



 SANSIRI



BIODIVERSITY RISKS ASSESSMENT

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Sansiri has conducted a comprehensive Biodiversity Exposure and Assessment to ensure that all relevant sites are effectively addressed within its management plans. Furthermore, the relevant teams have been informed of applicable national biodiversity laws and regulations to ensure compliance and the integration of biodiversity considerations across Sansiri's value chain.

The boundary of the assessment covers Total 108 Locations

- 28 High-rise and 74 Low-rise projects
- 1 Precast Factory
- 1 Head office
- 3 Hotels
(Peri Huahin, Peri Khaoyai, The Standard)
- 1 Community Mall

** Evaluate business operations and natural factors that can be adequately assessed based on data availability.*

1.

LOCATION

Adopt a location-specific approach to delineate the appropriate unit of analysis, guided by the scoping phase of the assessment. This requires the identification of areas where the organization interacts with nature and the consideration of relevant sectors and geographies that characterize the organization's footprint. (TNFD Locate guidance)



2.

EVALUATE

• Identification of Nature-Related Dependencies and Impacts

Determine the organization's dependence on and effect on natural ecosystems. These dependencies and impacts represent primary drivers of exposure to nature-related risks.

• Assessment of Exposure to These Dependencies and Impacts

Combine organization-specific financial and operational data with relevant physical, spatial, or qualitative environmental data to assess the level of exposure to the identified nature-related dependencies and impacts.



3.

ASSESS

- Identify scenarios and risk landscapes
- Evaluate biodiversity-related risks and opportunities
- Incorporate into comprehensive, interdisciplinary company-wide risk management processes.



4.

PREPARE

• Consolidate Relevant Metrics

Generate and organize metrics that accurately reflect the organization's nature-related dependencies, impacts, risks, and opportunities.

• Establish Mitigation Plans and Management Processes

Design and implement strategies aimed at reducing dependencies and minimizing impacts on areas of critical biodiversity importance.

BIODIVERSITY RISK ASSESSMENT

Sansiri employs the WWF Biodiversity Risk Filter tools to identify and assess key biodiversity risks associated with its operations across all provinces in Thailand. Developed by the Worldwide Fund for Nature (WWF), these tools facilitate the evaluation of both physical and reputational risk factors.

OBJECTIVE

- To evaluate biodiversity-related risks using location-specific company data, including those linked to nature dependencies.
- To generate quantitative insights on biodiversity impacts to inform strategic planning and guide future management decisions.

