



Sustainable Initiative

AIM REIT Management Company Limited
AIM Real Estate Management Company Limited

Table of Contents

1. Introduction.....	2
2. Scope of Operation.....	2
3. Sustainable Initiative	2
4. Community Channels for Complaints.....	9
5. Supervision and Monitoring Mechanisms.....	9

1. Introduction

AIM REIT Management Company Limited and AIM Real Estate Management Company Limited (collectively referred to as the “Company” or the “REIT Manager”) as the REIT Manager of AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust (“AIMIRT”) and AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust (“AIMCG”) (collectively referred to as the “REIT”) are committed to manage the REIT to grow sustainably with regard to environmental, social, and governance (ESG) dimensions. This policy has been developed as a framework for building good relationships and minimizing the impact on communities surrounding the assets in order to strive for community integration and mutual stable growth.

2. Scope of Operation

It covers management of AIMIRT’s main assets (industrial groups: warehouses, factories, cold storage warehouses, and chemical storage tanks) and AIMCG’s main assets (commercial groups: lifestyle malls and commercial condominiums).

3. Sustainable Initiative

The REIT Manager has a sustainability action plan, which is divided into 3 phases as follows:

Phase 1: Laying the Foundation and Setting Standards

Operation Period: Year 2026

Focus on coordinating with property managers to collect sustainability-related data to use in improving the REIT’s sustainable initiative, setting roadmap for the implementation of the initiative, and setting goals and key performance indicators (KPIs) in line with the sustainable initiative that will be mentioned further, by proceeding with the following actions:

- Collect data on electricity and water consumption and waste volumes from property managers and tenants in the projects.
- Conduct tenant engagement surveys to explore the needs of tenants, whether they need assistance in any area or where they have an interest in contributing to sustainable initiative.
- Analyze data received to define goals and key performance indicators (KPIs), and future sustainable initiative implementation directions in the future.

Phase 2: Implementation and Expansion

Implementation Period: Year 2027 – 2030

Implement the sustainable initiative according to the established implementation directions based on the sustainability-related data obtained in Phase 1, and expand the sustainable initiatives that are currently implemented to achieve the defined key performance indicators (KPIs).

AIMIRT Sustainable Initiative

Focus on high safety standards (Safety First) on factory and warehouse assets type to prevent accidents occurring to personnel working in projects invested by the REIT and surrounding communities.

Action Plan	Scope	Implementation Guidelines	Goals and Key Performance Indicators (KPIs)
1. Use of clean or renewable energy	All projects	Support the installation of solar panels on the roof of buildings to generate renewable energy.	achieve an electricity cost reduction of no less than [•] % per year in participating projects or [•] tons of carbon per year can be reduced in greenhouse gas emissions.
	All projects	Support the installation of skylights to utilize natural light.	
	All projects	Increase the proportion of LED energy saving bulbs usage.	
2. Wastewater Treatment System	Projects located in industrial estates under the supervision of the Industrial Estate Authority of Thailand (IEAT).	Projects located in industrial estates under the supervision of the Industrial Estate Authority of Thailand (IEAT), in which AIMIRT invests, are required to have a wastewater treatment system in accordance with the IEAT standards to control environmental impact and support sustainable operations.	Achieve a wastewater treatment rate of [•] total water consumption in project with wastewater treatment.
3. Waste Management System	All projects where tenants do not handle the waste themselves.	Encourage measures to separate waste and manage waste according to appropriate standards on an ongoing basis.	The amount of waste that goes to landfill decreased by [•] percent per year.

Action Plan	Scope	Implementation Guidelines	Goals and Key Performance Indicators (KPIs)
4. Chemical Management	Tenants operating chemical-related businesses in all projects.	Require tenants whose business involves chemicals, such as refrigerants, chemicals used in production process, or storage of products containing chemicals to properly manage chemicals in accordance with the provisions of applicable laws and relevant safety and environmental standards.	Zero chemical leakage incidents per year, or 100% of environmental quality measurement results.
	SCC	Rigorous implementation of environmental management procedures for the handling of chemicals, including outsourcing (third party) to regularly monitor chemical pollution emissions.	
5. Promotion and provision of green spaces and buffer zones	Projects located in industrial estates and BIP project.	Allocate at least 10% of the green space in the projects, which are located in Industrial Estate and 30% in the BIP project, as a buffer zone between the project and the community.	The proportion of green spaces per total project area meets stipulated requirements ([•] % by area type).
	All projects	Support and collaborate with tenants to expand green spaces in the projects.	
6. Emergency Preparedness	All tenants in all projects except for tenants who have their own emergency drills/evacuation plan.	Require property managers to develop a contingency plan.	Frequency of emergency/evacuation drills, at least once per year per project.

Action Plan	Scope	Implementation Guidelines	Goals and Key Performance Indicators (KPIs)
7. Green Lease	All projects	Build cooperation with tenants by using lease agreements as a tool and incorporating specific green clauses into lease agreements to promote the implementation of sustainability policies, such as requiring tenants to disclose information on electricity and water consumption and waste management, and to comply with the REIT's environmental policies.	Incorporate environmental sustainability clauses into the lease agreements of all new tenants and lease renewals.

AIMCG Sustainable Initiative

Focus on responsibility towards consumer and safety in lifestyle mall spaces to build tenants and community confidence while promoting local income distribution towards the community.

