

2025

SUSTAINABILITY REPORT



Overall Policy

Ally REIT Management Company Limited, as the REIT Manager, is committed to managing the trust with a strong emphasis on sustainability for unitholders and/or other stakeholders. Sustainability today encompasses key risk-sensitive factors across environmental, social, organizational, and corporate governance aspects—collectively known as ESG (Environment, Social, and Governance).

The REIT Manager incorporates ESG principles as part of its operational practices and has established relevant policies to promote sustainable trust management. These initiatives aim to enhance sustainability efforts in a tangible and impactful way.

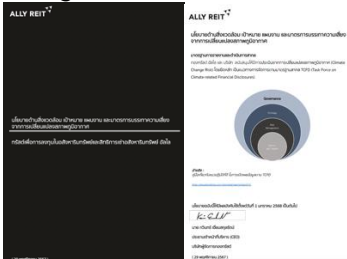
In managing sustainability, the REIT Manager adheres to ESG metrics specific to the Property & Construction industry group, under the category of Property Funds and Real Estate Investment Trusts (PF & REIT), as defined by the Stock Exchange of Thailand (SET). The sustainability report is prepared in accordance with the GRI Standards (Global Reporting Initiative) and aligned with the United Nations Sustainable Development Goals (SDGs) as follows:

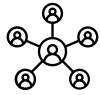
Table of Sustainability Indicators (ESG Metrics)



Environmental Dimension (Environment)

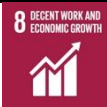
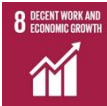
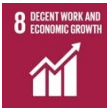
PRE-E1 Climate Change Risks

Code	GRI Standards	SDGs	ESG Indicators	Unit	Detail
PRE-E1.1	Disclosure 201-2		Assessment of Climate Change Risks, Explaining the Potential Impacts on Business	"Yes" or "None"	√ There is an assessment of climate change risks, disclosed under the subheading "Climate Risks and Financial Impacts," as well as environmental policies, goals, action plans, and climate change risk mitigation measures. 
PRE-E1.2	Disclosure 201-2		Goals, Action Plans, and Climate Change Risk Mitigation Measures	"Yes" or "None"	There is a reference to policies, the setting of goals, action plans, and measures for mitigating climate change risks. 



Social Dimension (Social)

PRE-S1 การเคารพความแตกต่างและความเสมอภาค

Code	GRI Standards	SDGs	ESG Indicators	Unit	Detail									
PRE-S1.1	Disclosure 405-1		Policies and Practices Regarding Respect for Diversity and Equality within the Organization and Supply Chain, Without Discrimination Based on Gender, Age, Nationality, Disability, Religion, or Any Other Grounds	"Yes" or "None"	√ There is a reference to policies and practices regarding respect for diversity, equity, and inclusion (DEI). 									
PRE-S1.2	Disclosure 405-1		Employee Information Classified by Gender and Nationality	Person	<table><tr><th>YE2024</th><th>Male</th><th>Female</th></tr><tr><td>Thai citizenship</td><td>13</td><td>7</td></tr><tr><td>Total</td><td>13</td><td>7</td></tr></table>	YE2024	Male	Female	Thai citizenship	13	7	Total	13	7
YE2024	Male	Female												
Thai citizenship	13	7												
Total	13	7												
PRE-S1.3	Disclosure 406-1		The number of incidents or complaints related to human rights violations, equality, and unfair treatment of labor, along with corrective and	Case	<table><tr><th>YE2024</th><th>Normal status</th><td>0</td></tr></table>	YE2024	Normal status	0						
YE2024	Normal status	0												



Social Dimension (Social)

PRE-S1 การเคารพความแตกต่างและความเสมอภาค

Code	GRI Standards	SDGs	ESG Indicators	Unit	Detail
			remedial measures.		

