

# 2024

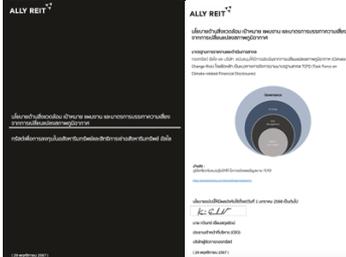
# SUSTAINABILITY REPORT



## Sustainability Policy

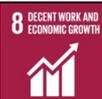
ALLY REIT Management Co., Ltd., in its capacity as the REIT Manager, is committed to the effective management of the trust with due consideration for sustainability that benefits unitholders and/or other stakeholders. The Company recognizes that sustainability today encompasses key factors that must be managed with care in terms of risk - namely, environmental, social, and organizational governance aspects, collectively referred to as ESG (Environmental, Social, and Governance). The REIT Manager has adopted ESG principles as a core component of its operational practices and has established this policy to enhance sustainability in trust management. The Company also aims to translate its sustainability efforts into tangible benefits. In managing sustainability, the REIT Manager adheres to the ESG metrics specifically developed for the Property & Construction industry group, under the subcategory of Property Funds and Real Estate Investment Trusts (PF & REIT), as defined by the Stock Exchange of Thailand. Sustainability performance and progress are reported in accordance with the GRI Standards and aligned with the Sustainable Development Goals (SDGs).

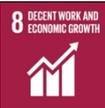
|  Environment |                  |   |  |                       |   |
|---|------------------|---|--|-----------------------|---|
| PRE-E1 Risks Associated with Climate Change   |                  |   |  |                       |   |
| Code  | GRI Standards    | SDGs  | ESG Indicators   | Unit                  | Detail  |
| PRE-E1.1  | Disclosure 201-2 |  | Assessment of climate change risks, with a description of potential impacts on the business. | Present / Not Present | <p>✓ There is an assessment of climate change risks disclosed under the subheading "Climate Risks and Financial Impacts," along with environmental policies, objectives, plans, and risk mitigation measures related to climate change.</p>  |

|          |                  |   |   |                       |   |
|----------|------------------|---|---|-----------------------|---|
| PRE-E1.2 | Disclosure 201-2 |  | Objectives, Plans, and Measures for Mitigating Climate Change Risks | Present / Not Present | <p>✓ There are references to policies, the setting of objectives, plans, and measures for mitigating climate change risks</p>  |
|----------|------------------|---|---|-----------------------|---|



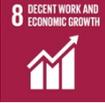
**PRE-S1 Respect for Diversity and Equality**

| Code              | GRI Standards    | SDGs  | ESG Indicators  | Unit                  | Detail  |           |              |                |                   |    |   |
|-------------------|------------------|---|---|-----------------------|---|-----------|--------------|----------------|-------------------|----|---|
| PRE-S1.1          | Disclosure 405-1 |   | Policy and practices on respecting diversity and equality within the organization and supply chain, without discrimination based on gender, age, nationality, disability, religion, or other factors. | Present / Not Present | <p>✓ There are references to policies and practices regarding respect for diversity, equality, and inclusion. (Diversity, Equity and Inclusion : DEI)</p>  |           |              |                |                   |    |   |
| PRE-S1.2          | Disclosure 405-1 |  | Employee data classified by gender and nationality  | Person                | <table border="1"> <tr> <td>Year 2024</td> <td>Gender: Male</td> <td>Gender: Female</td> </tr> <tr> <td>Nationality: Thai</td> <td>13</td> <td>7</td> </tr> </table>  | Year 2024 | Gender: Male | Gender: Female | Nationality: Thai | 13 | 7 |
| Year 2024         | Gender: Male     | Gender: Female  |   |                       |   |           |              |                |                   |    |   |
| Nationality: Thai | 13               | 7   |   |                       |   |           |              |                |                   |    |   |

|           |                  |   |   |                 |   |    |   |           |                |        |
|-----------|------------------|---|---|-----------------|---|----|---|-----------|----------------|--------|
|           |                  |   |   |                 | Total   | 13 | 7 |           |                |        |
| PRE-S1.3  | Disclosure 406-1 |  | Number of incidents or complaints related to violations of rights, equality, and unfair labor practices, along with corrective and remedial measures. | Number of cases | <table border="1"> <tr> <td>Year 2024</td> <td>Status: Active</td> <td>0 กรณี</td> </tr> </table> |    |   | Year 2024 | Status: Active | 0 กรณี |
| Year 2024 | Status: Active   | 0 กรณี  |   |                 |   |    |   |           |                |        |

PRE-S2 Promotion of Women's Labor

| Code      | GRI Standards    | SDGs   | ESG Indicators   | Unit                  | Detail   |           |              |                |
|-----------|------------------|--|--|-----------------------|--|-----------|--------------|----------------|
| PRE-S2.1  | Disclosure 405-1 | <br> | Policies and practices related to the promotion of gender equality for women in the workplace. | Present / Not Present | <p>✓ There are references to policies and practices concerning respect for diversity, equality, and inclusion. (Diversity, Equity and Inclusion : DEI)</p>  |           |              |                |
| PRE-S2.2  | Disclosure 405-1 |   | Number of female employees   | Person                | <table border="1"> <tr> <td>Year 2024</td> <td>Gender: Male</td> <td>Gender: Female</td> </tr> </table>  | Year 2024 | Gender: Male | Gender: Female |
| Year 2024 | Gender: Male     | Gender: Female   |  |                       |  |           |              |                |

