

SUSTAINABILITY PERFORMANCE

The report focuses on the sustainability performance of CPN Retail Growth Leasehold REIT (CPNREIT)'s core activity. Its scope covers CPNREIT's business operations and properties in Thailand from 1 January 2021 to 31 December 2021 (FY2021). This is including economic social and environmental aspects according to the REIT Manager or CPN REIT Management Co., Ltd. (CPNRM or the Company)'s sustainable development strategy.

- **Economic:** This report discloses the performance outcomes of the Company as mentioned in the Annual Report 2021.
- **Social and Environmental:** This report discloses the performance outcomes of the Company and any properties that have a significant social and environmental impacts.

As of 31 December 2021, CPNREIT's portfolio comprised 12 properties across Thailand i.e., 7 shopping centers, 4 office buildings and 1 hotel.

Boundary of Sustainability Performance Reporting

No.	Property	Social (Employee and Safety)				Environmental* (Energy, GHG, Water, and Waste)			
		2018	2019	2020	2021	2018	2019	2020	2021
Shopping Center		5	5	5	7	5	5	5	7
1	Central Rama 2	●	●	●	●	●	●	●	●
2	Central Rama 3	●	●	●	●	●	●	●	●
3	Central Pinklao	●	●	●	●	●	●	●	●
4	Central Chiangmai Airport	●	●	●	●	●	●	●	●
5	Central Pattaya Beach	●	●	●	●	●	●	●	●
6	Central Marina				●				●
7	Central Lampang				●				●
Office Properties		2	2	2	4	2	2	2	4
1	Pinklao Tower A	●	●	●	●	●	●	●	●
2	Pinklao Tower B	●	●	●	●	●	●	●	●
3	The Ninth Towers Grand Rema 9								●
4	Unilever House Grand Rema 9								●
Hotel Property		NR	NR	NR	NR	NR	NR	NR	1
1	Hilton Pattaya**								●

Remarks

- NR = non-relevance or not significant to CPNREIT
- * In2021, The Environmental impact data (greenhouse gas emissions, energy, water, and waste) of 7 shopping centers (Central Rama 2, Central Rama 3, Central Pinklao, Central Chiangmai Airport, Central Pattaya, Central Marina and Central Lampang), 4 office buildings (Pinklao Tower A & Tower B, The Ninth Towers Grand Rema 9, and Unilever House Grand Rema 9) have certified by Lloyd's Register Quality Assurance Ltd.
- ** The Environmental impact data (greenhouse gas emissions, energy, water, and waste) of Hilton Pattaya is a part of Hilton's environmental data has certified by DEKRA Certification, Inc. under limited independent assurance since 2013, which disclosed in Hilton performance via <https://cr.hilton.com/our-reporting/#performance>

SUSTAINED VALUE

CPNREIT strives for robust business growth while mitigates business risks by diversifying its business platforms geographically and investment types which have promising growth.

Financial: The REIT Manager aims to uphold its strong financial position to continually support the growth of businesses through prudent financial management practices and effective financial cost control.

GRI Standards	Metrics	Unit	2018	2019	2020	2021
201-1	Rental income and other income	Million Baht	4,927.34	5,141.6	4,069.6	3,527.16
	Cost of rental and service, SG&A, Property Management Fee	Million Baht	774.9	705.7	621.9	745.56
	Net profit	Million Baht	3,577.7	3,756.1	1,537.5	376.8
	Distribution per Unit	Baht/Unit	1.617	1.623	0.7419	0.6032

Corporate Governance: The REIT Manager is committed to the highest level of corporate governance and transparency in the execution of policies and processes as this is fundamental to the management and operational protocols of CPNREIT.

GRI Standards	Metrics	Unit	2018	2019	2020	2021
102-22, 405-1	Governance Structure					
	Executive directors	Person	2	2	2	3
	Independent directors	Person	1	2	2	2
	Board Meeting Attendance					
	Average board meeting attendance	% per year		85	100	96
205-2	Communication about Code of Business Conduct with Stakeholders					
	Employee	%		100	100	100
	Contractor/Supplier/Services Provider	%		100	100	100
206-1	Number of legal actions pending or completed and in which the organization has been identified as a participant regarding					
	Anti-competitive behavior	Case		None	None	None
	Anti-trust and monopoly legislation	Case		None	None	None

Customer Management and Development: The REIT Manager strives to cater to customers' different needs and expectations, and constantly look for ways to improve the quality of experience for its customers and visitors.

GRI Standards	Metrics	Unit	2018	2019	2020	2021
201-1	Overall Shopper/Visitor satisfaction with Property Manager	Point	82	80		
	Overall Tenant satisfaction index with Property Manager	Point	80	83		
	Data coverage of Tenant Satisfaction Index	%	100	100		

Remarks

- With the ongoing pandemic, there were external factors that could affect customer satisfaction. For this reason, "Shopper and Tenant Satisfaction" was removed from our 2020 – 2021 performance indicators.