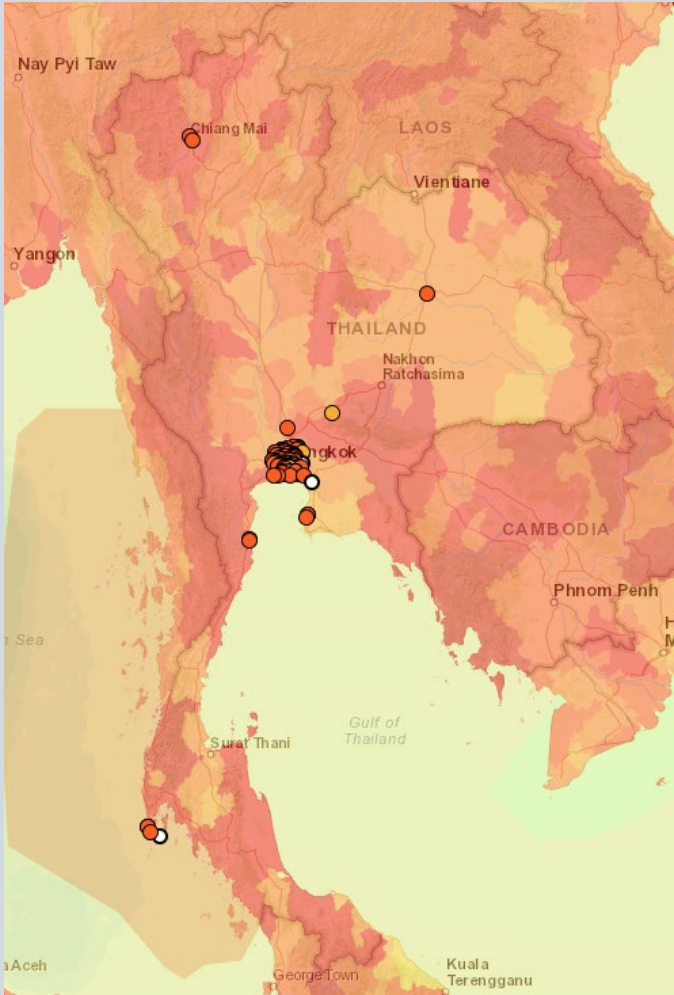
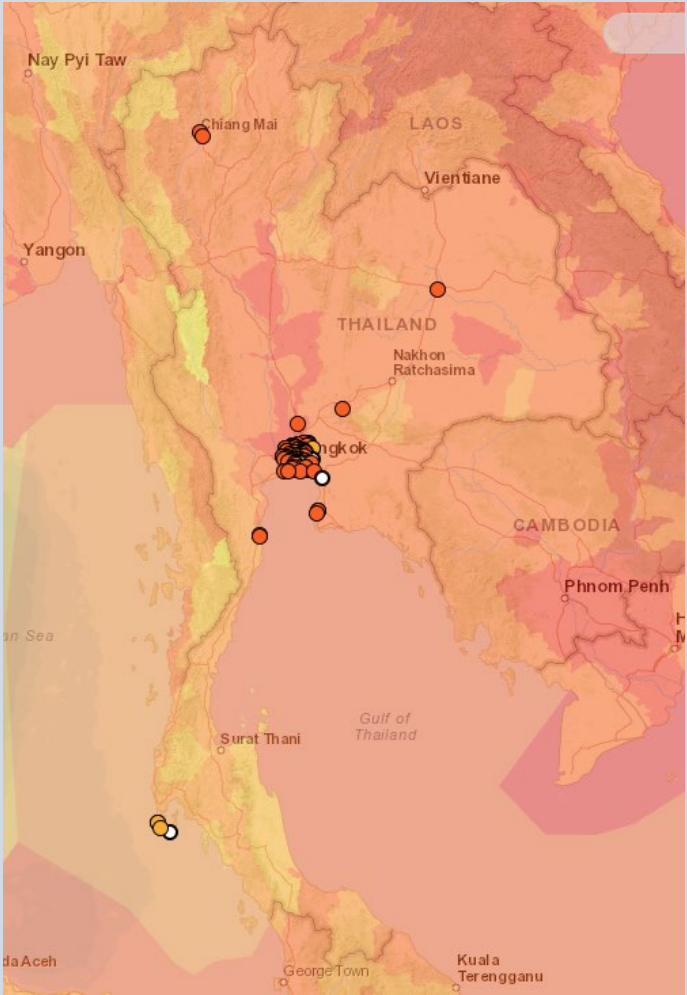
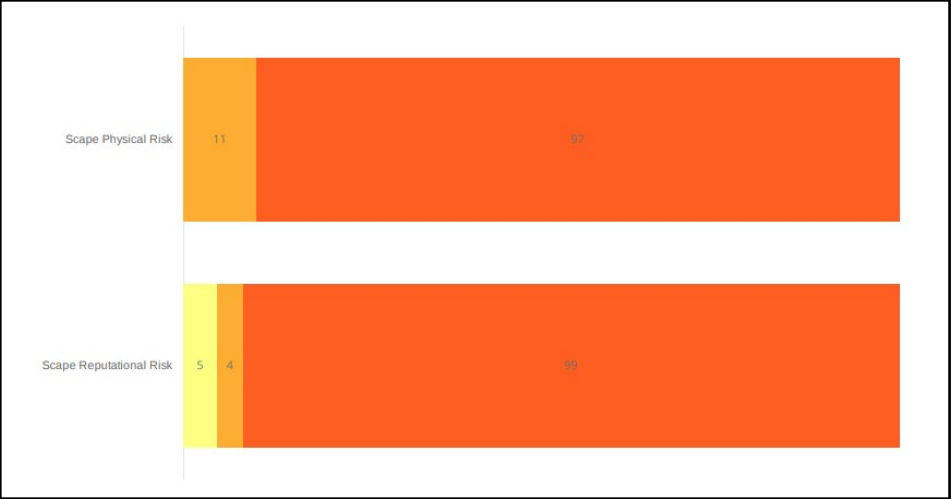
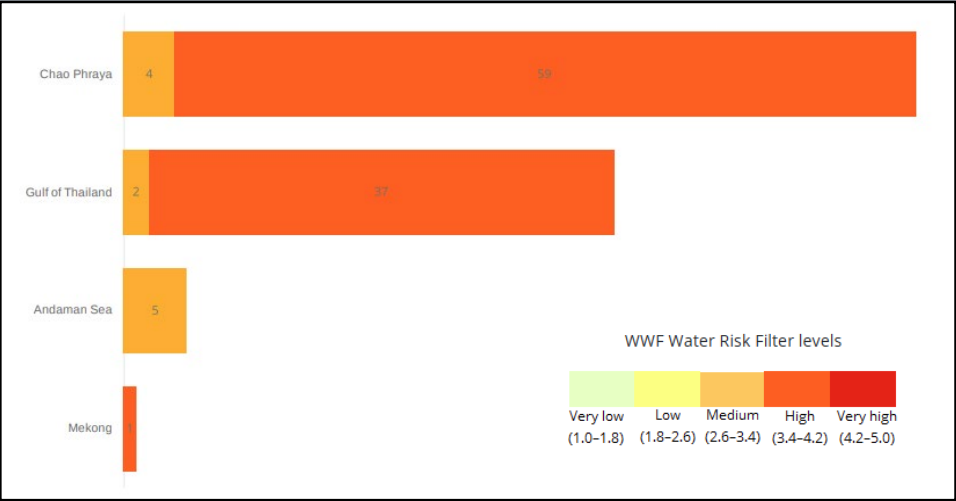
METHODOLOGY