Action Plan	Scope	Implementation Guidelines	Goals and Key Performance Indicators (KPIs)
1. Use of clean or renewable energy	All projects	Support the installation of more solar roofs on building rooftops to generate energy to replace dependence on external grid-supplied energy, and reduce long-term electricity costs.	The proportion of renewable energy use increases or can save at least [•] percent per year on electricity bills in projects with solar roofs installed.
	All projects	Increase the proportion of energy saving LED bulbs in all projects.	
	Noble Solo Project	Support the use of clean or renewable energy in the building, such as voting at co-owner meetings related to the use of clean energy or renewable energy within the building.	

Action Plan	Scope	Implementation Guidelines	Goals and Key Performance Indicators (KPIs)
2. Water treatment and recycling system	Shopping Center Projects	Install and manage wastewater treatment systems to meet environmental standards before releasing them to the outside.	The wastewater quality meets the 100% standard requirement, representing [•] % of total treated water.
3. Waste Management System	Shopping Center Projects	Proper waste management is carried out with a focus on sorting waste from the source and disposal in accordance with environmental standards, with clear classification of waste containers.	The amount of recyclable waste that can be sorted increases by [•] %, or the amount of waste sent to landfill decreases by [•] % per year.
	Noble Solo Project	Support proper waste management practices of the condominium, such as voting at co-owner meetings related to waste management.	[•]
4. Chemical Management	Shopping Center Projects	Securely designate storage areas for chemicals, equipped with leakage prevention systems, and ventilation control in areas where chemicals are used by regularly monitoring and examining environmental quality (odor, noise, water) to minimize impacts on the community.	Zero chemical leakage incidents or pollution complaints from surrounding communities.
5. Promoting and providing green spaces in projects.	Shopping Center Projects	Promote and provide green spaces by implementing the following: <ul style="list-style-type: none"> ● Plant large trees and shrubs around the building, walkways, and parking areas. ● Create vertical gardens and planting areas in pots or on rooftops. 	The total green spaces in each project (especially outdoor areas) constitutes at least [•] % of the total project area.

Action Plan	Scope	Implementation Guidelines	Goals and Key Performance Indicators (KPIs)
		<ul style="list-style-type: none"> ● Choose local plant species that are easy to care for and resistant to the weather. ● Develop a continuous green space maintenance plan. 	
6. Space arrangement for Community Product	UD Town Project and Porto Chino Project	Support the income distribution to the local area by allocating space in the projects for communities to sell their products.	There is at least [•] % of the total net leasable of the project for community products or OTOP.
7. Parking allocation for electric vehicles (EVs)	Shopping Center Projects	Support environmentally friendly travel and reduce pollution in the project area and surrounding communities by providing parking for electric vehicles.	The number of parking spaces with EV charging stations constitutes no less than [•] % of the total parking spaces in each project.
8. Space arrangement for equality (Inclusive Facilities)	Shopping Center Projects	Add amenities for vulnerable people, such as ramps and toilets for disabled people, breastfeeding facilities for mothers, and prayer rooms as appropriate.	Provide adequate facilities for vulnerable people as needed.
9. Rescue Safety in Public Areas (AEDs) and CPR	Shopping Center Projects	Install the AEDs within the project and check their availability regularly, along with letting property managers demonstrate how to use the AED and CPR to the property management's staff.	AEDs and CPR techniques are demonstrated and trained to employees and tenant representatives at least once a year.
10. Emergency Preparedness	Shopping Center Projects	Require the property manager to develop a contingency plan and to rehearse the fire escape plan and evacuation plan from the shopping	Successful evacuation drills with time measurement to evacuate people from the area according to the

Action Plan	Scope	Implementation Guidelines	Goals and Key Performance Indicators (KPIs)
		center for the utmost safety of the service receivers.	established standards, or fire escape and evacuation drills from the shopping center at least once a year.
11. Green Lease	Shopping Center Projects	Build cooperation with tenants by using lease agreements as a tool and incorporating specific green clauses into lease agreements to promote the implementation of sustainability policies, such as requiring tenants to disclose information on electricity and water consumption and waste management, and to comply with the REIT's environmental policies.	Incorporate environmental sustainability clauses into the lease agreements of all new tenants and lease renewals.
12. Community Engagement	Shopping Center Projects	Organize social or cultural activities with surrounding communities to build long-term relationships.	Number of activities co-organized with the community at least once a year.

Phase 3: Information Disclosure and Enhancement to Meet International Standards

Operation period: Year 2031 onwards (Implementation of information disclosure for 2030).

Undertake disclosures to comply with the revised regulations aiming to enhance sustainability-related disclosures in accordance with the standards prescribed by SEC, and to further strengthen sustainability management in order to obtain ESG ratings from other reputable ESG rating agencies.

4. Community Channels for Complaints

The REIT Manager provides channels for whistleblowing and complaints, which complainants can whistleblow or file complaints through the REIT's website directly or through the property manager of projects invested by the REIT. In the case of whistleblowing or filing complaints through the property managers, the process is as follows:

- 1) The community can directly contact or file complaints to the property manager of the projects invested by the REIT via the contact information such as telephone and email channels of the property manager of each project.
- 2) The property manager investigates and analyzes the cause of the complaint and informs the REIT Manager's Asset Management Department.
- 3) The Asset Management Department informs the Legal and Compliance Department of the complaint to proceed with further procedures as outlined in the Whistleblowing Policy.

5. Supervision and Monitoring Mechanisms

The REIT Manager shall conduct an annual review of this sustainable initiative to ensure that the outlined approaches remain aligned with the established initiative and is carried out effectively. The initiative may also be adjusted as appropriate to reflect changes in environmental and social contexts. The objective is to ensure alignment with the revised regulations aiming to enhance sustainability-related disclosures in accordance with the standards prescribed by SEC.