|  |               |    | classified by position level<br>- Directors<br>- Executives<br>- Employees  |                       | <table border="1"> <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><b>Total</b></td> <td><b>13</b></td> <td><b>7</b></td> </tr> </table>  | Board of Director | 4    | 0                              | Management | 8 | 2 | Operation | 1 | 5 | <b>Total</b> | <b>13</b> | <b>7</b> |
|--|---------------|---|---|-----------------------|---|-------------------|------|--------------------------------|------------|---|---|-----------|---|---|--------------|-----------|----------|
| Board of Director  | 4             | 0   |   |                       |   |                   |      |                                |            |   |   |           |   |   |              |           |          |
| Management   | 8             | 2   |   |                       |   |                   |      |                                |            |   |   |           |   |   |              |           |          |
| Operation  | 1             | 5   |   |                       |   |                   |      |                                |            |   |   |           |   |   |              |           |          |
| <b>Total</b>   | <b>13</b>     | <b>7</b>  |   |                       |   |                   |      |                                |            |   |   |           |   |   |              |           |          |
| <b>PRE-S3 Management of Projects for Sustainable Society</b> |               |   |   |                       |   |                   |      |                                |            |   |   |           |   |   |              |           |          |
| Code   | GRI Standards | SDGs  | ESG Indicators  | Unit                  | Detail  |                   |      |                                |            |   |   |           |   |   |              |           |          |
| PRE-S3.1   | G4-S01        |    | Practices regarding the development of community and social quality of life in investments or the management of the company's real estate projects. | Present / Not Present | <p>✓ There are references to policies and practices concerning the development of environmental, social, and governance (ESG) quality of life aspects for projects supporting sustainability initiatives in the invested real estate properties. (Sustainable Initiative)</p>    |                   |      |                                |            |   |   |           |   |   |              |           |          |
| PRE-S3.2   | G4-S01        |  | Percentage of real estate projects operating in accordance with practices on community and social quality of life development                       | %                     | <table border="1"> <tr> <td>Year 2024</td> <td style="background-color: #92d050;">36 %</td> </tr> <tr> <td>Policy target of not less than</td> <td>25%</td> </tr> </table> <p><b>Note:</b> Real estate projects that have implemented practices on community and social quality of life development in 2024 have achieved results exceeding the policy targets. The projects that have been carried out include:<br/>1. The Crystal Ekamai-Ram Inthra</p> | Year 2024         | 36 % | Policy target of not less than | 25%        |   |   |           |   |   |              |           |          |
| Year 2024  | 36 %          |   |   |                       |   |                   |      |                                |            |   |   |           |   |   |              |           |          |
| Policy target of not less than                               | 25%           |   |   |                       |   |                   |      |                                |            |   |   |           |   |   |              |           |          |

|  |  |  |  |  |   |
|--|--|--|--|--|---|
|  |  |  |  |  | 2. The Crystal SB Ratchapruek<br>3. Sammakorn Place<br>Ramkhamhaeng Shopping Center<br>4.Sammakorn Place<br>5. Ratchapruek<br>6. Amorini Ram Inthra |
|--|--|--|--|--|---|



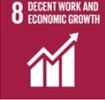
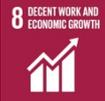
Governance & Economic

PRE-G1 Cybersecurity and Personal Data Protection

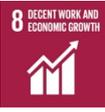
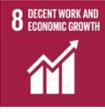
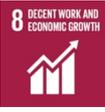
| Code     | GRI Standards    | SDGs | ESG Indicators  | Unit                  | Detail\  |      |      |      |
|----------|------------------|------|---|-----------------------|--|------|------|------|
| PRE-G1.1 | Disclosure 418-1 |      | Policies and Practices on Cybersecurity and Personal Data Protection  | Present / Not Present | <p>✓ There are references to the Information Security Policy and the Privacy Policy regarding personal data protection.</p>  |      |      |      |
| PRE-G1.2 | Disclosure 418-1 |      | Percentage of technology infrastructure certified under cybersecurity standards, such as ISO 27001 or other relevant standards. | %                     | <table border="1"> <tr> <td>Year</td> <td>2024</td> <td>100%</td> </tr> </table> <p><b>Note:</b> The software system for management planning, or Enterprise Resource Planning (ERP), selected by the trust is an ERP Software as a Service (SaaS) solution that complies with cybersecurity standards.</p> <p>The ERPs used by the trust are as follows.</p> | Year | 2024 | 100% |
| Year     | 2024             | 100% |   |                       |  |      |      |      |

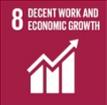
|          |                  |   |  |                       |   |
|----------|------------------|---|--|-----------------------|---|
|          |                  |   |  |                       | <div style="border: 1px solid black; padding: 5px;"> <p>1</p> <p>Yardi ERP</p> <p><a href="https://www.yardi.com/services/yardi-cloud-security/">https://www.yardi.com/services/yardi-cloud-security/</a></p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>2</p> <p>Dynamic 365BC</p> <p><a href="https://learn.microsoft.com/th-th/dynamics365/business-central/compliance/compliance-certifications">https://learn.microsoft.com/th-th/dynamics365/business-central/compliance/compliance-certifications</a></p> </div> |
| PRE-G1.3 | Disclosure 418-1 |   | Measures and Guidelines Regarding the Use of Personal Data               | Present / Not Present | <p>✓ There are references to the Privacy Policy regarding personal data protection. (Privacy Policy)</p>   |
| PRE-G1.4 | Disclosure 418-1 |  | Percentage of employees trained in cybersecurity and personal data usage | %                     | <div style="border: 1px solid black; padding: 5px;"> <p>2567</p> <div style="display: inline-block; width: 100px; height: 15px; background-color: #92d050; margin-left: 10px;"></div> <p>100%</p> </div>  |

|              |                   |   |   |                 |   |              |                   |        |
|--------------|-------------------|---|---|-----------------|---|--------------|-------------------|--------|
|              |                   |   |   |                 | <p>IT Awareness</p>  <p><b>Note:</b> All employees have received communication regarding IT Awareness, supported by the affiliated group of companies responsible for IT technology, specifically Sky OS Co., Ltd.</p> |              |                   |        |
| PRE-G1.5     | Disclosure 418-1  |  | Number of cyberattack incidents experienced by the company, along with corrective measures. | Number of cases | <table border="1"> <tr> <td>Year<br/>2024</td> <td>Status:<br/>Normal</td> <td>0 กรณี</td> </tr> </table>   | Year<br>2024 | Status:<br>Normal | 0 กรณี |
| Year<br>2024 | Status:<br>Normal | 0 กรณี  |   |                 |   |              |                   |        |
| PRE-G1.6     | Disclosure 418-1  |  | Number of personal data leakage incidents or cases, along with                              | Number of cases | <table border="1"> <tr> <td>Year<br/>2024</td> <td>Status:<br/>Normal</td> <td>0 กรณี</td> </tr> </table>   | Year<br>2024 | Status:<br>Normal | 0 กรณี |
| Year<br>2024 | Status:<br>Normal | 0 กรณี  |   |                 |   |              |                   |        |