PRE-S2 การส่งเสริมแรงงานสตรี

Code	GRI Standards	SDGs	ESG Indicators	Unit	Detail															
PRE-S2.1	Disclosure 405-1		Policies and practices related to promoting gender equality in the workplace.	"Yes" or "None"	✓ Reference to policies and practices regarding respect for diversity, equity, and inclusion (DEI). 															
PRE-S2.2	Disclosure 405-1		The number of female employees classified by position level: - Directors - Executives - Employees	Person	<table><thead><tr><th>YE2024</th><th>Male</th><th>Female</th></tr></thead><tbody><tr><td>Board of Director</td><td>4</td><td>0</td></tr><tr><td>Management</td><td>8</td><td>2</td></tr><tr><td>Operation</td><td>1</td><td>5</td></tr><tr><td>Total</td><td>13</td><td>7</td></tr></tbody></table>	YE2024	Male	Female	Board of Director	4	0	Management	8	2	Operation	1	5	Total	13	7
YE2024	Male	Female																		
Board of Director	4	0																		
Management	8	2																		
Operation	1	5																		
Total	13	7																		

PRE-S3: Managing Projects for Sustainable Society

Code	GRI Standards	SDGs	ESG Indicators	Unit	Detail
PRE-S3.1	G4-S01		Practices related to improving the quality of life in communities	"Yes" or "None"	✓ Reference to policies and practices related to improving the quality of life regarding the environment, society, and corporate governance for sustainability projects in the

PRE-S3: Managing Projects for Sustainable Society

Code	GRI Standards	SDGs	ESG Indicators	Unit	Detail
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			and societies in investments or property management projects of the company.		invested real estate (Sustainable Initiative).				
									
PRE- S3.2	G4-S01		Percentage of real estate projects operated under practices related to improving the quality of life in communities and societies.	%	<table><tr><td>YE2024</td><td>36 %</td></tr><tr><td>Policy target of no less than</td><td>25%</td></tr></table> Note: Real estate projects that followed the practices for improving the quality of life in communities and societies in 2024, achieving results above the policy target, include: 1. The Crystal Ekamai-Ramintra 2. The Crystal SB Ratchaphruek 3. Samakorn Place Ramkhamhaeng 4. Samakorn Place Ratchaphruek 5. Amorini Ramintra	YE2024	36 %	Policy target of no less than	25%
YE2024	36 %								
Policy target of no less than	25%								



Governance & Economic

PRE-G1: Cybersecurity and Personal Data Protection

Code	GRI Standards	SDGs	ESG Indicators	Unit	Detail
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PRE-G1.1	Disclosure 418-1		Policies and practices on cybersecurity and personal data protection.	"Yes" or "None"	√ Reference to Information Security Policy and Privacy Policy.
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PRE-G1: Cybersecurity and Personal Data Protection

Code	GRI Standards	SDGs	ESG Indicators	Unit	Detail
PRE-G1.2	Disclosure 418-1		Percentage of technology infrastructure certified with cybersecurity standards, such as ISO 27001 or other relevant standards.	%	 YE2024 100% Note: The software system for Enterprise Resource Planning (ERP) used by the Trust is ERP Software as a Service (SaaS), with cybersecurity standards supported. The ERP system used by the trust is as follows: 1 Yardi ERP https://www.yardi.com/services/yardi-cloud-security/ 2 Dynamic 365BC https://learn.microsoft.com/th-dynamics365/business-central/compliance-certifications
PRE-G1.3	Disclosure 418-1		Measures and practices regarding the use of	"Yes" or "None"	√ Reference to Privacy Policy.



PRE-G1: Cybersecurity and Personal Data Protection

Code	GRI Standards	SDGs	ESG Indicators	Unit	Detail
			personal data.		
PRE-G1.4	Disclosure 418-1		Percentage of employees trained on cybersecurity and personal data use.	%	YE2024 100% Reference: IT Awareness     Note: All employees are communicated regarding IT Awareness, supported by the group's IT services from Sky OS Co., Ltd.
PRE-G1.5	Disclosure 418-1		Number of cyberattack incidents faced by the company, along with corrective measures.	Case	YE2024 Normal status 0
PRE-G1.6	Disclosure 418-1		Number of personal data leakage incidents, along with	Case	YE2024 Normal status 0

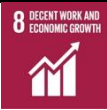
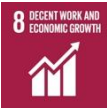


Governance & Economic

PRE-G1: Cybersecurity and Personal Data Protection

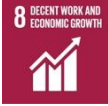
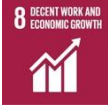
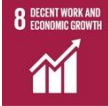
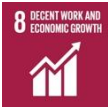
Code	GRI Standards	SDGs	ESG Indicators	Unit	Detail
			corrective measures.		