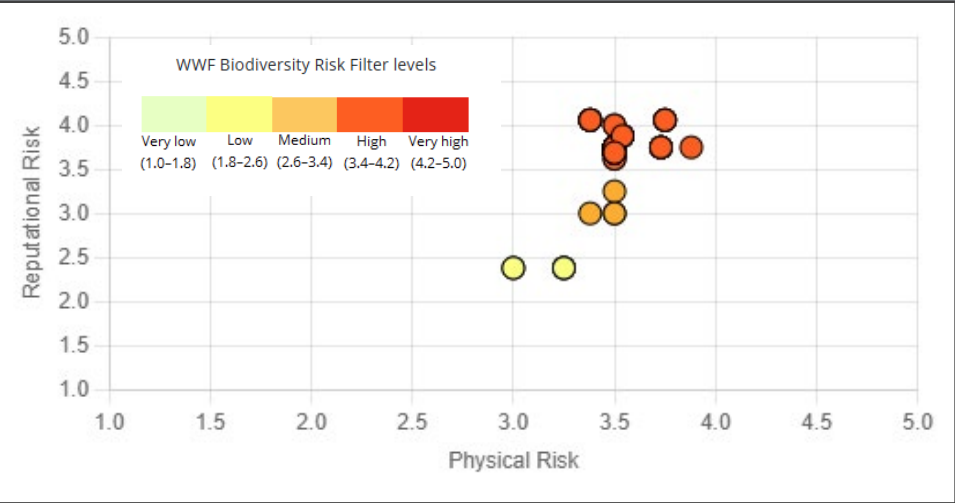
- A scenario-based analysis of biodiversity risk was conducted to evaluate the potential impacts of significant physical and reputational risks under selected scenarios, utilizing data specific to Sansiri's operations.
- The assessment used the WWF Biodiversity Risk Filter (BRF) tool, applied to the locations of Sansiri's operational sites. This methodology is based on the WWF BRF's framework, which delineates its risk assessment structure, data sources, and acknowledged limitations.
- As part of the evaluation, operational sites adjacent to critical biodiversity areas were identified to assess site-specific biodiversity impacts. This informed the development of monitoring and management plans in accordance with each site's Environmental Impact Assessment (EIA).
- Furthermore, the analysis incorporated spatial mapping of Sansiri's assets concerning protected and sensitive areas, including terrestrial and inland waters, marine ecosystems, and Other Effective Area-based Conservation Measures (OECMs), as defined by UNEP.