EMPOWERING PEOPLE

The REIT Manager is committed to developing the high-performance work culture that embraces diversity and collaboration. CPNRM upholds Central Pattana Plc. (CPN) to be a workplace of choice for employees and adheres to its policies on non-discriminatory employment practices and equal remuneration.

Workforce Statistics

GRI Standards	Metrics		Unit	2018		2019		2020		2021	
				Male	Female	Male	Female	Male	Female	Male	Female
102-8	By employment type	Permanent full-time	Person	334	239	339	252	319	238	367	277
		Total workforce	Person	573		591		557		644	
	Workforce	Total workforce by gender	Person	334	239	339	245	319	232	367	272
		CPNREIT Team HOF	Person			0	7	0	6	0	5
	Employee by location	Bangkok Metropolitan	Person	201	140	202	144	192	129	180	132
		North	Person	58	49	58	51	58	51	94	70
		East	Person	75	50	79	57	69	52	93	75

Inclusive and Diversity

GRI Standards	Metrics		Unit	2018		2019		2020		2021	
				Male	Female	Male	Female	Male	Female	Male	Female
405-1	Board gender diversity	Number of Board of Directors	Person	1	2	1	3	1	4	2	3
		Percentage of male and female	%	33	67	25	75	20	80	40	60
	Employee by work category	Top management (SEVP-EVP)	Person	0	0	0	0	0	0	0	0
		Middle management (SVP-M)	Person	13	17	13	24	13	18	11	19
		Junior management (AM-Sup)	Person	47	26	45	25	44	26	56	39
		Non-management (SO-Consultant)	Person	274	196	281	203	262	194	300	219
	Employee by age	Less than 30 years old	Person	82	74	86	76	62	63	55	62
		Between 30-50 years old	Person	228	153	222	160	221	159	276	198
		More than 50 years old	Person	24	12	31	16	36	16	36	17
	Employee by nationality	Thai	Person	334	239	339	252	319	238	367	277
		Others	Person	0	0	0	0	0	0	0	0
	Employee by cultural background	Metropolitan Region	Person					94	76	90	75
		Central	Person					105	82	75	50
		Northeast	Person					34	18	37	29
		South	Person					7	4	7	4
		North	Person					79	58	96	66
		East	Person					0	0	57	50
		West	Person					0	0	5	3
	Disability employment	Disability employee	Person	0	0	0	0	0	0	0	0

Engagement and Retention

GRI Standards	Metrics		Unit	2018		2019		2020		2021	
				Male	Female	Male	Female	Male	Female	Male	Female
	Employee engagement	Engagement score	%	73		73		83		78	
		Engagement score by gender	%	80	66	79	67			82	73
	Recruitment	Total number of new hires	Person	28	31	24	47	9	26	2	6
	New employee by age	Less than 30 years old	Person					5	21	2	3
		Between 30-50 years old	Person					4	4	0	3
		More than 50 years old	Person					0	1	0	0
	New employee by level	Top management	Person					0	0	0	0
		Middle management	Person					1	0	0	0
		Junior management	Person					0	4	0	1
		Non-management	Person					8	22	2	5
401-3	Voluntary turnover by work category	Top management (SEVP-EVP)	Person	0	0	0	0	0	0	0	0
		Middle management (SVP-M)	Person	3	3	1	2	2	0	1	0
		Junior management (AM-Sup)	Person	1	3	3	6	1	0	5	5
		Non-management (SO-Consultant)	Person	21	35	26	66	24	40	13	24
	Voluntary turnover by age	Less than 30 years old	Person	10	17	15	36	13	23	8	16
		Between 30-50 years old	Person	15	23	14	38	9	15	11	12
		More than 50 years old	Person	0	1	1	0	5	2	0	1
	All turnover	Total turnover	Person	25	41	30	74	27	40	19	29
		Percentage of turnover per total employee	%	7.49	17.15	8.85	29.37	8.46	16.81	5.18	10.47
		Lay-off		Person	0	0	0	0	0	0	0

Leave and Absenteeism

GRI Standards	Metrics		Unit	2018	2019	2020	2021
403-2(a)	Leave day taken	Annual leave	Day	2773	1954	1900	8471
		Employee using maternity leave	Person	3	13	18	10
		Employee remaining at work after maternity leave	Person	2	12	0	10
		Sick leave	Day	2773	1939	795	2555
		Leave without pay	Day	0	0	53	0
	Absenteeism	Absentee Rate	%	1.55	1.19	1.76	1.27

Training and development

GRI Standards	Metrics		Unit	2018		2019		2020		2021	
				Male	Female	Male	Female	Male	Female	Male	Female
404-1	Average training hours by work category	Top management	Hours	26.7		24		11		25	
		Middle management	Hours								
		Junior management	Hours								
		Non-management	Hours								
	Training Cost / FTE		Baht					1,388		1,626	

Remuneration ratios

GRI Standards	Metrics		Unit	2018		2019		2020		2021	
				Male	Female	Male	Female	Male	Female	Male	Female
405-2	Gender pays ratio by work category (base salary)	Middle management	Female : Male	1.00	0.99	1.00	0.99	1.00	0.99	1.00	1.06
		Junior management	Female : Male								
		Non-management	Female : Male								
	Gender pays gap (Hourly rate)	Mean gender pay gap	%					7.28		7.82	
		Median gender pay gap	%					7.31		9.88	
		Mean bonuses pay gap	%					13.82		12.63	
		Median bonuses pay gap	%					4.61		9.08	

Definitions and calculation guidelines

CPNREIT 's employees are workers under employment contracts with the REIT Manager and the Property Manager (only Central Pattana) they are classified into four groups, as Top Management, Middle Management, Junior Management, and Non-Management.