PRE-G2: Sustainable Finance Development

Code	GRI Standards	SDGs	ESG Indicators	Unit	Detail
PRE-G2.1	G4-FS1		Policies and practices related to environmental, social, and governance considerations in providing financial services or investments.	"Yes" or "None"	√ Reference to policies and practices related to improving the quality of life regarding the environment, society, and governance for sustainable real estate investment projects.
PRE-G2.2	G4-FS7 G4-FS8		Investment value in projects or assets considering environmental, social, and governance factors.	บาท	1 1.5 billion Baht per year Annual budget for sustainable initiatives approved by the Board of Directors and Trustees before execution. Reference to policies and practices regarding the quality of life in environmental, social, and governance aspects for sustainable real estate investment projects.



PRE-G4: Financial Security

Code	GRI Standards	SDGs	ESG Indicators	Unit	Detail
PRE-G4.2	-		Capital funds amount. Amount of capital fund	THB	43,253,638
PRE-G4.3	-		Risk-weighted assets capital ratio.	%	Note: Capital ratio (%) = (Capital funds / Risk-weighted assets) x 100
PRE-G4.4	-		Debt-to-equity ratio.	%	YE2024 Normal status 58%
PRE-G4.5	-		capital ratio.	%	Note: Leverage ratio (%) = (Capital funds / Total assets and off-balance-sheet items) x 100 At the company level, the trust management company maintains capital funds as required by the Securities and Exchange Commission's guidelines in the form of shareholder equity, retained earnings, liquidity capital, and liquid capital. The company does not hold non-cumulative preferred stock or subordinated debt-like instruments.

Environmental Achievements or Certifications

The Trust Manager continues to prioritize energy conservation and efficiency by applying energy management systems. This includes providing necessary resources to ensure the effective implementation of energy conservation and management practices.

Examples of Environmentally Conscious Projects

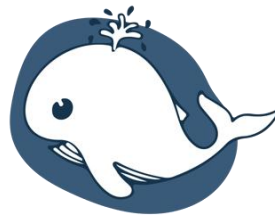
The energy conservation policy and the appointment of an energy management task force for the Ally Real Estate Investment Trust (REIT) and Ally REIT Management Co., Ltd. as the trust manager, demonstrate a commitment to environmental sustainability through energy management. This commitment spans from policy formulation for enforcement, the appointment of an energy management task force, to annual training, all aligned with energy management standards and procedures. The task force and energy management evaluation committee have been appointed, comprising senior executives and experts with specialized knowledge, contributing to the task force's efforts.



Image: An announcement of the appointment of the energy management working committee and the energy management evaluation team for the year 2024.

Waste Management Project

The ALLY Real Estate Investment Trust (REIT) and Property Lease Rights Trust has partnered in the "Care the Whale - Invisible Waste" project organized by the Stock Exchange of Thailand to promote waste segregation for recycling and returning it to the recycling process. This aligns with the goal of reducing greenhouse gases through waste management based on the 3 Rs principle (Reduce-Reuse-Recycle). Furthermore, the project has been extended to participate in the Low Emission Support Scheme (LESS), which certifies the results of greenhouse gas reduction or sequestration activities verified by the Thailand Greenhouse Gas Management Organization (TGO).



CARE THE WHALE
ขยะล่องหน



CRYSTAL DESIGN CENTER
อาคาร
พันธมิตร ALLY Care the Whale @ CDC

ปริมาณขยะที่ลดได้ 371 กิโลกรัม (กิโลกรัม) (1 มกราคม 2561 - 31 มีนาคม 2561)

THE CRYSTAL DAMMA - RAMNDRA
อาคาร
พันธมิตร ALLY Care the Whale @ TC

ปริมาณขยะที่ลดได้ 2,941 กิโลกรัม (กิโลกรัม) (1 มกราคม 2561 - 31 มีนาคม 2561)



THE CRYSTAL SR RATCHAPRUEK
อาคาร
พันธมิตร ALLY Care the Whale @ TCR

ปริมาณขยะที่ลดได้ 11,439 กิโลกรัม (กิโลกรัม) (1 มกราคม 2561 - 31 มีนาคม 2561)

THE PRIME HUA LAMPHONG
อาคาร
พันธมิตร ALLY Care the Whale @ PHL

ปริมาณขยะที่ลดได้ 1,251 กิโลกรัม (กิโลกรัม) (1 มกราคม 2561 - 31 มีนาคม 2561)

Results of the Greenhouse Gas Reduction Activities (LESS Performance) for 2024 and Targets for 2025