|                            |                  |   | corrective measures.   |                       |   |
|----------------------------|------------------|---|--|-----------------------|---|
| PRE-G2 Sustainable Finance |                  |   |  |                       |   |
| Code                       | GRI Standards    | SDGs  | ESG Indicators   | Unit                  | Detail  |
| PRE-G2.1                   | G4-FS1           |    | Environmental, Social, and Governance (ESG) Policies and Practices in the Consideration of Providing Financial Services or Investments | Present / Not Present | <p>✓ There are references to policies and practices regarding the development of environmental, social, and governance (ESG) quality of life aspects for projects supporting sustainability in invested real estate properties.</p> <p>(Sustainable Initiative)</p>   |
| PRE-G2.2                   | G4-FS7<br>G4-FS8 |  | Investment value in projects or assets that consider the company's environmental, social, and governance (ESG) factors.                | Baht                  | <p>1,500,000 million Baht per year is the annual budget for projects supporting sustainability, approved by the Company's Board of Directors and endorsed by the Trustees prior to implementation.</p> <p>This is with reference to policies and practices concerning the development of environmental, social, and governance (ESG) quality of life aspects for projects supporting sustainability in invested real estate properties.</p> <p>(Sustainable Initiative)</p> |

|                                       |               |   |  |                       |   |      |         |  |      |        |        |
|---------------------------------------|---------------|---|--|-----------------------|--|------|---------|--|------|--------|--------|
| PRE-G3 Prevention of Financial Crimes |               |   |  |                       |  |      |         |  |      |        |        |
| Code                                  | GRI Standards | SDGs  | ESG Indicators   | Unit                  | Detail   |      |         |  |      |        |        |
| PRE-G3.1                              | G4-SO4        |    | Policies and Measures for Preventing Financial Crimes  | Present / Not Present | <p>✓ There are references to the Anti-Corruption Policy and the Whistleblowing Procedure for Reporting Fraud.</p> <p>รายละเอียดของมาตรการป้องกันและปราบปรามการทุจริต<br/> (Anti-Corruption &amp; Whistleblowing Policy)<br/> ซึ่งเป็นนโยบายที่ครอบคลุม</p> <p>นโยบายนี้ครอบคลุมถึง การป้องกันการทุจริต การรายงานการทุจริต การดำเนินการตามนโยบาย และการปรับปรุงนโยบาย</p> <p>วัตถุประสงค์ของนโยบายนี้คือการป้องกันการทุจริต การรายงานการทุจริต การดำเนินการตามนโยบาย และการปรับปรุงนโยบาย</p> <p>นโยบายนี้ครอบคลุมถึง การป้องกันการทุจริต การรายงานการทุจริต การดำเนินการตามนโยบาย และการปรับปรุงนโยบาย</p> <p>วัตถุประสงค์ของนโยบายนี้คือการป้องกันการทุจริต การรายงานการทุจริต การดำเนินการตามนโยบาย และการปรับปรุงนโยบาย</p> <p>นโยบายนี้ครอบคลุมถึง การป้องกันการทุจริต การรายงานการทุจริต การดำเนินการตามนโยบาย และการปรับปรุงนโยบาย</p> <p>วัตถุประสงค์ของนโยบายนี้คือการป้องกันการทุจริต การรายงานการทุจริต การดำเนินการตามนโยบาย และการปรับปรุงนโยบาย</p> |      |         |  |      |        |        |
| PRE-G3.2                              | G4-SO3        |  | Number of incidents or complaints related to financial crimes, such as bribery, fraud, money laundering, embezzlement, or financial support for terrorism, along with details of | Number of cases       | <table border="1"> <tr> <td>Year</td> <td>Status:</td> <td></td> </tr> <tr> <td>2024</td> <td>Normal</td> <td>0 กรณี</td> </tr> </table>   | Year | Status: |  | 2024 | Normal | 0 กรณี |
| Year                                  | Status:       |   |  |                       |  |      |         |  |      |        |        |
| 2024                                  | Normal        | 0 กรณี  |  |                       |  |      |         |  |      |        |        |

|                             |                |   | corrective and remedial measures taken.  |                       |   |           |                |     |
|-----------------------------|----------------|---|--|-----------------------|---|-----------|----------------|-----|
| PRE-G4 ความมั่นคงทางการเงิน |                |   |  |                       |   |           |                |     |
| Code                        | GRI Standards  | SDGs  | ESG Indicators   | Unit                  | Detail  |           |                |     |
| PRE-G4.1                    | -              |    | แนวปฏิบัติและหลักเกณฑ์การดำรงเงินกองทุนและสภาพคล่องตาม Basel III โดย Basel Committee on Banking Supervision (BCBS) | Present / Not Present | √ Present at the trust management company (Firm Level), the trust management company maintains the required capital fund as stipulated by the Office of the Securities and Exchange Commission (SEC). This includes Tier 1 capital, additional capital to support business continuity, and additional capital to cover operational liabilities. |           |                |     |
| PRE-G4.2                    | -              |  | Capital Fund Amount  | Baht                  | 43,253,638 Baht   |           |                |     |
| PRE-G4.3                    | -              |  | Capital Adequacy Ratio (CAR)   | %                     | <table border="1" data-bbox="1018 1361 1398 1458"> <tr> <td>Year 2024</td> <td>Status: Normal</td> <td>82%</td> </tr> </table> <p>Note:<br/>Capital ratio (%) = (Capital Fund Amount / Total Risk-Weighted Credit Assets) × 100</p>   | Year 2024 | Status: Normal | 82% |
| Year 2024                   | Status: Normal | 82%   |  |                       |   |           |                |     |
| PRE-G4.4                    | -              |  | Debt Burden Ratio  | %                     | <table border="1" data-bbox="1018 1697 1398 1794"> <tr> <td>Year 2024</td> <td>Status: Normal</td> <td>58%</td> </tr> </table> <p>Note:</p>   | Year 2024 | Status: Normal | 58% |
| Year 2024                   | Status: Normal | 58%   |  |                       |   |           |                |     |

|          |   |   |                          |   |  |
|----------|---|---|--------------------------|---|--|
|          |   |   |                          |   | Leverage ratio (%) = (Capital Fund Amount / Total Assets and Off-Balance Sheet Items) × 100  |
| PRE-G4.5 | - |  | Additional Capital Ratio | % | Due to the requirement at the trust management company level (Firm Level) to maintain the mandatory capital fund as prescribed by the Office of the Securities and Exchange Commission (SEC), the capital structure comprises shareholders' equity, retained earnings, capital liquidity, and liquid capital. There are no assets in the form of non-cumulative preferred shares or subordinated debt instruments resembling equity. |

## Environmental Achievements and Certifications

The REIT Manager continues to prioritize energy conservation and efficiency by implementing an energy management system and providing necessary resources to ensure effective energy conservation and management.