- **Top Management** includes those from the level of President, Senior Executive Vice President (SEVP) and Executive Vice President (EVP)
- **Middle Management** includes those from level from Senior Vice President (SVP), Vice President (VP), Assistant Vice President (AVP), Senior Manager and Manager
- **Junior Management** includes those from level from Assistance Manager and Supervisor
- **Non-Management** includes those from level from Senior Officer, Officer, Operator and Consultant

Remarks

- The total number of employees reported excluded Grand Canal PLC workforce which 15 employees, 7 male and 8 female.

Occupational Safety and Health Management

GRI Standards	Metrics	Unit	2018		2019		2020		2021	
			Male	Female	Male	Female	Male	Female	Male	Female
Occupational Health and Safety										
403-8(a) (2018)	Ratio of employee represent in OHS Committee per total employee	%	10.65		8.97		7.36		13.35	
403-9(a) (2018)	Work-related injuries of employee									
	Number of fatalities as a result of work-related injuries (fatality)	Case	0.00		0.00		0.00		0.00	
	Number of high-consequence work-injuries (excluding fatalities) (high-consequence)	Case	0.00		0.00		0.00		0.00	
	Number of recordable work-related injuries (recordable)	Case	4.00		1.00		2.00		0.00	
	Number of Lost time Injury Frequency Rate (LTIFR)	Case	3.00		1.00		2.00		0.00	
	Number of worked hours	Hour	1,467,181		1,333,334		1,274,562		1,604,867	
	Rate of fatalities as a result of work-related injury (fatality)									
	Rate of fatalities as a result of work-related injury per 200,000 hours worked	Case/Hour	0.00		0.00		0.00		0.00	
	Rate of fatalities as a result of work-related injury per 1,000,000 hours worked	Case/Hour	0.00		0.00		0.00		0.00	
	Rate of high-consequence work-injuries (excluding fatalities) (high-consequence)									
	Rate of high-consequence work-injuries per 200,000 hours worked	Case/Hour	0.00		0.00		0.00		0.00	
	Rate of high-consequence work-injuries per 1,000,000 hours worked	Case/Hour	0.00		0.00		0.00		0.00	
	Rate of recordable work-related injuries (recordable)									
	Rate of recordable work-related injuries per 200,000 hours worked	Case/Hour	0.55		0.15		0.31		0.00	
	Rate of recordable work-related injuries per 1,000,000 hours worked	Case/Hour	2.73		0.75		1.57		0.00	
	Rate of Lost-time Injury Frequency rate (LTIFR)									
	Rate of Lost-time Injury Frequency rate 200,000 hours worked	Case/Hour	0.41		0.15		0.31		0.00	
	Rate of Lost-time Injury Frequency rate per 1,000,000 hours worked	Case/Hour	2.04		0.75		1.57		0.00	
	Rate of Days away/restricted or transfer rate (DART)									
	Rate of Days away/restricted or transfer rate per 200,000 hours worked	Day/Hour	5.18		2.70		1.26		0.00	
	Rate of Days away/restricted or transfer rate per 1,000,000 hours worked	Day/Hour	25.90		13.50		6.28		0.00	
	Rate of Lost workday rate (LWR)									
	Rate of Lost workday rate per 200,000 hours worked	Day/Hour	0.00		0.00		0.00		0.00	
	Rate of Lost workday rate per 1,000,000 hours worked	Day/Hour	0.00		0.00		0.00		0.00	
	Absentee Rate (AR)	%	1.55		1.19		1.76		1.27	
403-9(b) (2018)	Work-related injuries of contractor									
	Number of fatalities as a result of work-related injury (fatality)	Case					0.00		0.00	
	Number of high-consequence work-injuries (excluding fatalities) (high-consequence)	Case					0.00		0.00	
	Number of recordable work-related injuries (recordable)	Case					0.00		0.00	

