

Supplier and Business Partner Code of Conduct

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Frasers Property (Thailand) Public Company Limited (“FPT”) and affiliates is committed to fostering a sustainable and responsible supply chain, specifically to suppliers and business partners within the real estate sector. This also includes tenants and lessees where it is relevant. Our approach is aligned with internationally recognized ESG standards and frameworks—such as SMETA and the UN Guiding Principles on Business and Human Rights (UNGPs)—as well as applicable long-term sustainability ambition, including our net-zero target and broader environmental, social, and governance goals throughout the property development and management value chain.

This Supplier and Business Partner Code of Conduct (“the Code”) serves as a foundation to promote responsible practices across FPT’s supply chain, offering our suppliers clear guidance on ESG expectations in the context of real estate development, construction, operations, and services. Suppliers and business partners are expected to adhere to this Code, actively communicate its principles to their own stakeholders, and demonstrate a readiness to collaborate with FPT in continuously enhancing ESG performance and transparency. Suppliers shall include suppliers, contractors, subcontractors, and/or other service providers; and Business partners shall include joint venture partners and tenants who rents building, warehouse, factory or any other immovable property of Frasers Property Thailand and affiliates.

ENVIRONMENT

1. Law and Standards Compliance:

Suppliers and business partners must comply with all applicable environmental laws and regulations. In addition, they are encouraged to apply internationally recognized environmental management frameworks—such as ISO 14001—to effectively manage and reduce their environmental impacts, particularly in the areas of greenhouse gas (GHG) emissions, resource efficiency, energy consumption, water usage, pollution control, and waste management

2. Eco-efficiency

Suppliers and business partners are expected to regularly monitor, manage, and improve their environmental performance, focusing on reducing impacts associated with GHG emissions, energy and water consumption, pollution, and waste. For construction suppliers, FPT places particular emphasis on the efficient and responsible management of construction and demolition (C&D) waste.

3. Biodiversity

Suppliers and business partners must avoid activities that contribute to deforestation and are expected to protect biodiversity. They should promote sustainable land use practices, especially in areas adjacent to or within FPT project sites.

SOCIAL

1. Human Rights

Suppliers and business partners must respect the rights of all stakeholders, including children and vulnerable groups, in accordance with the UN Guiding Principles on Business and Human Rights (UNGPs). Operations must be free from all forms of discrimination and harassment, forced labor, and child labor.

2. Labor

Suppliers and business partners must ensure lawful employment practices that comply with all applicable national labor laws. This includes providing fair and equal remuneration, including wages and benefits, regardless of gender, reasonable working hours and good workplace conditions, and the right to freedom of association and collective bargaining. For construction suppliers, FPT expects a transparent, fair, and legal process for the recruitment and management of migrant workers

3. Worker Health & Safety

Suppliers and business partners must provide a safe and healthy working environment in line with local occupational health and safety regulations and, where applicable, international standards such as ISO 45001. This includes:

- Consulting with workers on safety matters
- Identifying and assessing health and safety risks
- Implementing preventive and monitoring measures
- Providing health and safety training
- Establishing emergency preparedness and response plans

For construction suppliers, FPT expects adequate supervision to ensure compliance with standard operating procedures (SOPs) during all operations. Additionally, suppliers must ensure that the final built environment is safe for its intended users.

GOVERNANCE

1. Business Ethics: Suppliers and business partners must operate their business ethically:

- To conduct businesses with righteousness, integrity and transparency, zero corruption and conflict of interest, in accordance with all anti-corruption principles, and in strict compliance with relevant laws and regulations.
- To respect competition rules and shall not use unfair practices to destroy competitors or unfairly create competitive advantages
- Not to disclose or use confidential information of FPT and affiliated suppliers and business partners for its own benefits without such person's consent, except as required by laws.
- To respect all intellectual property rights of FPT and affiliated, and other entities and shall take precaution to prevent violation of such rights
- To emphasize, be aware, respect and comply with the laws, rules and regulations in relation to business operations as well as the laws, rules and regulations of the relevant authorities.
- To establish grievance mechanism and disclosure information with transparency

2. Responsible Services & Products: Suppliers and business partners are expected to the following:

- To promote innovation that creates value for business and stakeholders.
- To provide quality products and services to meet the demand in accordance with standard practices and with fair terms and conditions.
- Having an aim to develop quality products and services, with a reasonable price and fair terms and conditions, including taking into consideration the relevant standards such as environmental standards and industrial standards, etc.
- Having an aim in utmost satisfaction, having responsibility towards customers, providing courteous and quick response service to customers.
- To provide accurate and adequate information on products and services with sufficient information enabling a decision making, without any exaggeration, which causes any mislead about quality, quantity or any conditions of products or services.
- To ensure that the procurement and supply process are in accordance with all FPT rules and procedures, and shall comply with FPT delegation of authority, and be fair to stakeholders.

- To strictly adhere to contractual agreements. If there is any non-compliance to the agreed terms and conditions, the company personnel shall immediately report to their line of authority, to obtain prompt consultation and corrective action.

(Mr. Panote Sirivadhanabhakdi)
Chairman of the Executive Committee
Fraser's Property (Thailand) Public Company Limited