Greenhouse Gas Reduction Performance for 2024 Certified by the Thailand Greenhouse Gas Management Organization (TGO), LESS project Target for 2025 Alignment with Sustainable Development Goals (SDGs)	16,022 kilograms of CO2 equivalent Aim to achieve a 100% growth in LESS Performance compared to 2024 
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Solar Rooftop

Some real estate projects under the management of the trust have available rooftop spaces that receive sufficient sunlight, which makes them attractive to Renewable Energy Cost Reduction Service Providers. These providers are able to install Solar Rooftops without any additional cost to the trust. Ten projects have already been completed since 2022, out of over 14 projects managed by the trust. For 2024, the trust continues to follow its policy of environmentally-conscious project development. The trust will also have the right to purchase electricity at a rate approximately 25% lower than the total energy costs of the real estate projects after installation and development.



EV Charging Station

Some real estate projects under the management of the trust have EV charging stations, supporting clean energy use, reducing pollution, and increasing traffic within the project area from customers using electric vehicles. Additionally, the trust offers a shuttle service with electric tuk-tuks to transport customers within shopping centers.



MEA AWARD Certification

The MEA AWARD, organized by the Metropolitan Electricity Authority (MEA), promotes energy efficiency improvements in buildings. Plearnary Mall passed the "Standard" level criteria for its achievements in energy efficiency and air quality within the shopping center in 2024.



Carbon Footprint for Organization (CFO) Certification

The trust has been certified with the Carbon Footprint for Organization (CFO) label by the Thailand Greenhouse Gas Management Organization (TGO), verified according to ISO 14064 standards by the British Standards Institution (BSI). This certification for the 2023 base year supports the trust's climate action planning to reduce greenhouse gas emissions and mitigate climate change impacts.



Image: Certification of the Organization's Carbon Footprint Label Assessment (Carbon Footprint for Organization: CFO) Certified by the Thailand Greenhouse Gas Management Organization (Public Organization) – TGO, and verified by an independent verifier in accordance with the international standard ISO 14064, conducted by the British Standards Institution (BSI).

Based on the carbon footprint assessment of the organization, the Ally Real Estate Investment Trust (REIT) for the base year 2023 (B.E. 2566) reported the following results:

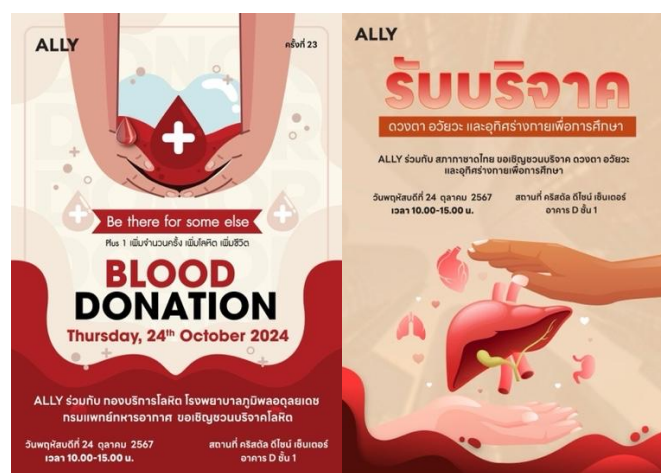
ALLY FREEHOLD AND LEASEHOLD REAL ESTATE INVESTMENT TRUST		
Total Greenhouse Gas Emission (Scope 1&2)	12,599	tonCO2eq/year
Verification Period: [01/01/2023-31/12/2023]		
Scope 1: (Direct GHG emissions)	59	tonCO2eq/year
Scope 2: (Energy Indirect GHG Emissions)	12,540	tonCO2eq/year
Scope 3: (Other Indirect GHG Emissions)	20,731	tonCO2eq/year
Alignment with the Sustainable Development Goals (SDGs)		

Social Contributions and Recognitions

The REIT Manager has actively promoted and encouraged participation of its personnel in concrete social contribution activities. In addition, the Manager has fostered opportunities for tenants and service users within the project to engage in these social initiatives as well. Key initiatives undertaken include:

Blood Donation Program

The REIT Manager supports social responsibility by organizing a regular blood donation program in collaboration with the Thai Red Cross Society. This program is held quarterly at the Crystal Design Center (CDC), providing an opportunity for staff, tenants, and service users within the project to jointly engage in acts of social goodwill. This initiative not only contributes to society but also enhances positive interaction and fosters a stronger sense of community within the project.