GRI Standards	Metrics	Unit	2018		2019		2020		2021	
			Male	Female	Male	Female	Male	Female	Male	Female
Occupational Health and Safety										
	Number of Lost time Injury Frequency Rate (LTIFR)	Case					0.00		0.00	
	Number of worked hours	Hour					508,140		2,555,806	
	Rate of fatalities as a result of work-related injury (fatality)									
	Rate of fatalities as a result of work-related injury per 200,000 hours worked	Case/Hour					0.00		0.00	
	Rate of fatalities as a result of work-related injury per 1,000,000 hours worked	Case/Hour					0.00		0.00	
	Rate of high-consequence work-injuries (excluding fatalities) (high-consequence)									
	Rate of high-consequence work-injuries per 200,000 hours worked	Case/Hour					0.00		0.00	
	Rate of high-consequence work-injuries per 1,000,000 hours worked	Case/Hour					0.00		0.00	
	Rate of recordable work-related injuries (recordable)									
	Rate of recordable work-related injuries per 200,000 hours worked	Case/Hour					0.00		0.00	
	Rate of recordable work-related injuries per 1,000,000 hours worked	Case/Hour					0.00		0.00	
	Rate of Lost-time Injury Frequency rate (LTIFR)									
	Rate of Lost-time Injury Frequency rate 200,000 hours worked	Case/Hour					0.00		0.00	
	Rate of Lost-time Injury Frequency rate per 1,000,000 hours worked	Case/Hour					0.00		0.00	
	Rate of Days away/restricted or transfer rate (DART)									
	Rate of Days away/restricted or transfer rate per 200,000 hours worked	Day/Hour					0.00		0.00	
	Rate of Days away/restricted or transfer rate per 1,000,000 hours worked	Day/Hour					0.00		0.00	
	Rate of Lost workday rate (LWR)									
	Rate of Lost workday rate per 200,000 hours worked	Day/Hour					0.00		0.00	
	Rate of Lost workday rate per 1,000,000 hours worked	Day/Hour					0.00		0.00	
403-10(a) (2018)	Work-related ill health of employee									
	Number of fatalities as a result of work-related ill health (fatality)	Case	0.00		0.00		0.00		0.00	
	Number of high-consequence ill health (recordable)	Case	0.00		0.00		0.00		0.00	
	Number of worked hours	Hour	1,467,181		1,333,334		1,274,562		1,604,867	
	Rate of Occupational Illness Frequency Rate (OIFR)									
	Rate of Occupational Illness Frequency Rate per 200,000 hours worked	Case/Hour	0.00		0.00		0.00		0.00	
	Rate of Occupational Illness Frequency Rate per 1,000,000 hours worked	Case/Hour	0.00		0.00		0.00		0.00	
403-10(b) (2018)	Work-related ill health of contractor									
	Number of fatalities as a result of work-related ill health (fatality)	Case					0.00		0.00	
	Number of high-consequence ill health (recordable)	Case					0.00		0.00	
	Number of worked hours	Hour					508,140		2,555,806	

GRI Standards	Metrics	Unit	2018		2019		2020		2021	
			Male	Female	Male	Female	Male	Female	Male	Female
Occupational Health and Safety										
	Rate of Occupational Illness Frequency Rate (OIFR)									
	Rate of Occupational Illness Frequency Rate per 200,000 hours worked	Case/Hour					0.00			0.00
	Rate of Occupational Illness Frequency Rate per 1,000,000 hours worked	Case/Hour					0.00			0.00

Definitions and calculation guidelines

Definitions and Recording Criteria

Below are the definitions and recording criteria used by Central Pattana Plc to calculate, collect and report occupational health and safety statistics:

- **Work-hours** Total number of working hours.
- **Work-related fatalities** as a result of injuries that occur from work or activity of the Company.
- **Recordable work-related injuries** Medical Treatment Injuries: MTIs that resulted in a certain level of treatment given by health professionals to combat injury, disease or disorder, which includes suturing of any wound, casting, surgeries (major and minor), detoxification, gastric lavage, Sodium Chloride IV Infusion, blood transfusion, administration of oxygen, CPR, medication dispensing, rehabilitation and loss or removal of an organ, as well as restricted work activity or death. MTIs do not include the following:
 - First aid
 - Medical visits for the purpose of observation or consultation
 - Diagnostic procedures including x-rays, ultrasound, blood tests, prescription medication solely for diagnostic purposes (e.g., mydriatics)
- **High-consequence work-related injuries** Work-related injuries that result in time away from work where a full recovery cannot be made within 180 days.
- **Lost Time Injury Frequency Rate: LTIFR** The rate of work-related injuries that result in time away from work.
- **Days Away/Restricted or Transfer Rate: DART** The rate of work-related injuries and diseases that result in time away from work, restricted work activity or job transfer.
- **Lost Workday Rate: LWR** The rate of work-related injuries and diseases of high-consequence that result in time away from work where a full recovery cannot be made within 180 days.
- **Occupational Illness Frequency Rate: OIFR** The rate of occupational illnesses that result in time away from work.