LOCATION-SPECIFIC COMPANY DATA

Number of Sites by Major River Basin



BIODIVERSITY RISK LEVEL



Low (1.8-2.6)

Krungthep Kreetha Community Mall
Siri Campus (Sansiri Head Office)
Habito

Medium (2.6-3.4)

Sansiri Precast Factory
Warehouse 49
Warehouse 71
Peri Khaoyai

High (3.4-4.2)

101 Project Development (See appendix A)



Number of Sites by Risk Category: The chart outlines the distribution of operational sites across various risk levels within 8 biodiversity-related risk categories for Sansiri. Physical risk is represented by categories 1 through 5 while reputational risk is shown by categories 6 through 8

Physical risk emerges from a company's dependence on natural resources and is affected by alterations—both natural and anthropogenic—in the status of terrestrial and marine ecosystems.

Reputational risk includes stakeholders' and local communities' perceptions of a company's dedication to sustainable and responsible practices related to biodiversity. These perceptions can substantially influence brand value, customer trust, and market competitiveness.

Biodiversity Risk Integration

Sansiri emphasises sustainable risk management at the operational level by integrating biodiversity considerations into its risk assessment process from the outset. Biodiversity risks are identified and incorporated at the initial stage of the Enterprise Risk Management (ERM) cycle, ensuring that all employees, governance bodies, suppliers, and partners are informed of potential impacts on biodiversity. This approach enables the development of proactive mitigation plans, minimises ecological dependencies and adverse effects, and aligns operations with Sansiri's overarching sustainability strategy and Good Corporate Governance principles.

The Identification of Biodiversity-related Risks



CORPORATE RISK TYPE	DESCRIPTION	POTENTIAL IMPACTS
STRATEGIC RISKS	Regulatory Risk: Tightening biodiversity and land-use regulations (e.g. EIA, protected area laws, offset requirements)	Construction may experience delays attributed to extended timelines for Environmental Impact Assessment (EIA) approvals or the need to address biodiversity-related concerns voiced by regulators or stakeholders. Projects may also incur supplementary costs associated with site redesigns, biodiversity offsetting requirements, engagement of environmental consultants, or legal proceedings. In specific instances, developments may be entirely canceled if they are found to conflict with ecologically protected areas or face sustained public or regulatory opposition.
	Market Risk: Shifts in buyer preferences toward environmentally conscious or nature-positive developments.	If Sansiri fails to keep pace with evolving market expectations—such as incorporating green spaces, preserving local ecosystems, or transparently disclosing biodiversity performance—it risks falling behind competitors who do. This misalignment can lead to reduced buyer interest, especially among environmentally conscious consumers seeking sustainable living environments.
	Transition Risk: Inability to conform to nature-positive policies or disclosure frameworks, such as the Taskforce on Nature-related Financial Disclosures (TNFD) and SBTN (Science Based Targets for Nature).	These frameworks promote the assessment, management, and disclosure of biodiversity-related impacts, dependencies, and risks. Failure to proactively align with these emerging standards may result in the inability to meet evolving regulatory and market expectations. Such misalignment could lead to regulatory non-compliance, including the inability to satisfy stricter environmental impact requirements, missed opportunities for government incentives supporting nature-positive development, and exclusion from green investment portfolios that necessitate transparency regarding nature-related risks.
OPERATIONAL RISKS	Invasive Species Spread: Landscaping and material transport facilitate the introduction of invasive species.	These non-native species can disrupt local ecosystems, outcompete native flora and fauna, and lead to long-term biodiversity degradation. For Sansiri, this may result in increased maintenance costs to control or remove invasive species, potential reputational harm, and ecological impacts that undermine sustainability goals.
	Risk from Contractor/Supplier: Third-party activities (e.g. landscaping, site clearing) cause biodiversity impacts not properly managed	Without clear environmental standards or oversight, these third-party actions may result in habitat loss, pollution, or introduction of invasive species. For Sansiri, this poses a risk of legal liability, especially if such impacts violate environmental regulations or permit conditions. Additionally, any biodiversity harm linked to supply chain partners can damage the company’s reputation and weaken stakeholder trust. Implementing strict environmental guidelines and monitoring for contractors and suppliers is essential to mitigating this risk.