Corporate Social and Environmental Responsibility (CSR) Program

Pankan x THE CRYSTAL Initiative

The REIT Manager has actively promoted the donation of gently used items through a collaboration with the Pankan initiative, encouraging both tenants and service users to contribute. All proceeds from the sale of donated goods, amounting to 100%, are allocated to support educational opportunities for children in need.

Launched in 2024, the initiative successfully facilitated the collection and delivery of donated items to Pankan. The entirety of the funds raised from the sale of these items is donated to the Yuvabadhana Foundation to further support education for underprivileged children.

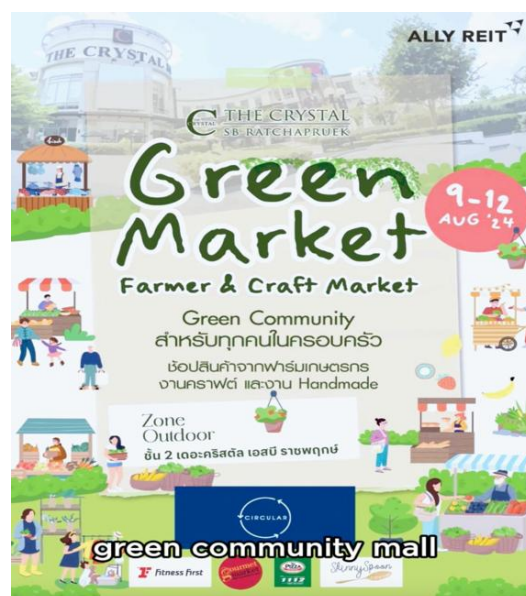


Sustainable Initiative & Event

The Ally Real Estate Investment Trust (REIT) actively supports spaces for retail businesses or community projects with the intent to drive both business and societal growth in tandem, aiming to elevate the quality of life for local communities and society as a whole.

In alignment with its sustainability initiatives, the following projects and events were conducted in 2024:

Green Market at THE CRYSTAL SB RATCHAPRUEK (TCR) This initiative fosters a Green Community by facilitating the sale of agricultural products from local farmers and promoting items that support the circular economy. The event highlights sustainable products and contributes to advancing the REIT's sustainability objectives.



Neighborhood Market at THE CRYSTAL EKAMAI - RAMINDRA (TC)

This initiative supports the creation of a platform for creative individuals with craftsmanship to showcase their work or host workshops featuring local and handmade styles. The project aims to provide a space for local artisans to present their unique creations, contributing to the local economy and fostering community engagement.



CIRCULAR at Crystal Design Center (CDC)

This initiative supports businesses in the circular economy sector by collaborating with CIRCULAR, a company that utilizes textile waste from the fashion industry as raw materials for production. This includes waste from fashion manufacturing processes, such as fabric scraps from tailoring, as well as various fashion-related textile waste. The project aims to promote recycling and repurposing of materials.

The initiative supports the establishment of collection points for used clothing, which are then donated to the company to be converted into recycled fibers for new products. Additionally, the project includes public awareness campaigns to promote sustainable fashion purchasing and reduce fashion-related waste.



Executive and Staff Skill Development Program

The REIT Manager continuously strives to enhance the potential of its internal personnel, aligning with the goals and skill development plans for employees, as well as fostering external connections (Build Connection). This initiative was implemented to provide employees with opportunities to gain practical work experience, explore innovative work approaches, and acquire new ideas through the sharing of experiences by industry professionals.

The program includes skill development activities, such as workshops, aimed at continuously improving the capabilities of the executives and personnel involved with the trust. It fosters alertness in work practices, builds positive relationships with external stakeholders, and opens up opportunities for business growth. Additionally, it contributes to the development of management practices within the REIT, enhancing operational systems.



Skill Development Course: ESG Knowledge in Environmental Sustainability

The course focused on ESG (Environmental, Social, and Governance) knowledge, particularly in environmental sustainability, through a workshop on waste sorting for recycling. This initiative was supported by business partner RECYCOEX, a company specializing in the collection of recyclable waste to create new materials and products that are environmentally friendly. These materials are then used in the construction and interior design industries, contributing to sustainable practices.