Method for Calculating Work-Hours

- Number of employees work-hours
= Working hours (hour) = Number of worker x scheduled workday x number of working hour per day

Calculation Guidelines

- **Rate of fatalities as a result of work-related injuries**
=
$$\frac{\text{number of fatalities as a result of work – related injuries} \times [200,000 \text{ or } 1,000,000]}{\text{number of hour worked}}$$
- **Rate of high-consequence work-related injuries (excluding fatalities)**
=
$$\frac{\text{number of high – consequence work – related injuries (excluding fatalities)} \times [200,000 \text{ or } 1,000,000]}{\text{number of hour worked}}$$

- **Rate of recordable work-related injuries**

$$= \frac{\text{number of recordable work – related injuries} \times [200,000 \text{ or } 1,000,000]}{\text{number of hour worked}}$$
- **Lost-time injuries frequency rate: LTIFR**

$$= \frac{\text{number of Lost – time injuries frequency} \times [200,000 \text{ or } 1,000,000]}{\text{number of hour worked}}$$
- **Lost-time injuries frequency rate: OIFR**

$$= \frac{\text{number of Lost – time Occupational illness frequency} \times [200,000 \text{ or } 1,000,000]}{\text{number of hour worked}}$$
- **Days away/Restricted or Transfer rate: DART**

$$= \frac{\text{Total Number of Days away/restricted or transfer from injuries and illness} \times [200,000 \text{ or } 1,000,000]}{\text{number of hour worked}}$$
- **Lost Workday Rate: LWR**

$$= \frac{\text{Total Number of Lost Days from injuries and illness of high – consequence work} \times [200,000 \text{ or } 1,000,000]}{\text{number of hour worked}}$$
- **Absentee Rate: AR**

$$= \frac{\text{Number of lost day injuries and other occupational diseases that are not excused} \times 100}{\text{Total number of operating day in a year}}$$

Remarks

- FY2021 data includes the number of work-hours and the number of work-related injuries and occupational diseases of Grand Canal Land PLC, which comprises the Ninth Towers Grand Rema 9, and Unilever House Grand Rema 9.
- In 2021, we expanded our reporting boundary further to cover contractors including housekeepers and security guards, which have been included since 2020.

ENRICHED ENVIRONMENT

The Manager strives to develop and implement environmental-friendly features in its properties and improve overall energy efficiency. It believes that the efficient use of resources such as energy and water reduce operational costs, mitigates regulatory and physical risks, and creates value for its stakeholders.

Energy

GRI Standards	Metrics	Unit	2018	2019	2020	2021
302-1 (a)	Non-renewable fuels	GJ	1,670.90	1,867.80	1,542.22	1,481.16
	302-2					
	- Diesel	GJ	1,670.90	1,867.80	1,542.22	1,481.16
	- Gasoline	GJ				
	- Liquefied Petroleum Gas	GJ				
	- Cooking oil	GJ				
	Non-renewable fuels	MWh	464.14	518.83	428.40	411.43
	Renewable energy					
	Solar PV	GJ	-	-	745.49	5,789.22
		MWh	-	-	207.08	1,608.12
	Electricity purchased from outside					
	Electricity purchased from grid (Metropolitan Electricity Authority and Provincial Electricity Authority)	GJ	508,689.36	511,866.73	411,748.05	368,594.00
		MWh	141,302.60	142,185.20	114,374.46	102,387.22
	Electricity sold to tenant					
	Electricity sold to tenant	GJ	269,195.70	262,201.06	215,945.13	142,656.87
		MWh	74,776.58	72,833.63	59,984.76	39,626.91
	Total energy consumption within organization					
	Total non-renewable energy consumption within organization (Fuel and Electricity)	GJ	241,164.55	251,533.48	197,345.14	227,418.30
		MWh	66,990.15	69,870.41	54,818.10	63,171.75
	Total energy consumption (Renewable and Nonrenewable)	GJ	241,164.55	251,533.48	198,090.63	233,207.52
		MWh	66,990.15	69,870.41	55,025.18	64,779.87
	Ratio of energy consumption within organization					
	Ratio of renewable energy per total energy	%	-	-	0.38	2.48
	Total energy intensity (renewable + non-renewable energy) per unit area	kWh / m ²	172.74	180.17	141.89	114.85
	Total electricity intensity per unit area	kWh / m ²	171.55	178.83	140.79	114.12
	Data coverage per square meter of portfolio	%	89.40	89.40	76.00	94.54

Definition and calculation guidelines

Energy

Total Energy consumption is including energy from fuel combustion, electricity, and renewable energy.

- Total fuel consumption = the sum of all types of fuel resource consumption x its heating value (in each) – Unit in GJ
- Conversion Factor are referred from to the Annual Thailand Energy Report, Department of Alternative Energy Development and Efficiency
- Electricity consumption = The sum of electricity used (in kWh) x 3.6 (Unit: GJ)
- Total Energy consumption within organization = Fuel consumption from non-renewable + renewable energy + Electricity purchased – Electricity sold to tenants

Intensity

- Emission intensity calculate per gross leasable area (GLA). The GLA is including leasable area and common areas.