### Examples of Environmentally Considerate Projects

#### 1. Energy Conservation Policy and Appointment of the Energy Management Task Force

The Trust for Investment in Leasehold Rights of Real Estate Allianz and Allianz REIT Management Company Limited, as the REIT Manager, emphasize environmental preservation through energy management. This encompasses policy formulation and enforcement, appointing an energy management task force, and conducting annual training. These actions align with relevant energy management criteria and procedures. The task force and energy management audit committee include senior executives and specialists who collaborate on energy management initiatives.



Image Showing the Announcement of the Appointment of the Energy Management Task Force and the Annual Energy Management Audit Committee for 2024

#### 2) Waste Management Project

The Ally Real Estate Investment Trust and Leasehold Rights Trust have partnered in the “Care the Whale: Invisible Waste” project organized by the Stock Exchange of Thailand. The initiative

promotes the separation and recycling of recyclable waste, supporting greenhouse gas reduction targets through waste management based on the 3Rs principle (Reduce-Reuse-Recycle). Furthermore, the project has expanded to participate in the Low Emission Support Scheme (LESS), which verifies certified greenhouse gas reduction or sequestration results by the Thailand Greenhouse Gas Management Organization (TGO).



**CARE THE WHALE**  
**ขยะล่องหน**







**โครงการขยะล่องหน**  
 โครงการสนับสนุนการลดการปล่อยก๊าซเรือนกระจก  
 Low Emission Support Scheme (LESS)  
 การตรวจวัดการลดการปล่อยก๊าซเรือนกระจก  
 ใน อาคารขยะล่องหน (อาคารขยะล่องหน)

ณ อาคาร:

**CRYSTAL DESIGN CENTER**  
 อาคาร

ปริมาณ ALLY Care the Whale @ CDC

ปริมาณการปล่อยก๊าซเรือนกระจกที่ลดลงได้  
**371 ตันคาร์บอนไดออกไซด์เทียบเท่า**  
 (1 กรกฎาคม 2567 - 15 กุมภาพันธ์ 2567)

นางสุภากร สุภากร ชัยชนะ  
 ผู้จัดการโครงการขยะล่องหน  
 บริษัทหลักทรัพย์จัดการกองทุนรวม แอลวาย รีท จำกัด  
 SRI & ESG & Green & Blue





**โครงการขยะล่องหน**  
 โครงการสนับสนุนการลดการปล่อยก๊าซเรือนกระจก  
 Low Emission Support Scheme (LESS)  
 การตรวจวัดการลดการปล่อยก๊าซเรือนกระจก  
 ใน อาคารขยะล่องหน (อาคารขยะล่องหน)

ณ อาคาร:

**THE CRYSTAL EKAMAI - RAMINDRA**  
 อาคาร

ปริมาณ ALLY Care the Whale @ TC

ปริมาณการปล่อยก๊าซเรือนกระจกที่ลดลงได้  
**2.941 ตันคาร์บอนไดออกไซด์เทียบเท่า**  
 (1 กรกฎาคม 2567 - 15 กุมภาพันธ์ 2567)

นางสุภากร สุภากร ชัยชนะ  
 ผู้จัดการโครงการขยะล่องหน  
 บริษัทหลักทรัพย์จัดการกองทุนรวม แอลวาย รีท จำกัด  
 SRI & ESG & Green & Blue





**โครงการขยะล่องหน**  
 โครงการสนับสนุนการลดการปล่อยก๊าซเรือนกระจก  
 Low Emission Support Scheme (LESS)  
 การตรวจวัดการลดการปล่อยก๊าซเรือนกระจก  
 ใน อาคารขยะล่องหน (อาคารขยะล่องหน)

ณ อาคาร:

**THE CRYSTAL SR RATCHAPRUEK**  
 อาคาร

ปริมาณ ALLY Care the Whale @ TCR

ปริมาณการปล่อยก๊าซเรือนกระจกที่ลดลงได้  
**11.439 ตันคาร์บอนไดออกไซด์เทียบเท่า**  
 (1 กรกฎาคม 2567 - 15 กุมภาพันธ์ 2567)

นางสุภากร สุภากร ชัยชนะ  
 ผู้จัดการโครงการขยะล่องหน  
 บริษัทหลักทรัพย์จัดการกองทุนรวม แอลวาย รีท จำกัด  
 SRI & ESG & Green & Blue





**โครงการขยะล่องหน**  
 โครงการสนับสนุนการลดการปล่อยก๊าซเรือนกระจก  
 Low Emission Support Scheme (LESS)  
 การตรวจวัดการลดการปล่อยก๊าซเรือนกระจก  
 ใน อาคารขยะล่องหน (อาคารขยะล่องหน)

ณ อาคาร:

**THE PRIME HUA LAMPHONG**  
 อาคาร

ปริมาณ ALLY Care the Whale @ PHL

ปริมาณการปล่อยก๊าซเรือนกระจกที่ลดลงได้  
**1.251 ตันคาร์บอนไดออกไซด์เทียบเท่า**  
 (1 กรกฎาคม 2567 - 15 กุมภาพันธ์ 2567)

นางสุภากร สุภากร ชัยชนะ  
 ผู้จัดการโครงการขยะล่องหน  
 บริษัทหลักทรัพย์จัดการกองทุนรวม แอลวาย รีท จำกัด  
 SRI & ESG & Green & Blue

The performance results of the Low Emission Support Scheme (LESS) project for the year 2024 have been achieved, with targets set for 2025 as follows.

|   |  |
|---|--|
| <p><b>Greenhouse Gas Reduction Performance 2024</b><br/>         Certified by the Thailand Greenhouse Gas Management Organization (TGO) under the LESS Project.</p> | <p>16,022 kilograms of carbon dioxide equivalent</p>                               |
| <p>Our goal for 2025.</p>   | <p>We aim for a 100% growth rate from LESS Performance in 2024.</p>                |
| <p>SDGs (Sustainable Development Goals)</p>   |  |

### 3) Solar Rooftop

Some of the real estate properties under the REIT management have rooftop areas that receive a significant amount of sunlight, making them attractive to Renewable Cost Reduction Service Providers. These providers install Solar Rooftops without incurring additional costs for the REIT. As of 2022, Solar Rooftops have been successfully installed in 10 out of the Trust's more than 14 properties. In 2024, the REIT will continue its policy of developing projects with environmental considerations. Furthermore, the REIT will gain the right to purchase electricity at a reduced rate, saving approximately no less than 25% of the total electricity costs for the real estate properties once these projects have been fully installed and developed.