Skill Development Course: ESG Knowledge in Environmental Sustainability



Skill Development Course: ESG Knowledge in Environmental Sustainability

ALLY

KEY TAKEAWAY

VALUE AND RESILIENCE THROUGH RISK MANAGEMENT

หลักสูตร การเพิ่มมูลค่าและการปรับตัวผ่านการบริหารความเสี่ยง

ความเียง คือ เหตุการณ์ การกระทำใดๆ ที่อาจจะเกิดขึ้นภายใต้สถานการณ์ที่ไม่แน่นอน การเปลี่ยนแปลงและผลกระทบ หรือสร้างความเสียหายหรือความล้มเหลว หรือโอกาสที่จะบรรลุวัตถุประสงค์ ที่อยู่ในระดับของความ ละเอียดปานกลาง และระดับบุคคลได้

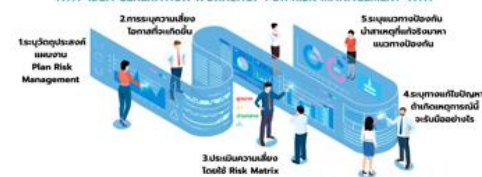
การบริหารความเสี่ยง RISK MANAGEMENT

การบริหารความเสี่ยง การทบทวนความเสี่ยง ความผิดพลาด ความเสียหาย การรั่วไหล ความสูญเสีย หรือเหตุการณ์ที่ไม่พึงประสงค์ที่ก่อให้เกิดผลกระทบต่อความสำคัญตามวัตถุประสงค์และเป้าหมายที่กำหนด และ
 ทำการบริหารจัดการ ความเสี่ยงบนพื้นฐานของความเสี่ยงที่เกินขอบเขตการยอมรับของหน่วยงาน การลดผลกระทบด้านลบ ที่เกิดขึ้น เพื่อใช้
 ประเมินผลตามวัตถุประสงค์ที่สอดคล้องและเป้าหมายที่กำหนด

>>>> ประเภทของความเสี่ยง TYPES OF RISK <<<<



»»»» IDEA GENERATION WORKSHOP FOR RISK MANAGEMENT ««««



~~~~~วิธีจัดการความเลื่อมใส

- การหลีกเลี่ยงความเสี่ยง
- การควบคุมหรือการลดความ
- การรับความเสี่ยงไว้เอง

~~~~~ประโยชน์การบริหารความเสี่ยง

- ลดความเสียหาย ที่อาจจะเกิดขึ้นได้มาก
- เพิ่มประสิทธิภาพในการดำเนินงาน
- เพิ่มโอกาสในการวางแผนงาน
- การสร้างความเชื่อมั่นของผู้นำ
- เพิ่มความยั่งยืนในธุรกิจ



KEYNOTE SPEAKER

คุณยุทธนา ภู่งระทาย Chief Financial Officer

SHOWCASE ๓๕ 4 ๓๕



BRAINSTORM

ระดมความคิด แลกเปลี่ยนเรียนรู้ วิเคราะห์
ความเสี่ยงที่เกี่ยวข้องกับหน่วยงาน ธุรกิจ



Skill Development Course: Value Creation and Adaptation through Risk Management



Skill Development Course: Transformational Leadership Program

Governance & Economic: Achievements and Recognition

The REIT Manager has been elevated and recognized as an anti-corruption organization, reflecting its commitment to fair and transparent management practices. In addition, the REIT Manager has implemented a strong anti-corruption policy, which includes guidelines to ensure the principles are adhered to. These policies cover five key areas:

1. Political Assistance
2. Charitable Donations
3. Financial Support
4. Gifts, Hospitality, and Other Expenses
5. Bribery and Incentives

Furthermore, the REIT Manager supports the continuous development of its personnel in anti-corruption education. Currently, the REIT Manager has submitted its commitment and has been elevated and certified as a partner in the Collective Action against Corruption (CAC) program, which is organized by a coalition of eight leading organizations in the Thai private sector. These include the Thai Institute of Directors (IOD), the Thai Chamber of Commerce, foreign chambers of commerce, the Thai Listed Companies Association, the Thai Bankers' Association, the Thai Capital Market Business Council, the Federation of Thai Industries, and the Thai Tourism Industry Council.

The IOD has been designated as the secretary of the program, which is supported by the Center for International Private Enterprise (CIPE) based in the United States. This collaboration aims to support anti-corruption policies, promote transparency, and ensure the prevention of corruption within the program's framework. The goal is to gain certification under the principles of good governance and sustainability, as outlined by the CAC.



