

# EWI CAPITAL

BUILDING VALUE, SHAPING TOMORROW

SUSTAINABILITY REPORT 2025



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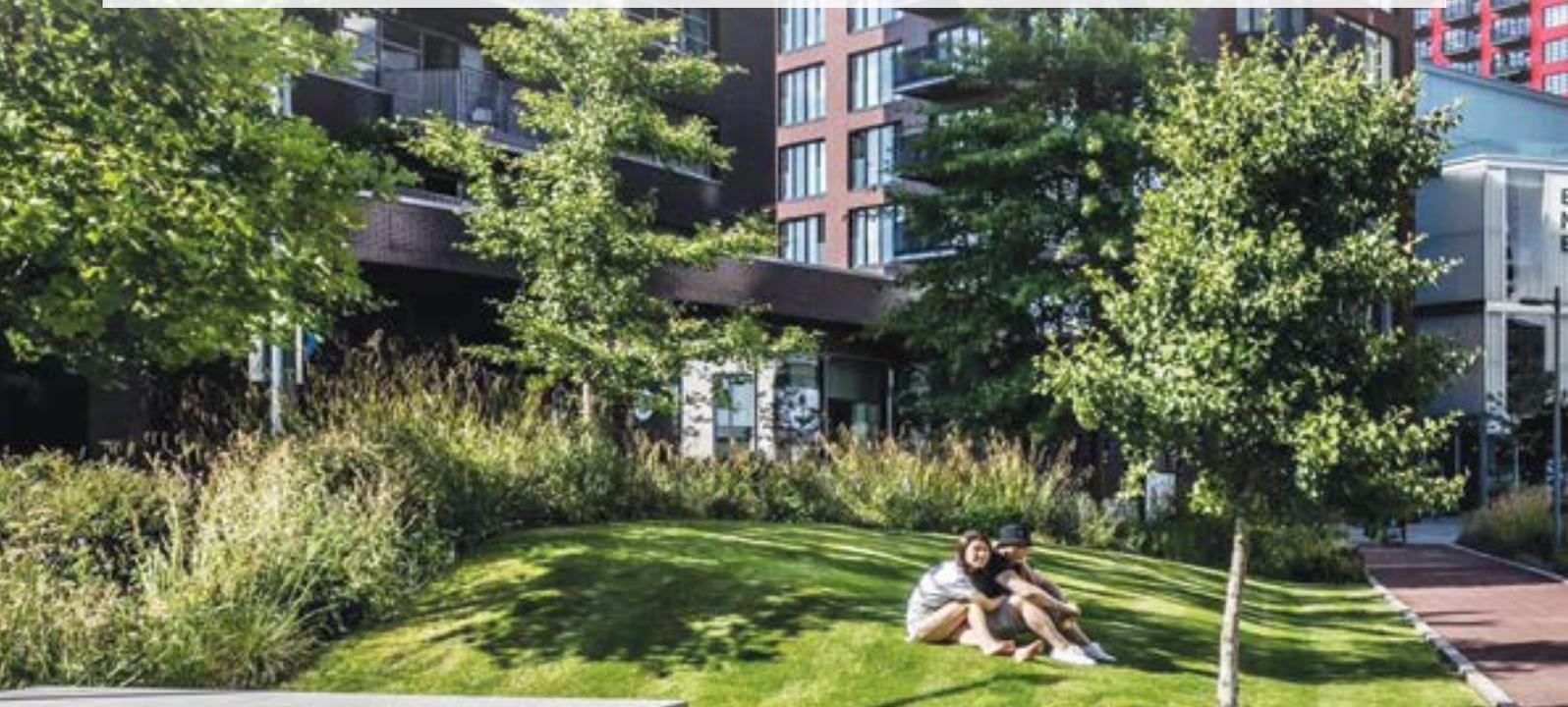
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#### HOW WE CAN FURTHER IMPROVE

We are committed to maintaining meaningful and regular engagement with our stakeholders throughout the year. These interactions help build trust and strengthen our strategic planning by enabling timely and appropriate responses to developments in our operating environment. We value stakeholders' feedback and welcome any enquiries regarding our reporting. Please contact:

**Communications, EWI Capital Berhad**

[ewi@ewi.capital](mailto:ewi@ewi.capital)



Go paperless to help our environment. Instantly access a copy of this Sustainability Report by scanning this QR code.



# ABOUT THIS REPORT

## INTRODUCTION

We are pleased to present EWI Capital Berhad (formerly known as Eco World International Berhad) (“EWI Capital” or the “Group”) Sustainability Report for the financial year ended 31 October 2025 (“SR FY2025”). This report is intended to inform and engage our stakeholders on environmental, social and governance (“ESG”) matters that are material to EWI Capital’s sustainability. It provides a comprehensive account of our progress and performance in creating an **Exceptional Environment, Connected Community, and Outstanding Organisation.**



## REPORTING PERIOD, SCOPE AND BOUNDARY

EWI Capital publishes its Sustainability Report annually. Unless otherwise stated, the SR FY2025 covers the period from 1 November 2024 to 31 October 2025 (“FY2025”), with comparative historical data provided for key ESG metrics where available.

The report covers operations under EWI Capital’s control, including our activities in the United Kingdom (“UK”) and Australia, as well as the Headquarters and Sales Office in Malaysia. Despite the strategic realignment and business direction changes effected mid-year, the Group’s operational boundaries, corporate entities, and project activities remained materially unaffected.