Water

GRI Standards	Metrics	Unit	2018	2019	2020	2021
303-1, 303-3	Water withdrawal from all areas* (TDS ≤ 1,000 mg/L)	m ³	1,539,414.21	1,593,007.42	1,142,516.09	1,111,186.62
	Municipal water	m ³	1,452,705.03	1,504,796.82	1,110,367.94	1,087,273.94
	Groundwater	m ³	86,709.18	88,210.59	32,148.14	23,912.68
	Rainwater	m ³	-	-	-	-
	Water withdrawal from all areas* (TDS > 1,000 mg/L)	m ³	-	-	-	-
	Water discharge by destination to all areas* (TDS ≤ 1,000 mg/L)	m ³	1,220,766.03	1,244,199.83	863,312.61	864,637.00
	Surface water	m ³	1,220,766.03	1,244,199.83	863,312.61	864,637.00
	Seawater	m ³	-	-	-	-
	Groundwater	m ³	-	-	-	-
	Water discharge by destination to all areas* (TDS > 1,000 mg/L)	m ³	2,441,532.06	2,488,399.66	1,726,625.22	1,729,274.00
	Water discharge level of treatment	m ³	1,220,766.03	1,244,199.83	863,312.61	864,637.00
	No Treatment	m ³	-	-	-	-
	Primary Treatment	m ³	179,527.30	185,543.55	94,290.54	119,122.84
	Secondary Treatment	m ³	1,041,238.73	1,058,656.28	769,022.07	745,514.16
	Total Water Consumption from all areas*	m ³	318,648.18	348,807.59	279,203.48	246,549.62
	Total water intensity					
	Total water consumption intensity per unit area	m ³ / m ²	0.82	0.90	0.72	0.44
	Total recycled water					
	Total recycled water	m ³	-	6,881.47	6,076.39	10,415.62
Percentage recycled water per total water withdrawal	m ³	-	0.43	0.53	0.94	
Data coverage per square meter of portfolio	%	89.40	89.40	76.00	94.54	

Definition and calculation guidelines

Water management involves water from external sources, water treatment, discharge water and recycled water. Evaluation of water utilization efficiency and risks from difference water sources is in place.

- **Water withdrawal** sum of all water drawn from surface water, groundwater, or a third party for any use over the course of the reporting period.
- **Water consumption** sum of all water that has been withdrawn and incorporated into products, used in the shopping center or generated as waste, has evaporated, transpired, or been consumed or is polluted to the point of being unusable by other users, and is therefore not released back to surface water, groundwater, seawater, or a third party over the course of the reporting period.
- **Recycled water** refers to the amount of reused water consumption after wastewater is treated through the wastewater management processes. Water management is in place at the Company's shopping center and offices buildings.
- **Water discharge** sum of effluents, used water, and unused water released to surface water, groundwater, seawater, or a third party, for which the organization has no further use, over the course of the reporting period.
- **Level of wastewater treatment**
 - **Primary treatment** including physical treatment before flow to Pattaya Wastewater Treatment Plant (Central Pattaya Beach and Central Marina)
 - **Secondary treatment** including physical and biological wastewater treatment which shopping center uses Sequence Batch Reactor (SBR) or Deep shaft.
- **Water stress area** ability, or lack thereof, to meet the demand for water which shopping center are in water stress high and highest.
- **Water Intensity** calculated from water consumption per gross leasable area (GLA). The GLA is including leasable area and common areas.

Remarks

- *CPNREIT had been investing in 7 shopping malls, which are Central Rama 2, Central Rama 3, Central Pinklao, Central Chiangmai Airport, Central Pattaya Beach, Central Marina, Central Lampang and 2 office building, the Ninth Towers Grand Rama 9, and Unilever House Grand Rama 9. All locations are in water stress.

Greenhouse Gas Emissions

GRI Standards	Metrics	Unit	2018	2019	2020	2021
305-1	Direct emission of greenhouse gas (Scope 1)	Ton CO ₂ e	94.29	516.18	125.22	178.08
305-2	Indirect emission of greenhouse gas (Scope 2)	Ton CO ₂ e	14,143.08	14,742.81	11,543.24	14,045.95
	Direct+ Indirect emission of greenhouse gas (Scope 1+2)	Ton CO ₂ e	14,237.37	15,258.99	11,668.46	14,224.03
305-3	Other indirect emission of greenhouse gas (Scope 3)	Ton CO ₂ e	16,314.05	15,768.11	12,857.36	14,812.61
	Electricity sold to tenants	Ton CO ₂ e				9,003.42
	Municipal water	Ton CO ₂ e				252.26
	Business travel	Ton CO ₂ e				1.68
	Waste transportation and landfill disposal	Ton CO ₂ e				4,511.05
	LPG sold to tenants	Ton CO ₂ e				1,044.20
305-4	Greenhouse gas emission intensity					
	Direct emission of greenhouse gas (Scope 1) per unit area	kg CO ₂ e / m ²	0.24	1.33	0.32	0.32
	Indirect emission of greenhouse gas (Scope 2) per unit area	kg CO ₂ e / m ²	36.47	38.02	29.77	24.90
	Other indirect emission of greenhouse gas (Scope 3) per unit area	kg CO ₂ e / m ²	42.07	40.66	33.15	26.26