#### 4) EVCharging Station

Some of the real estate properties managed by the REIT offer electric vehicle (EV) charging points within their premises. This initiative supports the use of clean energy and helps reduce pollution. It also increases foot traffic within the properties by attracting EV users. Additionally, there's an electric tuk-tuk Shuttle Service available for transportation to and from the shopping center.

**THE CRYSTAL**  
5B RATCHAPRUEK

**THE CRYSTAL SHUTTLE SERVICE**  
Green Community by Electric Tuk Tuk Service

**รถตุ๊กตุ๊กไฟฟ้า**  
**บริการรับ-ส่งลูกค้า**  
**เดอะคริสตัล ฟรี!**

- ดับคาเวนดีช
- รตมณีนพเกษม
- ชวนชื่นปิ่นเกล้า
- วิลเลจไฮท์

**☎ 02 101 5100**

เฉพาะวันจันทร์ - ศุกร์  
ตั้งแต่เวลา 11:00 - 17:00 น.  
เส้นทาง 15 จุดรวม 2567





5) MEA AWARD Certification for Plearnary Mall (Standard Level) The MEA AWARD program is organized by the Metropolitan Electricity Authority (MEA), which is responsible for electricity distribution systems in Bangkok, Nonthaburi, and Samut Prakan. This program promotes energy efficiency improvements in buildings under the concept of "Efficient Energy Use and Standardized Air Quality." Plearnary Mall successfully achieved the "Standard" level in 2024, recognized for its achievements in improving energy efficiency and air quality within the shopping center building.



6) Certification for Carbon Footprint for Organization (CFO) Label The organization has received certification for its Carbon Footprint for Organization (CFO) label from the Thailand Greenhouse Gas Management Organization (Public Organization) (TGO). This certification was verified by an independent verifier according to the international standard ISO 14064 by the British Standards Institution (BSI). This certifies the standard for reporting greenhouse gases for the base year 2023, which will be used for planning greenhouse gas reduction and mitigating the impacts of climate change (Climate Action)



### Certification of Carbon Footprint for Organization (CFO) Label

This image depicts the certification of the Carbon Footprint for Organization (CFO) label, issued by the Thailand Greenhouse Gas Management Organization (Public Organization) (TGO). The assessment was verified by an independent verifier in accordance with the international standard ISO 14064 by the British Standards Institution (BSI).

The results of the organizational carbon footprint assessment for ALLY Property Retail Trust for the base year 2023 are as follows.

|   |   |                                 |
|---|---|---------------------------------|
| <b>ALLY FREEHOLD AND LEASEHOLD REAL ESTATE INVESTMENT TRUST</b> |   |                                 |
| <b>Total Greenhouse Gas Emission (Scope 1&amp;2)</b>            | <b>12,599</b>   | <b>tonCO<sub>2</sub>eq/year</b> |
| <b>Verification Period: [01/01/2023-31/12/2023]</b>             |   |                                 |
| <b>Scope 1: (Direct GHG emissions)</b>                          | <b>59</b>   | <b>tonCO<sub>2</sub>eq/year</b> |
| <b>Scope 2: (Energy Indirect GHG Emissions)</b>                 | <b>12,540</b>   | <b>tonCO<sub>2</sub>eq/year</b> |
| <b>Scope 3: (Other Indirect GHG Emissions)</b>                  | <b>20,731</b>   | <b>tonCO<sub>2</sub>eq/year</b> |
| <b>SDGs (Sustainable Development Goals)</b>                     |  |                                 |

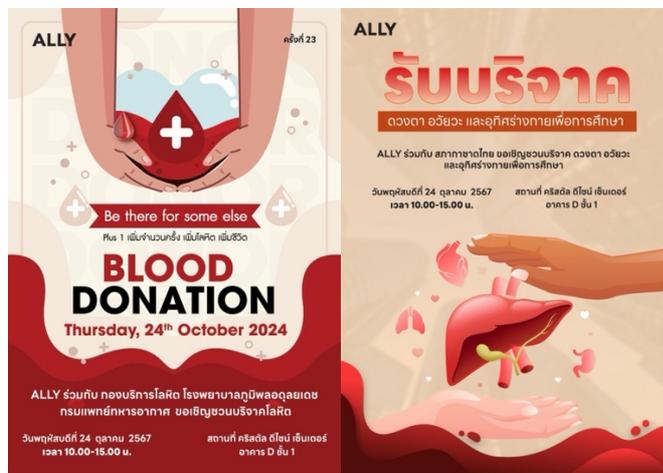
### Social Performance and Certifications

The REIT Manager encourages its personnel to actively participate in social welfare initiatives. We also create opportunities for visitors to our properties to contribute to society. Here are some of the projects the REIT Manager has implemented.

1) Blood Donation Project

The REIT Manager supports social welfare through a regular blood donation project in collaboration with the Thai Red Cross Society at the CDC project every quarter.

This initiative provides an opportunity for our personnel, tenants, and visitors to contribute to society, fostering positive interaction and strengthening their engagement with the project's services while simultaneously aiding the community.



- 2) Corporate Social and Environmental Responsibility (CSR) Project: Pungun X THE CRYSTAL
- This initiative encourages both tenants and customers to donate pre-owned items in good condition. These items are then sold through the Pungun project, with 100% of the proceeds from the sale of donated goods dedicated to promoting education for underprivileged children. This project began in 2024, and all donated items have been successfully delivered to Pungun. 100% of the revenue generated from the sale of these donated goods will go to the Yuvabadhana Foundation to further support educational initiatives.