Since 2022, Ally REIT Management Co., Ltd., as the REIT Manager, has been officially "certified" under the Collective Action against Corruption (CAC) program, in collaboration with the Thai private sector. The company is committed to being part of the efforts to address corruption issues within Thailand's business sector. Further details and the terms of engagement can be found at

<https://www.allyreit.com/th/about/corporate-governance/good-corporate-governance>

In 2024, Ally REIT Management Co., Ltd. continued to adhere to the standards of certification.

ESG Risk Management Policy

The REIT Manager has implemented an ESG risk management policy that promotes professional investment and project management. The policy includes strict and concrete guidelines for selecting properties for investment. ESG risks are considered one of the criteria for selecting assets to be included in the trust, with the aim of reducing investment risk.

Additionally, in 2024, the REIT Manager conducted a study on ESG risks, particularly environmental risks, with a focus on climate change. The study also covered voluntary sustainability disclosure, following the GRI (Global Reporting Initiative) standards. The REIT Manager plans to present a summarized report as a step toward improving transparency and advancing disclosure practices.

Climate risks and financial impacts

Table : Summary for analyzing measures, studying, and assessing climate risks and financial impacts in 2024 to consider actions for the following year (2025)

| Internationally recognized standards | Risk frameworks | Nature and definitions of risks | Impacts on the trust fund | Risk mitigation measures for climate change |
|--------------------------------------|-----------------|---|---|--|
| GRI Standards Disclosure 201-2 | Transition Risk | Increasing stakeholder demand for investment in projects considering sustainability in ESG matters.
Development of technologies related to the reduction of all forms of greenhouse gas emissions.
Changes in policies and regulations towards stricter ESG requirements, such as carbon taxes
Non-compliance with laws. | Loss of confidence from unit holders and other stakeholders who prioritize ESG principles in investment, trade, or lending, as well as reduced interest in leasing space due to tenants' focus on overall environmental management of the project
Higher capital expenditure (CAPEX) reserves may be required to support investment in relevant technologies for project management improvements
Higher capital expenditure (CAPEX) reserves may be required to comply with stricter regulatory standards in project development
Increased operational costs due to stricter legal requirements. | Submit the project to energy-efficient building standards competitions organized by relevant government agencies to encourage work enhancement and reflect the project's commitment to environmental considerations
Monitor technological changes that promote energy conservation in the future
Incorporate trust fund projects into initiatives that support greenhouse gas reduction activities through the Climate Care Platform of the Stock Exchange of Thailand (SET)
Designate departments that closely monitor new legal changes, such as legal offices, to align work plans with laws and reduce the risk of fines for legal violation. |
| | Physical Risk | Natural disasters such as flooding, heatwaves, and cold waves | Higher repair and maintenance costs resulting from the impacts of natural | Develop an emergency response plan for continuous incidents, including insurance |

| Internationally recognized standards | Risk frameworks | Nature and definitions of risks | Impacts on the trust fund | Risk mitigation measures for climate change |
|--------------------------------------|-----------------|---|---|---|
| | | <p>Air pollution exceeding standard levels, such as PM 2.5 exceeding the limit</p> <p>Increase in global temperatures</p> | <p>disasters, including business disruptions and property loss. In cases of severe incidents, this may lead to increased insurance premiums.</p> <p>Impact on consumer behavior reflected in decreased usage of services within the project</p> <p>Increased investment and operational costs due to climate change</p> | <p>coverage that is comprehensive and sufficient in accordance with the project's risks</p> <p>Promote green spaces and communities (Green Community) to enhance the quality of life for service users and tenants</p> <p>Consider upgrading and improving the quality of the project to reduce environmental impacts, minimize pollution, and reduce inefficient electricity and water usage. Ensure improvements are measurable and evaluate performance in terms of CO2 equivalent to analyze and further develop operations</p> |

Governance policy

In addition to following the trust management policies in accordance with the regulations of the Securities and Exchange Commission, the trust manager also adheres to the principles of good governance. This is implemented with transparency through a Code of Conduct that the trust manager has developed as an ethical guideline for business operations. The trust manager also adopts internationally recognized risk management and internal control principles based on the framework of The Committee of Sponsoring Organizations of the Treadway Commission (COSO). This serves as the foundational framework for managing the trust's risks and for applying risk management practices within the trust management system. The framework ensures that qualified personnel who understand these principles are appointed to effectively implement the practices according to global standards, thus enhancing confidence in the management approach that protects the risks of unit holders and stakeholders.

