

Biodiversity Action Plan (BAP)

Commitment, Challenges, and Opportunities

The Company places importance on environmental management and biodiversity conservation, recognizing that the balance of nature is a fundamental basis for the quality of life of residents and communities. The Company conducts its business under the principle of “sustainable development alongside the preservation of nature’s value” through the integration of appropriate land use, design that avoids impacts on ecosystems, and the creation of connected green spaces within projects.

The Company recognizes challenges arising from space limitations, ecosystem changes, and the impacts of climate change. However, the trend toward sustainable urban development and green cities has created opportunities for the Company to incorporate nature-related issues into project design and management in order to improve quality of life, enhance project appeal, and meet the long-term expectations of residents and investors.

The Company believes that biodiversity management not only helps reduce environmental risks, but also presents an opportunity to strengthen business resilience, improve adaptability, and expand access to ESG financing sources, while creating shared value for all stakeholders in a sustainable manner.

Objective

To establish a Biodiversity Action Plan (BAP) for areas identified as having a high biodiversity risk level.

Approach to Managing Biodiversity Issues Within the Company’s Scope of Responsibility

The Company places importance on integrating biodiversity considerations during the stages in which it has direct responsibility, namely land selection, project design, and construction.

Its operational approach during these stages includes:

- allocating and designing green spaces appropriately for urban and suburban contexts.

- selecting plant species that are suitable for the site conditions and climate to support local ecosystems.
- avoiding the use of chemicals that may affect living organisms and the surrounding environment during construction.
- establishing guidance and recommendations for green space maintenance to be handed over to the respective Condominium Juristic Persons or Homeowners' Associations (HOAs) after transfer of ownership.

Once the Company transfers the management of common areas to the respective Condominium Juristic Persons or Homeowners' Associations (HOAs), it will hand over the green space maintenance guidelines and transfer responsibility for common area care to ensure continuity of management. The Company focuses on designing projects from the outset in a way that supports the proper and sustainable long-term maintenance of green spaces and the environment.

Assessment of Business Risks and Opportunities Related to Nature and Biodiversity

The Company recognizes that nature and biodiversity are key factors that directly affect the quality of life of residents and local communities, as well as the long-term growth potential of its business. The Company therefore integrates the assessment of nature-related risks and business opportunities into its corporate strategy, based on the international framework of the Taskforce on Nature-related Financial Disclosures (TNFD), to ensure that project development is carried out in a manner consistent with the natural context and stakeholder expectations.

The Company conducts such assessments through the LEAP Approach (Locate, Evaluate, Assess, Prepare), beginning with an examination of project locations and their relationships with surrounding ecosystems (Locate), followed by an analysis of dependencies and impacts on natural resources and biodiversity (Evaluate and Assess), and then using the assessment results to manage biodiversity risks alongside strategic planning to strengthen business opportunities and long-term value creation (Prepare).

This approach enables the Company to reduce risks arising from operations and environmental changes, while also supporting the design and development of residential projects that promote green spaces, urban ecosystem restoration, and efficient resource use. These efforts contribute to enhancing project value, strengthening confidence among consumers and investors, and supporting business growth in parallel with the sustainable preservation of nature's value.

1. Spatial Assessment and Natural Value Review

The Company places importance on selecting and developing projects based on responsibility toward natural resources by systematically collecting and assessing spatial data related to nature and biodiversity. This is done to understand the environmental context and natural value of a site before project development, while also identifying opportunities to design and develop projects in a manner aligned with the site's natural context.

This process includes consideration of reference data at both national and international levels, such as checking for the presence of protected and reserved wildlife species under the announcements of the Ministry of Natural Resources and Environment, as well as rare or endangered plant and animal species identified by the Office of Natural Resources and Environmental Policy and Planning (ONEP) under the Thailand Red List and the IUCN Red List. These references support project planning by helping avoid legal constraints and providing greater clarity for business decision-making from the earliest stage.

In addition, the Company assesses water resource context by using the United Nations water risk maps and the Aqueduct Water Risk Atlas developed by the World Resources Institute (WRI), together with water risk management measures as decision-support information. This ensures that project development does not increase water stress in the area and that water use can be planned appropriately in the long term.

With respect to ecosystem structure, the Company emphasizes analysis of areas surrounding the project in order to avoid impacts on conservation areas or vulnerable areas, while also taking into account migration routes, food sources, and the continuity of habitats for wildlife and native local species, so that natural balance can be maintained alongside area development.

2. Identification of Dependencies and Impacts on Nature and Biodiversity

The Company recognizes that real estate development is connected to nature in many dimensions, both as a user of natural resources and as a potential source of impact on ecosystems. The Company therefore conducts an analysis of dependencies and impacts arising from project development activities on nature and biodiversity in order to identify business risks and opportunities comprehensively.

The assessment covers both the use of natural resources such as water, soil, and ecosystem services, as well as potential impacts arising from site modification, construction, and project operation, including habitat loss, changes in ecosystem structure, and impacts on the capacity to withstand natural disasters such as floods, storms, or landslides.