- 3) Sustainable Initiative & Event Projects:

Real Estate Investment Trust (REIT) and Leasehold Rights – ALLY is committed to promoting spaces for retail establishments and community-oriented projects, with the aspiration to drive business and social development concurrently. Our mission is to enhance the quality of life for both communities and society at large. In alignment with our sustainability initiatives for the year 2024, we have undertaken the following projects and activities.

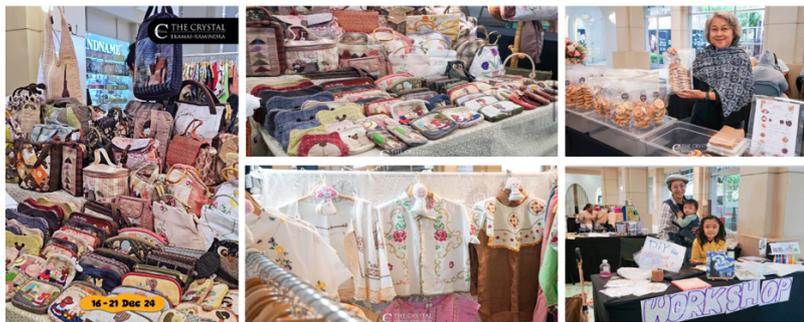
Green Market at THE CRYSTAL SB RATCHAPRUEK (TCR)

A project supporting green communities by providing a platform for the sale of products directly from local farmers, as well as circular economy products. This initiative fosters sustainable consumption and promotes environmentally responsible retail practices.



Neighborhood Market at THE CRYSTAL EKAMAI - RAMINDRA (TC)

This project is designed to support and provide space for creative and skilled individuals to showcase their works or conduct workshops with a focus on local and handmade styles. It aims to foster community engagement, promote local craftsmanship, and encourage creativity within a supportive marketplace environment.



CIRCULAR Project at Crystal Design Center (CDC)

This project supports businesses in the circular economy sector. In collaboration with CIRCULAR Co., Ltd., a company specializing in transforming textile industry waste into raw materials, the initiative aims to promote sustainable production and consumption practices. The company utilizes various textile waste sources - such as scraps from fashion manufacturing, off-cuts from garment production, and post-consumer fashion waste - to recycle and repurpose materials into new Fibers and products.

As part of this initiative, the project provides a clothing drop-off point where the public can donate used clothing. These items are then collected and processed into recycled fibers by

CIRCULAR Co., Ltd. The project also includes public outreach campaigns to raise awareness about sustainable fashion, encourage conscious purchasing behavior, and reduce fashion - related waste.



#### 4) Executive and Personnel Skill Development Program for REIT-Related Stakeholders

The REIT Manager has implemented this program with the objective of continuously enhancing the competencies of internal personnel, in line with the Trust's human resource development goals and strategic direction. This initiative also emphasizes the importance of building external connections (Build Connection), thereby fostering interaction and knowledge exchange with professionals outside the organization. The program provides opportunities for personnel to gain exposure to practical work experience, innovative practices, and fresh perspectives through learning sessions led by experienced professionals from various industries. It also includes structured workshop activities designed to develop essential skills for executives and personnel involved with the Trust on an ongoing basis. This initiative aims not only to promote proactive attitudes in work performance and strengthen external relations but also to create potential avenues for business development and improved management practices. Ultimately, the program contributes to the enhancement of the REIT Manager's capabilities in administering the Trust with greater efficiency and systematic operations. Key examples of development programs are as follows.

**Skill Development Program Highlight: ESG Environmental Knowledge through a Recycling Workshop** This workshop focused on enhancing knowledge in the area of Environmental, Social, and Governance (ESG), specifically environmental responsibility. Participants engaged in hands-on activities related to waste separation and recycling practices.

The program was supported by industry expertise from RECYCOEX Co., Ltd., a business partner specializing in the collection of recyclable waste for conversion into environmentally friendly materials and products. These materials are further applied in the construction and interior decoration industries, promoting sustainable resource utilization.

# RECYCOEX

from waste to WOW



**เวิร์กช็อปที่ผ่านๆ มา** กลุ่มภาพ เกร็ดข่าวดำรงด้วย RECYCOEX ครอบคลุมหัวข้อด้าน การแยกขยะ: อย่ชงตุกรั้

ALLY REIT และพันธมิตร RECYCOEX บริษัทพัฒนาพลังงานสีเขียวจากด้านกระบวนการและระบบการนำขยะไปใช้ประโยชน์อย่างมีประสิทธิภาพใน GM และ ทีมแม่บ้าน Informs เดอะ ครีเดิ้ล เดอะเรซิ่นเนอร์ (TCR) นักร้องในโครงการเรซิ่นเนอร์

นอกจากนี้ยังมีเวิร์กช็อปเกี่ยวกับพลังงานทดแทนที่จัดขึ้นที่: พูนพิณ EP (ตึกบี)

**เวิร์กช็อปที่ผ่านๆ มา** กลุ่มภาพ เกร็ดข่าวดำรงด้วย RECYCOEX ครอบคลุมหัวข้อด้าน การแยกขยะ: อย่ชงตุกรั้

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นอกจากนี้ยังมีเวิร์กช็อปเกี่ยวกับพลังงานทดแทนที่จัดขึ้นที่: พูนพิณ EP (ตึกบี)

## Skill Development Program Highlight: ESG Environmental Knowledge through a Workshop with the Energy Working Group

**คณะกรรมการการทำงานด้านการจัดการพลังงาน ประจำปี 2567**

แนวทางการดำเนินงาน คณะกรรมการจัดการพลังงาน ประจำปี 2567

ALLY REIT เป็นผู้นำในเชิงกลยุทธ์ด้านพลังงานที่คำนึงถึงและแบ่งปันกับผู้มีส่วนได้ส่วนเสีย ESG: Environmental, Social, and Governance

ได้เตรียมงานที่เกี่ยวกับคณะกรรมการทำงานด้านการจัดการพลังงาน ประจำปี 2567 ส่วน 2 หลักๆ ดังนี้

- สหพันธ์คณะกรรมการพลังงานยั่งยืน (TCR) ในไตรมาส 1 ปี 2567 และไตรมาส 2 ปี 2567
- สหพันธ์คณะกรรมการพลังงานยั่งยืน (TCR) ในไตรมาส 3 ปี 2567 และไตรมาส 4 ปี 2567