GRI Standards	Metrics	Unit	2018	2019	2020	2021
	Direct and indirect emission of greenhouse gas (Scope 1 & 2) per unit area	kg CO ₂ e / m ²	36.71	39.35	30.09	25.22
	Direct, indirect, and other indirect emission of greenhouse gas (Scope 1 & 2 & 3) per unit area	kg CO ₂ e / m ²	78.78	80.01	63.24	55.67
	Data coverage per square meter of portfolio	%	89.40	89.40	76.00	94.54

Definition and calculation guidelines

Greenhouse Gas

Reporting scope of GHG emissions covers CO₂, CH₄, and N₂O which are calculated and shown in the form of CO₂ equivalent that generates Global Warming Potential (GWP) specified by Intergovernmental Panel on Climate Change 2006 (IPCC) Meanwhile, the figure of emission factors is referred from IPCC and Thailand Greenhouse Gas Management Organization (TGO).

1. Scope Boundaries

- 1.1 Direct emission (Scope 1) occurs from fuel or natural gas combustion refrigerant, fire extinguisher (CO₂) and Sulfur Hexafluoride (SF₆) through operating processes and activities under the Company's monitoring, control, and management.
- 1.2 Indirect emission (Scope 2) occurs mainly from electricity, bought from external sources for Central Pattana's operations only.
- 1.3 Other indirect emission (Scope 3) occurs from water usage, electricity usage by tenants and fuel by business travel (staff travels by taxis, airplanes, train, boat, and car rent), LPG usage by tenants including waste treatment and transportation outside the Company.

2. Report on Emission

- 2.1 Direct emission (Scope 1) is based on fuel consumption (by weight or quality), e.g., the quality of oil or natural gas x GHG emission rate, as suggested in the 2006 IPCC guidelines.
- 2.2 Indirect emission (Scope 2) occurs mainly from electricity, bought from external sources for Central Pattana's operations only.
- 2.3 Other indirect emission (Scope 3) occurs from water usage, electricity usage by tenants and fuel by business travel (staff travels by taxis, airplanes, train, boat, and car rent), including waste treatment and transportation outside the Company.

3. **Assessment Method** according to The Greenhouse Gas Protocol: A corporate accounting and Reporting Standard Revised Edition and Thailand Greenhouse Gas Management Organization (TGO) guideline for carbon footprint assessment.

Intensity

- o Emission intensity calculate per gross leasable area (GLA). The GLA is including leasable area and common areas.

Remarks

- o CPNREIT has invested in properties, but not the operator. GHG emissions data in this report had been collected by Central Pattana as a Property Manager. GHG emissions from facilities in which CPNREIT has invested are estimated based on Central Pattana shareholding proportion in CPNREIT which are 26.69% by 2020 and 30.28% by 2021.

Waste

GRI Standards	Metrics	Unit	2018	2019	2020	2021
306-3 Waste generated	Waste generated	metric tons	10,943.41	9,803.15	6,365.32	4,724.97
	Hazardous waste	metric tons			0.72	1.14
	Electronic waste (E-waste)	metric tons			0.11	0.15
	Infectious waste	metric tons			1.72	2.31
	General waste	metric tons	10,938.34	9,110.92	5,955.60	4325.86
	Recycle waste (plastic, paper, metal, can, glass)	metric tons	5.06	387.52	340.43	321.87
	Preparation food	metric tons		304.71	66.74	73.64
306-4 Waste diverted from disposal	Waste diverted from disposal (offsite)	metric tons	5.06	696.46	408.00	392.26
	Hazardous waste	metric tons		4.23	0.84	0.15
	Recycling/ Reclaim (Hazardous waste, E-waste)	metric tons		4.23	0.84	0.15
	Non-hazardous waste	metric tons	5.06	692.23	407.17	392.11
	Recycling	metric tons	5.06	304.71	340.37	319.10
	Composting	metric tons		387.52	66.74	73.01
	Reuse (waste for art)	metric tons			0.06	-
306-5 Waste directed to disposal	Waste directed to disposal (offsite)	metric tons	10,938.34	9,110.92	5,957.32	4,332.71
	Hazardous waste	metric tons		0.02	1.72	3.45
	Incineration (Infectious waste)	metric tons		0.02	1.72	3.45
	Non-hazardous waste	metric tons	10,938.34	9,110.90	5,955.60	4,329.26
	Landfill (General waste)	metric tons	10,938.34	9,110.90	5,955.60	4,329.26
	Diversion rate	%	0.05	7.10	6.40	8.30
	Data coverage per square meter of portfolio	%	89.40	89.40	76.00	94.54

Definition and calculation guidelines

Waste covers total waste generated through Central Pattana's operations and activities. The quantity of waste is based on valid estimation.

- **Waste diverted from disposal** refers waste is taken for preparation for reuse, recycling and composting offsite.
- **Waste directed to disposal** refers waste is taken for incineration (with/without energy recovery), landfill offsite.
- **Waste generated rate** calculated from waste generated per customer visits.
- **Waste diversion rate** calculated from waste diverted from disposal per waste generated.

