environmental and social commitments, including the goal to reduce GHG emissions by 2050 year. The policy is in line with the alignment with the UN SDGs by focusing on the following metrics and targets related to climate change.



- Reduce GHG (Scope 1 and 2) emissions and enhance carbon energy efficiency to contribute to Climate Change mitigation.
- By 2050:
  - Reduce GHG emissions (Scope 1 and 2) by 100% (Net Zero).
  - Reduce GHG emissions (Scope 1 and 2) by 50% (Net Zero).
  - Reduce GHG emissions (Scope 1 and 2) by 25% (Net Zero).
- Increase renewable energy and energy efficiency to reduce GHG emissions (Scope 1 and 2) by 20% by 2025.
- Reduce GHG emissions (Scope 1 and 2) by 10% by 2025.
- Reduce GHG emissions (Scope 1 and 2) by 5% by 2025.

## SCIENCE BASED TARGET

Long-term indicator



# Lesson Learn from SDGs Integrations

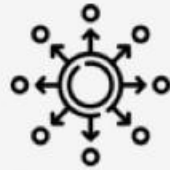


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## Double MATERIALITY

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Combine Outside-In &  
Inside-Out approaches



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## Listen to the AUDIENCE

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Message between the lines



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## TEAM Accountability

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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

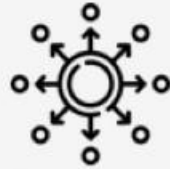
Central Pattana's business operations do not directly emit air pollution. The amount of carbon dioxide released when circulating fresh air from outside into the buildings falls within safe limits and does not meet the legal definition of air pollution. ...

## 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

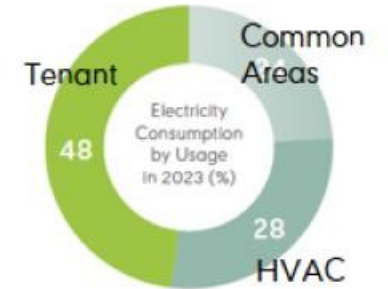
Message between the lines

## CEO

### Other Groups



## COLLEAGUES



## INVESTORS





# Lesson Learn from SDGs Integrations

## Monetize Impacts

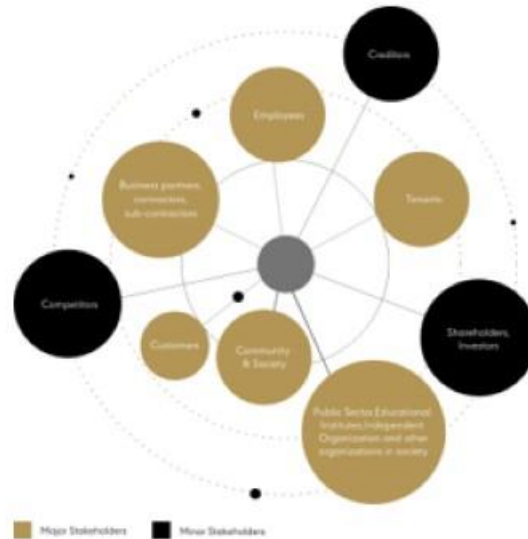
Input	Output
Allocate space for the community either free of charge or under special conditions, worth a total of Baht	The total space allocated for public benefits at <b>627,395 sq.m</b>
<b>76 mn.</b>	<b>1,128 marketing activities</b> organized for public benefits
	<b>517 marketing activities</b> organized 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.

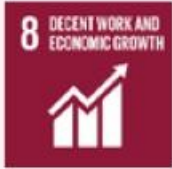
If the Company reduces only Scope 1 and Scope 2 GHG emissions to zero by 2050, however, the carbon pricing risk would be significantly higher due to the substantial amount of Scope 3 carbon pricing risk. The Company's total carbon pricing risk is expected to continue rising by 2050 under a 2°C-aligned 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**<sub>M</sub>  
Visits / Year

**15,000**  
Partners & SMEs

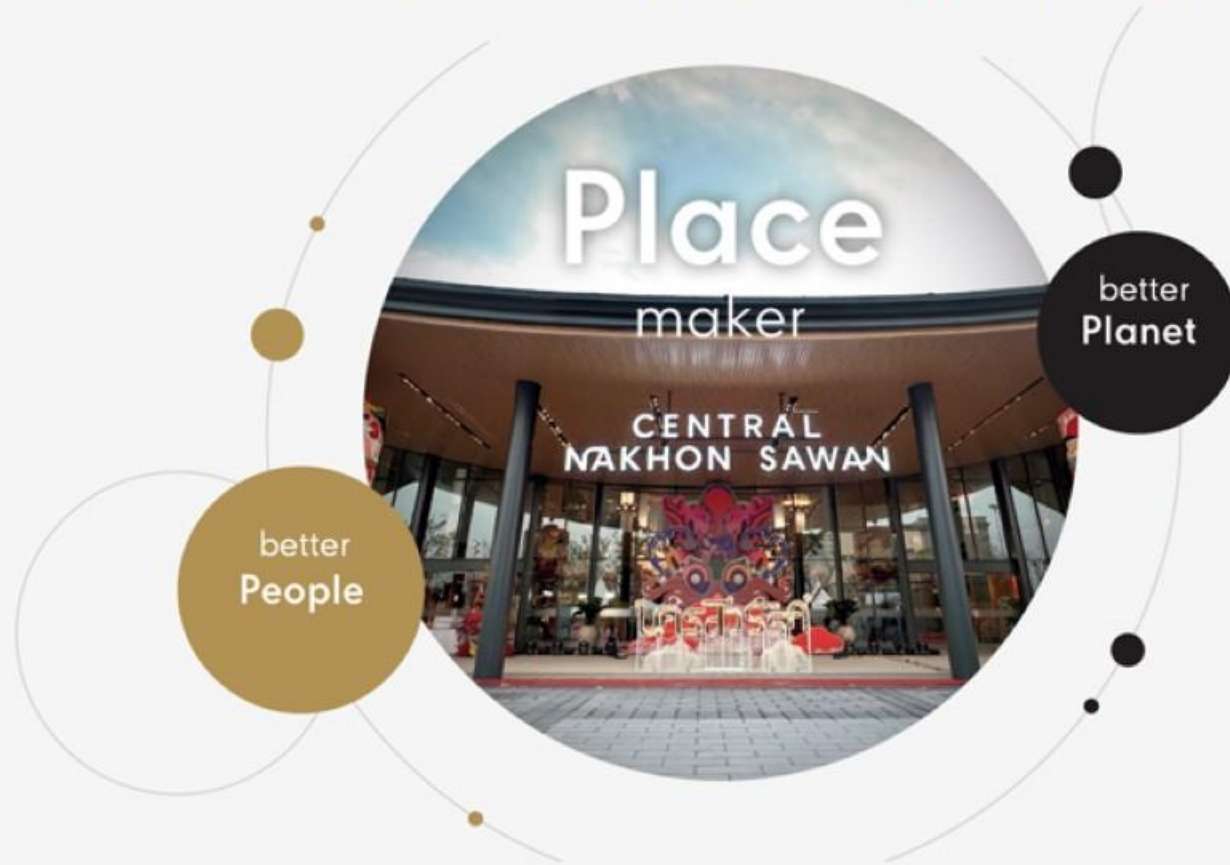
**120,000**  
Jobs

**700**<sub>MB</sub>  
Communities  
Income

**5,000**<sub>MB</sub>  
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<sub>2</sub>-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