In addition, the Company places importance on pollution control, strict compliance with environmental laws and policies, and operational practices that do not create potential reputational impacts arising from biodiversity-related issues. Such risks are incorporated into the Company's Enterprise Risk Management (ERM) process for monitoring and assessment. The results of the assessment are used to define prevention and mitigation measures, as well as to continuously monitor and review risks, so that strategic decision-making and project operations appropriately consider nature and biodiversity issues.

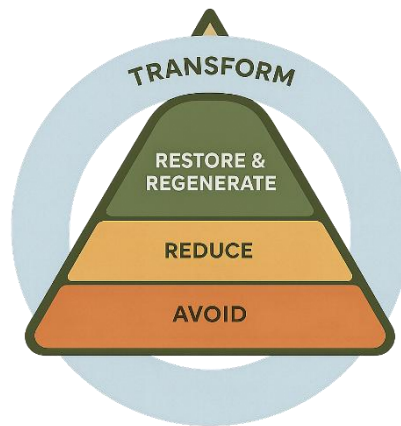
3. Risk Level Analysis and Biodiversity Action Plan Development

The Company uses data from spatial assessments and impact identification to systematically analyze biodiversity risk levels, taking into account key factors such as project location, distance from areas of high natural value, and the significance of plant and animal species that may be affected.

Where the assessment finds significant biodiversity impacts and risks, the Company will establish a Biodiversity Action Plan (BAP) to define appropriate measures for prevention, mitigation, and impact monitoring throughout the project development cycle, including the development of design and management approaches that enhance ecological and community value in surrounding areas.

The action plan will be guided by the Mitigation Hierarchy, giving priority to avoidance first, followed by minimization, restoration, and offsetting, respectively. This is to ensure that the Company's operations do not cause significant biodiversity loss and remain aligned with international sustainable development practices.

4. Actions to Prevent and Reduce Impacts in Accordance with the Mitigation Hierarchy



The Company manages areas with high biodiversity impacts and risks in accordance with the Mitigation Hierarchy, in order to minimize the impact of residential project development on ecosystems and support long-term nature restoration.

- **Avoid**

The Company places importance on planning from the earliest stage of project development by selecting project locations and designing site layouts in a manner that is consistent with the natural context of the area. The Company seeks to preserve existing vegetation and landform characteristics to the greatest extent possible, and avoids cutting down large or valuable trees. The Company also prioritizes the use of construction innovations such as low-carbon concrete, precast systems, and bored pile techniques for high-rise buildings in order to reduce the risk of dust, noise, and environmental contamination.

- **Minimize**

The Company establishes appropriate measures to control construction activities and project management in order to reduce impacts on the surrounding environment and communities. These include controlling dust, noise, and waste from the worksite; systematically managing soil, debris, and wastewater; and selecting equipment and electrical appliances with energy-efficient performance to help reduce resource consumption and environmental impacts. In addition, the Company promotes sustainability throughout the value chain through Green Procurement, giving priority to environmentally friendly construction materials and materials that reduce the depletion of natural resources.

- **Restore and Rehabilitate**

The Company designs ecological green spaces with the aim of restoring ecosystem functions so that they can support both living organisms and human habitation in a balanced manner. Its approach includes designing green spaces that are connected to the surrounding context and selecting native plants and species that are appropriate for site conditions, in order to reduce resource use and enhance the long-term resilience of nature.

- **Offset**

The Company aims to advance its operations beyond reducing negative impacts toward creating transformational change, in order to expand positive long-term outcomes for nature and biodiversity. This concept is integrated into the design, development, and management of projects at every stage of operation.

Its approach includes collaboration with stakeholders such as local communities, government agencies, and civil society organizations to develop and expand ecological green spaces, restore habitats, and improve ecosystem connectivity in urban areas. In addition, the Company promotes innovation in resource and waste management, the selection of environmentally friendly materials throughout the value chain, and awareness-raising communication for employees, suppliers/contractors, and residents. These efforts enable residential project development to contribute to a Positive Contribution to Nature and support long-term sustainable urban development.

5. Monitoring, Measurement, and Review of Operations to Ensure Alignment with the Biodiversity Action Plan and Defined Targets

The Company regularly monitors, measures, and reviews biodiversity and ecosystem services performance to ensure that the environmental measures and management approaches defined during the project assessment stage can be effectively implemented and are aligned with the organization's sustainability goals.

Monitoring covers 100% of the projects developed by the Company that fall within the scope of environmental impact assessment reporting requirements. The Company reviews project development compliance with relevant environmental conditions, measures, and requirements related to land use, green space, water resource management, and biodiversity impact mitigation at least once a year, or whenever there are significant changes in the project development process.

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The Company uses the results of such monitoring and assessment as input for reviewing environmental performance at the project level, confirming compliance with relevant measures and requirements, and using the findings as reference for improving future project design and development approaches. The focus is on preventing and reducing environmental and biodiversity risks to an acceptable level.

The results of inspections and lessons learned from operations are continuously reviewed to improve future project design and development approaches, with the aim of strengthening compliance with environmental measures, reducing risks to nature and biodiversity, and enhancing transparency in sustainable business operations.