ALLY REIT เป็นผู้นำในเชิงกลยุทธ์ด้านพลังงานที่คำนึงถึงและแบ่งปันกับผู้มีส่วนได้ส่วนเสีย ESG

ภาพบรรยากาศภาพกิจกรรมการประชุมคณะกรรมการ

ภาพบรรยากาศภาพกิจกรรมการประชุม

วิทยากรบรรยาย: แพทย์หญิง ดร.ศรียา MD นักร้อง ARM สาขาวิชาพลังงาน ESG ที่คณะวิทยาศาสตร์

โดยมีแนวทางการบริหารงานด้านพลังงาน 8 ขั้นตอน

1. การแต่งตั้งคณะกรรมการจัดการพลังงาน
2. การประเมินสถานการณ์การจัดการพลังงานเบื้องต้น
3. การกำหนดนโยบายอนุรักษ์พลังงานและขอเพิ่มประสิทธิภาพ
4. การกำหนดนโยบายอนุรักษ์พลังงานและประสิทธิภาพ
5. การกำหนดเป้าหมายและแผนอนุรักษ์พลังงาน การติดตามตรวจสอบ และกิจกรรม
6. การดำเนินการตามแผน
7. การติดตามประเมินผลการจัดการพลังงาน
8. การทบทวน วิเคราะห์ เพื่อ

**PLAN DO CHECK ACTION**



**ALLY REIT**  
ENERGY AUDIT 2024-2025

ตัวอย่างภาพและเอกสารการจัดการพลังงาน : โครงการ TCR

กรมส่งเสริมการเกษตร

**EMM**

| Item | Detail   | Findings                       | Remarks                          |
|------|--|--------------------------------|----------------------------------|
| 1    | Energy Management System (EMS) is not fully implemented. | Partial implementation.        | Need to complete the system.     |
| 2    | Energy audit report is not updated.                      | Report is outdated.            | Update the report.               |
| 3    | Energy conservation measures are not clearly defined.    | Measures are not documented.   | Define and document measures.    |
| 4    | Energy conservation training is not provided.            | No training sessions.          | Provide training.                |
| 5    | Energy conservation policy is not clearly defined.       | Policy is not documented.      | Define and document policy.      |
| 6    | Energy conservation budget is not clearly defined.       | Budget is not documented.      | Define and document budget.      |
| 7    | Energy conservation performance is not clearly defined.  | Performance is not documented. | Define and document performance. |
| 8    | Energy conservation reporting is not clearly defined.    | Reporting is not documented.   | Define and document reporting.   |

**บทสรุป**

| Item | Detail   | Findings                       | Remarks                          |
|------|--|--------------------------------|----------------------------------|
| 1    | Energy Management System (EMS) is not fully implemented. | Partial implementation.        | Need to complete the system.     |
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| 8    | Energy conservation reporting is not clearly defined.    | Reporting is not documented.   | Define and document reporting.   |

## Skill Development Program Highlight: ESG Environmental Knowledge through a Workshop with the Energy Working Group – Project-Level Energy Conservation Course



This course was honored to feature a board director who provided in-depth insights on creating value through efficient operational processes and risk assessment. The training emphasized effective risk management within the REIT operations to ensure good governance and sustainable management.



Skill Development Program Highlight: Transformational Leadership Program

### Governance and Economic Achievements and Certifications

#### 1. Attainment of Anti-Corruption Certification and Upgrading

The REIT Manager operates the REIT with a commitment to fairness and integrity. Furthermore, the REIT Manager has established a clear policy against corruption, setting forth guidelines to uphold these principles across five key areas:

- (1) Political assistance
- (2) Charitable donations
- (3) Sponsorship funds
- (4) Gifts, hospitality, and other expenses
- (5) Bribery and inducements

Additionally, the REIT Manager supports personnel development in anti-corruption education. Currently, the REIT Manager's company has applied for, and successfully attained an upgraded status and certification as a member of the Collective Action against Corruption (CAC) project. This initiative is a collaborative effort by eight leading private sector organizations in Thailand, namely:

- Institute of Directors (IOD)
- The Thai Chamber of Commerce
- The Board of Trade of Thailand
- The Thai Listed Companies Association
- The Thai Bankers' Association
- The Thai Capital Market Club
- The Federation of Thai Industries
- The Tourism Council of Thailand

These eight organizations have designated the IOD to act as the project secretariat. The project also receives support from the Center for International Private Enterprise (CIPE), based in the United States, to promote comprehensive anti-corruption policies and transparent operational processes.

The CAC certification recognizes organizations that demonstrate transparency, prevent corruption, and adhere to principles of good corporate governance and sustainability.



Since 2022, ALLY REIT Management Company Limited, as the REIT Manager, has successfully obtained certification under the Collective Action Coalition Against Corruption (CAC) of the Thai private sector. The company is committed to being an official part of Thailand's business sector efforts to combat corruption. For more details and the terms of the agreement, please visit. <https://www.allyreit.com/th/sustainability/corporate-governance/good-corporate-governance>

In 2024, Ally REIT Management Company Limited continues to operate in accordance with the certification standards, including the following:

2) ESG Risk Management Policy Promoting Professional Investment and Project Management  
The REIT Manager enforces a strict and concrete investment policy to select assets with due diligence. ESG risks are incorporated as a key criterion in the asset selection process to minimize overall investment risk.

Furthermore, in 2024, the REIT Manager conducted a study on ESG risks, particularly environmental risks related to climate change. The REIT Manager also reviewed voluntary sustainability disclosure standards based on the Global Reporting Initiative (GRI) framework. A summary of these findings is presented as a preliminary step toward enhancing future sustainability disclosures.