Trust unit holders can access more information on the manager's environmental, social, and governance (ESG) policies for sustainable trust management at <https://www.allyreit.com>."

Information Security Policy

The trust management company and its affiliated group of companies support and develop policies to ensure the security and integrity of the information technology systems of the group and the trust. These policies are in compliance with the requirements of the laws related to computer crimes and other relevant regulations. The aim is to protect against threats and risks, both internal and external to the organization, that could cause harm, whether intentional or unintentional. An official policy has been declared, and contact channels have been provided for enforcement and communication.

Complaints or inquiries regarding the implementation of the policies and practices related to Cyber Security

E-Mail:
<https://support.kegroup.co.th>

Tel : 02-101-5866

Complaints or inquiries regarding the implementation of policies and practices for personal data protection (PDPA)

E-Mail:
dpo@kegroup.co.th



Image: Raising awareness of cybersecurity and personal data protection

The SET DNA Certification

From the vision of Ally REIT as a real estate investment trust (REIT) focusing on leasehold rights, and its leadership in ESG (ESG Leadership), Ally REIT Management Company Limited, as the trust manager, has promoted knowledge in sustainability for its directors, executives, and team members. This includes understanding the overall approach to sustainable business development, the sustainability foundations of business, and greenhouse gas reduction. The company has participated in the "ESG DNA" program, which is promoted by the Stock Exchange of Thailand (SET). The company encourages all trust management employees to participate in the program and pass the SET's ESG knowledge assessment with more than 70% of participants meeting the required level. Furthermore, the company continues to use the E-Learning Platform to raise awareness and ensure that its directors, executives, and teams maintain their knowledge and continue to implement sustainability projects.



Internal Control and Risk Management

The Internal Audit Department is responsible for auditing and assessing the adequacy of internal control systems in various departments that are responsible for trust management operations. This ensures that procedures are followed according to the prescribed operational steps. The internal audit is conducted based on the annual audit plan approved by the independent directors, as the internal audit department operates independently and reports its findings directly to the independent directors. Based on the assessment of internal control adequacy, the internal audit department believes that the internal control systems related to the management of the trust are robust and appropriate. Personnel are assigned sufficient responsibilities with clear segregation of duties, ensuring effective operation under the internal control system. Additionally, there is oversight to ensure that the management of the real estate is well monitored, allowing for tight control and proper utilization of the trust's assets.

Conflict of Interest Prevention

The trust establishment agreement outlines the terms for transactions between the trust and the trust manager or related parties, as follows:

1. Transactions between the trust and the trust manager or related parties must meet the following conditions:
 - (1) Comply with the trust establishment agreement and relevant laws
 - (2) Serve the best interests of the trust
 - (3) Be reasonable and use fair pricing
 - (4) Transaction fees charged to the trust (if any) must be at fair and reasonable rates
 - (5) Any party with special interests in the transaction must not participate in the decision-making process
2. Transactions between the trust and the trust manager or related parties must follow the process below for approval:
 - (1) Approved by the trustee as being in accordance with the trust establishment agreement and relevant laws
 - (2) If the transaction value exceeds 1,000,000 Baht or 0.03% of the trust's net asset value, whichever is higher, it must be presented to the company's executive committee for approval
 - (3) For transactions valued at 20,000,000 Baht or more, or exceeding 3.00% of the trust's net asset value, whichever is higher, approval from the trust unitholders meeting is required, with a minimum of 75% of votes in favor
3. In cases where the transaction involves the acquisition or disposal of major assets, the value will be calculated based on the total value of the assets acquired or disposed of in each project, including assets related to that project.
4. The process of seeking approval from the trustee or requesting approval from the trust unitholders meeting includes the following responsibilities:

- (1) The trust manager must prepare documents requesting approval or a meeting invitation, as appropriate, providing their opinion on the transaction in accordance with item 1, along with reasons and clear supporting information
 - (2) The trustee must attend the unitholders meeting to provide opinions on whether the transaction complies with the trust establishment agreement and relevant laws. If a vote from the unitholders meeting is required, the invitation must include the opinion of an independent financial advisor
5. If the information regarding the transaction between the trust and the trust manager or related parties has already been disclosed clearly in the data form and the transaction prospectus, further disclosure is not required.