



**SUSTAINABILITY
POLICY**

EWI CAPITAL BERHAD

1 EWI CAPITAL SUSTAINABILITY POLICY

At EWI Capital Berhad (EWI Capital), we work to create sustainable economic return for our stakeholders whilst aligning our environmental, social and governance (**ESG**) goals across the countries we operate in with the United Nations Sustainable Development Goals (**SDG**). We do this by ensuring that each job, property and community that we create is truly sustainable and has a long-lasting positive impact in achieving our vision of **Building Value, Shaping Tomorrow**.

This Policy provides an overarching position of EWI Capital, its subsidiaries' and joint-venture companies (**Group**) commitment to sustainable development and the Group's approach in addressing the economic, environmental and social risks and opportunities that we face in the course of our business operations.

2 POLICY STATEMENT

The EWI Capital brand is about the pursuit of better, greater ways to complete people's living experience. We want to be thought leaders and innovators – a non-traditional business with positive economic, social and environmental impact. We push boundaries in our vision of **Building Value, Shaping Tomorrow**.

The ESG approach is structured around the three focus areas of **E**xceptional Environment, **C**onected Community and an **O**utstanding Organisation. These three focus areas form a key part of our overall vision and mapping a sustainable path in achieving our vision of **Building Value, Shaping Tomorrow**.

Exceptional Environment

Creating places that will stand the test of time. We have a responsibility to ensure that the homes we build minimise their impact on the planet by using resources intelligently, both during building process and during their lifetime of use.

Our commitments:

- We will map a pathway for our future developments and our operations to be net zero carbon.
- We will design resilience into our schemes by mitigating the effects of climate change and incorporating adaptation measures.
- Our schemes will integrate natural systems and will promote biodiversity.
- We will design our schemes to use water efficiently and will reduce water consumption both during production and end use.
- We will reduce waste across the building life cycle and incorporate recycled materials.

Connected Community

Making a positive impact at the places we build and help foster strong, flourishing communities for generations to come.

Our commitments:

- We will create beautiful places that have a measurable positive legacy in the surrounding area.
- Our buildings will deliver excellent indoor environmental quality, enable active lifestyles and provide access to nature.
- We will create warm and welcoming developments for all, collaborating with communities to enhance sense of belonging and pride of place. We will incorporate community cohesive targets or a community engagement plan to help informed decision making at project appraisal stage.
- We will work towards improving quality of life for our communities through providing affordable amenities, good quality homes, access to nature and public transportation.
- We will create a positive legacy by engaging with young people to inspire the future generation of professionals within the development and construction sectors.
- We will create a positive legacy for local enterprises by providing opportunities for local businesses, including social enterprises, through our procurement portal.

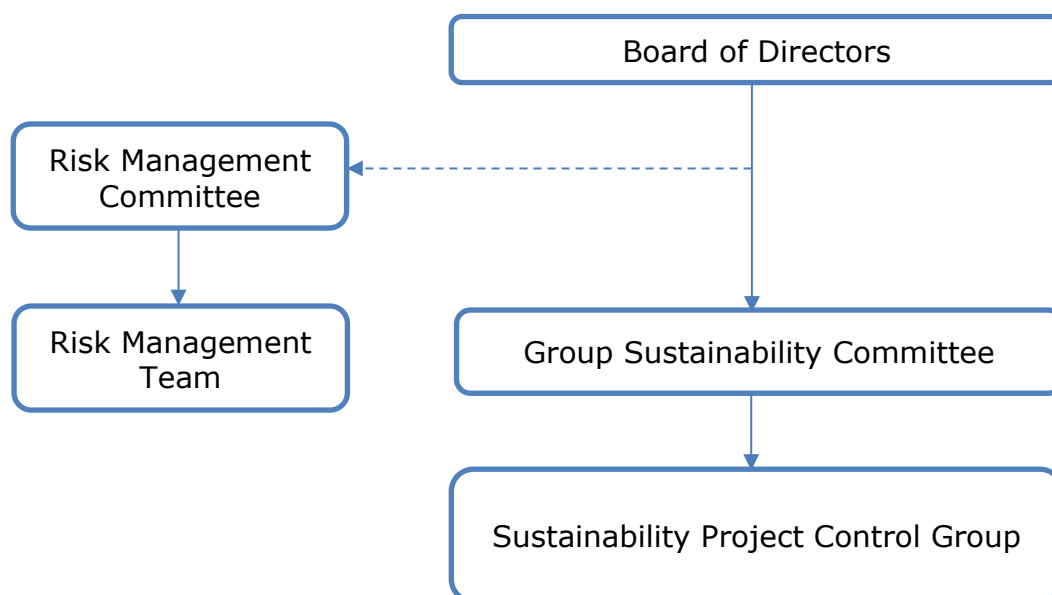
Outstanding Organisation

Be a trusted civic partner in all of our interactions and nurture a culture where innovation, creativity, and pride in our work is at the heart of everything we do.

Our commitments:

- We will create an inclusive environment that inspires employees to collaborate and stimulate creativity, attracting a diverse and talented workforce.
- We will equip our employees with the skills they need to deliver our ambitions, meet their career ambitions and maximise job satisfaction.
- Engage at the earliest opportunity with all our stakeholders to create a joint vision for our developments.
- We will collaborate with our supply chain to improve their environmental and social impacts and the materials used in our developments.
- We will ensure regular disclosure of relevant information to all stakeholders.
- We will embed sustainability into the culture of the business and ensure it is at the forefront of every decision made.
- We will implement robust procedures to manage our sustainability and wider governance risks.

3 SUSTAINABILITY GOVERNANCE STRUCTURE



Roles	Responsibilities
Board of Directors (Board)	<ul style="list-style-type: none"> • Ultimately accountable for ensuring that sustainability is integrated into the corporate strategies, governance and decision-making. • Maintains strategic oversight on sustainability.
Risk Management Committee (RMC)	<ul style="list-style-type: none"> • Reviews the adequacy and effectiveness of the Group’s risk management system, which includes consideration of ESG risks and opportunities.
Risk Management Team	<ul style="list-style-type: none"> • Work closely with business and support units on identification, assessment and controlling of ESG risk and opportunities as part of overall Enterprise Risk Management effort. • Provides guidance to Group Sustainability Committee, business and support units on the Group’s risk appetite and tolerance; when exceeded, trigger an obligation to report upwards to the RMC and Board.
Group Sustainability Committee	<ul style="list-style-type: none"> • Led by President and CEO of the Group and sets the direction, objective and targets for ESG matters. • Oversees stakeholders’ engagement and material assessment. • Oversees and monitors sustainability trends, governance and reporting. • Evaluates ESG risks and opportunities within the Group. • Reports progress to the Board twice a year.
Sustainability Project Control Group	<ul style="list-style-type: none"> • Business divisions Heads and their line managers who are tasked to implement sustainability initiatives in line with the ECO strategy and targets

Roles	Responsibilities
	<ul style="list-style-type: none">• Ensure pre-development planning and development projects compliance with relevant ESG laws and regulations• Putting in place processes and procedures in achieving ECO strategy and targets and gathering data for reporting purposes

Revision 03, 08.06.2026

Dato' Teow Leong Seng
Chairman of Sustainability Committee