Climate Risks and Financial Impacts

| Relevant International Standards | Risk Categories | Risk Characteristics and Definitions   | Impact on the Trust   | Mitigation Measures for Climate Change Risks  |
|----------------------------------|-----------------|--|---|---|
| GRI Standards Disclosure 201-2   | Transition Risk | <ul style="list-style-type: none"> <li>■ The Increasing Demand from Stakeholders for Investments in Projects that Emphasize ESG Sustainability</li> <li>■ Development of Technologies Related to the Reduction of All Forms of Greenhouse Gas Emissions</li> <li>■ Changes in Policies and Regulations Toward Stricter ESG Requirements, Such as Carbon Taxation (Carbon Tax)</li> <li>■ Non-Compliance with Laws and Regulations</li> </ul> | <ul style="list-style-type: none"> <li>■ Loss of confidence from unitholders and other stakeholders who adhere to ESG principles in investment, trading, or lending, including reduced interest in leasing space due to tenants' growing emphasis on effective environmental management within the overall project.</li> <li>■ Capital expenditure (CAPEX) reserves may need to be increased to support investments in</li> </ul> | <ul style="list-style-type: none"> <li>■ Submitting the project to government-led energy-efficient building certification programs to encourage operational improvements and enhance project credibility in terms of environmental responsibility.</li> <li>■ Monitoring technological advancements that promote energy conservation in the future.</li> <li>■ Enrolling trust-held projects in greenhouse gas reduction initiatives</li> </ul> |

| Relevant International Standards | Risk Categories | Risk Characteristics and Definitions   | Impact on the Trust  | Mitigation Measures for Climate Change Risks  |
|----------------------------------|-----------------|--|--|---|
|                                  |                 |  | <p>relevant technologies aimed at enhancing project management capabilities.</p> <ul style="list-style-type: none"> <li>■ Capital expenditure (CAPEX) reserves may need to be increased to support project development in accordance with tightened regulatory requirements.</li> <li>■ Increased operating costs resulting from more stringent legal requirements.</li> </ul> | <p>through the Climate Care Platform of the Stock Exchange of Thailand (SET) to support climate action efforts.</p> <ul style="list-style-type: none"> <li>■ Assigning responsible units, such as the Legal Department, to closely monitor changes in laws and regulations in order to support compliance planning and minimize the risk of legal penalties.</li> </ul> |
|                                  | Physical Risk   | <ul style="list-style-type: none"> <li>■ Natural disasters, such as floods,</li> </ul> | <ul style="list-style-type: none"> <li>■ Increased repair and maintenance costs resulting from the impacts of natural</li> </ul>   | <ul style="list-style-type: none"> <li>■ Develop and maintain an emergency response plan, including</li> </ul>  |

| Relevant International Standards | Risk Categories | Risk Characteristics and Definitions   | Impact on the Trust  | Mitigation Measures for Climate Change Risks  |
|----------------------------------|-----------------|--|--|---|
|                                  |                 | <p>heatwaves, and cold spells.</p> <ul style="list-style-type: none"> <li>▪ Air pollution exceeding standard thresholds, such as PM2.5 levels surpassing permissible limits.</li> <li>▪ The increase in global temperature.</li> </ul> | <p>disasters, including business interruptions and asset losses. In cases of severe events, this may also lead to higher insurance premiums. Impact on user behavior, reflected in a decreased utilization of services within the project.</p> <ul style="list-style-type: none"> <li>▪ Increased investment and operating costs due to climate change.</li> </ul> | <p>securing adequate and comprehensive insurance coverage aligned with the project's risk profile.</p> <ul style="list-style-type: none"> <li>▪ Promote green spaces and green communities (Green Community) to enhance the quality of life for users and tenants.</li> <li>▪ Consider upgrading and improving project quality to minimize environmental impact, reduce pollution, and decrease inefficient electricity and water usage.</li> </ul> |

| Relevant International Standards | Risk Categories | Risk Characteristics and Definitions | Impact on the Trust | Mitigation Measures for Climate Change Risks   |
|----------------------------------|-----------------|--------------------------------------|---------------------|--|
|                                  |                 |                                      |                     | Measure the operational outcomes in terms of carbon dioxide equivalent units to analyze and further develop ongoing performance. |

Summary Table for Conducting Risk Analysis, Study, and Assessment of Climate Risks and Financial Impacts in 2024 to Consider Actions for the Following Year (2025)

3) Good Corporate Governance Policy

In addition to managing the REIT in accordance with the regulatory requirements set by the Securities and Exchange Commission (SEC), the REIT Manager also adheres to good corporate governance principles. The REIT Manager has established clear and transparent guidelines through a Code of Conduct, which serves as a business ethics framework.

Moreover, the REIT Manager applies internationally recognized risk management and internal control frameworks based on the Committee of Sponsoring Organizations of the Treadway Commission (COSO) guidelines. This serves as a foundational framework for managing risks associated with both the REIT Manager's operations and the REIT itself.

To implement this framework effectively, qualified personnel knowledgeable in COSO principles have been appointed to ensure practical application of internationally accepted practices. This approach aims to enhance confidence in the management's ability to safeguard risks for unit holders and other stakeholders.\

Unit holders can review detailed policies on Environment, Social, and Governance (ESG) of the REIT Manager for sustainable trust management at the following website:

<https://www.allyreit.com>

#### 4) Information Technology Security Policy

The REIT Manager company and its directly related affiliated companies support and develop policies to ensure the security of information technology systems of the group and the REIT. These policies comply with legal requirements, including the Computer Crime Act and other relevant laws, and aim to prevent threats and risks from both internal and external sources that may cause damage, whether intentional or unintentional.

The policy is formally promulgated and enforced through designated communication channels to ensure effective implementation.

|   |  |                    |
|---|--|--------------------|
| Complaints and Inquiries Regarding Compliance with Cybersecurity Policies and Practices (Cyber Security)  | E-Mail:<br><a href="https://support.kegroup.co.th">https://support.kegroup.co.th</a> | Call : 02-101-5866 |
| Complaints and Inquiries Regarding Compliance with Personal Data Protection Policies and Practices (PDPA) | E-Mail:<br><a href="mailto:dpo@kegroup.co.th">dpo@kegroup.co.th</a>                  |                    |



Awareness Building Activities: Cybersecurity and Personal Data Protection

5) Certification Awarded for the SET DNA Project

Based on the vision of ALLY Real Estate Leasehold Investment Trust to be a leader in ESG (ESG Leadership), ALLY REIT Management Company Limited, as the REIT Manager, promotes the knowledge and understanding of sustainability among its directors, executives, and team members. This includes a comprehensive understanding of sustainable business development, fundamental sustainability principles, and greenhouse gas reduction.

The company has participated in the "ESG DNA Project," promoted by the Stock Exchange of Thailand (SET). The REIT Manager encourages all employees to participate in the program and achieve a passing score above 70% in the ESG knowledge assessment conducted by SET. Additionally, the company continues to utilize the E-Learning platform to raise awareness and ensure that directors, executives, and team members maintain their knowledge and continue implementing sustainability initiatives.