IDENTIFYING PROJECT LOCATIONS ADJACENT TO ECOLOGICALLY SENSITIVE OR HIGH-VALUE BIODIVERSITY AREAS.

CATEGORIES	RISK ASSESSMENT	ASSET LIST	MANAGEMENT PLAN
Terrestrial and Inland Waters Protected Area	The project site is situated within or close to significant terrestrial or freshwater ecosystems. A comprehensive evaluation of potential impacts on surrounding habitats, including forests, wetlands, rivers, lakes, and wildlife corridors, is imperative.	Sansiri has no project sites adjacent to Terrestrial and Inland Waters Protected Area	
Marine Protected Area	The project sites are located adjacent to coastal areas, including shorelines, beaches, or intertidal zones.	Chonburi 1. PTY	1.) Consistently monitor water quality in proximity to outfall points or natural discharge zones.
		Prachuap Khiri Khan 1. The Standard Huahin	2.) Implement wastewater and waste management and treatment systems to mitigate beach and marine pollution. 3.) Provide staff training on best practices for environmental protection. 4.) Engage with residents to regulate beach activities to minimise disturbances to marine habitats.
Other effective area-based conservation measures	The project site is situated within or in proximity to regions designated as Other Effective Area-Based Conservation Measures (OECMs), which facilitate biodiversity conservation beyond designated protected areas. An evaluation of potential impacts on local biodiversity, ecological functions, and habitat connectivity is essential.	Sansiri has no project sites adjacent to Other effective area-based conservation measures	



BIODIVERSITY ACTION PLAN

Past - 2024	2025-2026	2027-2029	2030-2040	2041-2050
- Initiate the development of biodiversity strategies and operational procedures. - Establish comprehensive guidelines for biodiversity management and implementation. - Set a goal: No development or projects will be executed in areas sensitive to biodiversity, in accordance with the International Union for Conservation of Nature (IUCN) Categories I-VI.	- Establish goals and formulate a development plan focused on achieving a No-Net Loss target by 2050. - Create a biodiversity action plan for Phase 1 (2024-2029). - Evaluate biodiversity risks and integrate them into enterprise risk management. - Develop products with an emphasis on their potential impacts on biodiversity.	Prepare TNFD reports for the disclosure of transparent information.	Product development and design informed by Ecological Landscape principles in the project's green spaces, with the objective of restoring biodiversity and preserving the functionality of the area (Wetland, Bioswale).	- Reforestation initiatives aimed at restoring ecosystems and enhancing biodiversity. - Engage in and execute community forest projects.
- Biodiversity Policy - Environmental Impact Assessment (EIA) Report				
AVOIDANCE	MINIMISE		RESTORE	OFFSET
				The boundary covers: a total of 108 Locations - 28 High-rise and 74 Low-rise projects - 1 Precast Factory - 1 Head office - 3 Hotels (Peri Huahin, Peri Khaoyai, The Standard) - 1 Community Mall <i>* Covers business operations and natural factors that can be adequately assessed based on the available data.</i>



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