Remarks

- In 2021, we expanded our reporting boundary data includes Central Marina, Central Lampung, the Ninth Towers Grand Rama 9, and Unilever House Grand Rama 9.

LRQA Independent Assurance Statement

Relating to CPN Retail Growth Leasehold REIT's performance data and information for the calendar year 2021

This Assurance Statement has been prepared for CPN Retail Growth Leasehold REIT (CPNREIT) in accordance with our contract but is intended for the readers of this Report.

Terms of engagement

LRQA (Thailand) Limited (LRQA) was commissioned by CPN Retail Growth Leasehold REIT's (CPNREIT) to provide independent assurance on its performance data and information in 2021 "the data" against the assurance criteria below to a limited level of assurance and at the materiality of the professional judgement of the verifier using LRQA's verification approach. LRQA's verification procedure is based on current best practice, is in accordance with ISAE 3000¹ and uses the following principles of - inclusivity, materiality, responsiveness and reliability of performance data.

Our assurance engagement covered CPNREIT's activities in Thailand under its financial control where Central Pattana Public Company limited (Central Pattana) acts as the Property manager for The Ninth Towers Building, Unilever house Building, Pinklao office Buildings (Tower A and Tower B), Central Pattaya beach, Central Marina, Central Rama II, Central Rama III, Central Lampang, Central Pinklao and Central Chiangmai Airport only and specifically the following requirements:

- Confirming that the report is in accordance with:
 - GRI Standards (2016)
- Evaluating the accuracy and reliability of data and information for only the selected indicators listed below: ¹
 - Environmental: (GRI 302-1) Energy consumption, (GRI 302-3) Energy intensity, (GRI 303-3 to 5) Water withdrawal, discharge and consumption (2018 edition), (GRI 305-1) Direct (Scope 1), (GRI 305-2) Energy indirect (Scope 2), (GRI 305-3) Other indirect (Scope 3) GHG emissions, (GRI 305-4) GHG emissions intensity and (GRI 306-3 to 5) Waste generated, diverted form and direct to disposal (2020 edition)
 - Social: (GRI 403-9 and 10) Types of injury and rates of injury, occupational diseases, lost workdays, absenteeism, days away/restricted or transfer rate (DART), lost-time injuries frequency rate (LTIFR), occupational illness frequency rate (OIFR) and number of work-related fatalities for all employees and contractors (2018 edition).

Our assurance engagement excluded the data and information of CPNREIT's subsidiaries where Central Pattana is not the Property Management and all its activities outside of Thailand. Our assurance engagement also excluded the data and information of its suppliers and any third-parties mentioned in the report.

LRQA's responsibility is only to CPNREIT. LRQA disclaims any liability or responsibility to others as explained in the end footnote. CPNREIT's responsibility is for collecting, aggregating, analysing and presenting all the data and information within the report and for maintaining effective internal controls over the systems from which the report is derived. Ultimately, the report has been approved by, and remains the responsibility of CPNREIT.

LRQA's Opinion

Based on LRQA's approach nothing has come to our attention that would cause us to believe that CPNREIT has not, in all material respects:

- Met the requirements above
- Disclosed accurate and reliable performance data and information as no errors or omissions were detected

The opinion expressed is formed on the basis of a limited level of assurance and at the materiality of the professional judgement of the verifier.

Note: The extent of evidence-gathering for a limited assurance engagement is less than for a reasonable assurance engagement. Limited assurance engagements focus on aggregated data rather than physically checking source data at sites. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

¹ GHG quantification is subject to inherent uncertainty.



LRQA's approach

LRQA's assurance engagements are carried out in accordance with our verification procedure. The following tasks though were undertaken as part of the evidence gathering process for this assurance engagement:

- Auditing CPNREIT's data management systems to confirm that there were no significant errors, omissions or mis-statements in the report. We did this by reviewing the effectiveness of data handling process, and systems, including those for internal verification. We also spoke with key people in various departments responsible for compiling the data and drafting the report.
- Sampling of evidences presented at Central Lampang and Unilever Housebuilding to confirm the reliability of the selected topic specific standards.

Observations

Further observations and findings, made during the assurance engagement, is:

- Reliability:
CPNREIT has a well-defined data management system to consolidate data and information associated with the selected specific topic standards. Maintaining internal verification processes will continually improve the reliability of its reported data and information.

LRQA's standards, competence and independence

LRQA ensures the selection of appropriately qualified individuals based on their qualifications, training and experience. The outcome of all verification and certification assessments is then internally reviewed by senior management to ensure that the approach applied is rigorous and transparent.

Dated: 11 March 2022

A handwritten signature in black ink, appearing to read 'Opart Charuratana'.

Opart Charuratana
LRQA Lead Verifier

On behalf of LRQA (Thailand) Limited
22th Floor, Sirinrat Building, 3388/78 Rama IV Road
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LRQA reference: BGK00000589/A

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