With completion of Australian developments and EWI-Ballymore (formerly EcoWorld Ballymore) projects, the SR FY2025 primarily focuses on ongoing projects within EWL Living (formerly EcoWorld London) in the UK, which remain the core of our sustainability efforts and disclosures.

## GUIDELINES AND FRAMEWORKS

SR FY2025 has been prepared in accordance with Bursa Malaysia Securities Berhad’s (“Bursa Malaysia”) Main Market Listing Requirements. Other frameworks, standards and guidelines adopted in full or in part include:

 <p>Bursa Malaysia Sustainability Reporting Guide (3<sup>rd</sup> Edition)</p> <p><b>IN ACCORDANCE</b></p>	 <p>Global Reporting Initiative (“GRI”) 2021 (Core Option)*</p> <p><b>WITH REFERENCE</b></p>	 <p>FTSE4Good Bursa Malaysia (“F4GBM”) Index</p> <p><b>WITH REFERENCE</b></p>	 <p>Task Force on Climate-related Financial Disclosures (“TCFD”)*</p> <p><b>WITH REFERENCE</b></p>
 <p>International Sustainability Standards Board (“ISSB”) Standards*</p> <p><b>IN ALIGNMENT</b></p>	 <p>Sustainability Accounting Standards Board (“SASB”) Sector Specific Disclosures*</p> <p><b>WITH REFERENCE</b></p>	 <p>United Nations Sustainable Development Goals (“UNSDGs”)</p> <p><b>IN ALIGNMENT</b></p>	

\* GRI, SASB, ISSB and TCFD content indices are provided at the end of this report.

The report also examined the Group’s ESG impacts from a multi-capital value creation perspective, in line with EWI Capital’s adoption of the Integrated Reporting Framework.

## SUSTAINABILITY MANAGEMENT APPROACH

EWI Capital takes a proactive approach to managing its operations to prevent and minimise negative environmental and social impacts. The Group is committed to sustaining growth in its financial capital while strengthening its environmental, social, human, intellectual and manufactured capitals, ensuring equitable and sustainable value creation for all our stakeholders.

## CONTENT QUALITY AND DETERMINATION PRINCIPLES

All data in the SR FY2025 has been sourced from internal documents, with verification provided by the respective information owners. Financial performance is drawn from EWI Capital's FY2025 Financial Statements, audited by KPMG PLT.

The report applies the GRI principles of stakeholder inclusiveness, sustainability context, materiality, completeness, accuracy, balance, clarity, comparability, reliability and timeliness. Data selection is based on the material matters identified through the materiality assessment process detailed on pages 28-29.

## EXCLUSIONS, LIMITATIONS AND DISCLAIMERS

Third party supply chain impacts are largely excluded, except where meaningful data is available, such as occupational health and safety, water and energy consumption, and waste management from EWI Capital project sites.

We are committed to continuously strengthening our data collection and performance tracking processes to address any inaccuracies or inconsistencies, and progressively close reporting gaps in alignment with prescribed frameworks.

Readers are advised not to place undue reliance on forward-looking statements regarding the Group's intentions, plans, targets and expectations, as these are based on reasonable current assumptions and subject to risks and uncertainties beyond EWI Capital's control.

## STATEMENT OF USE

The Board of Directors ("Board") of EWI Capital acknowledges its responsibility for ensuring the integrity of SR FY2025. Based on the Board's assessment, the report provides a fair representation of the Group's ESG performance in FY2025, prepared with reference to relevant local and international reporting frameworks, standards and guidelines.

## REPORT AVAILABILITY AND FEEDBACK

SR FY2025 is available for download on EWI Capital's corporate website at <https://ewi.capital/investor-relations/#sustainabilityreports>. It is presented alongside the Integrated Annual Report FY2025, which offers a deeper view of EWI Capital's strategic and operational approach to value creation.

Feedback and queries on SR FY2025 or other sustainability matters can be directed to [ewi@ewi.capital](mailto:ewi@ewi.capital).

## ABOUT EWI CAPITAL

EWI Capital commenced operations as a real estate developer in the UK and Australia in 2015. In the UK, activities are primarily based in London and include three prime waterside residential projects, namely Embassy Gardens, Wardian and London City Island, developed under the EWI-Ballymore joint venture. In 2018, EWL Living was launched, establishing the Group’s presence in the UK mid-mainstream market and the Build-to-Rent sub-sector.

In Australia, the Group has completed two projects: Yarra One in Melbourne and West Village in Sydney’s second central business district, Parramatta.

In 2025, the Company undertook a strategic rebranding to EWI Capital, reflecting a broader growth ambition beyond its original scope. The Group also became the anchor investor in TrustCapital Australian Office Fund No. 3, a Singapore-based fund focused on investments in prime office assets across key Australian capital cities. This represents a major step in the Group’s strategic pivot, positioning real estate investment as a core focus going forward.

At EWI Capital, we are committed to operating responsibly, transparently, and sustainably. Our ESG approach is structured around the three focus areas of Exceptional Environment, Connected Community and Outstanding Organisation. By placing ESG at the heart of our operations, we aim to ensure that each home, job, and community we create is sustainable and delivers long-lasting positive impact and advancing our vision of **“Building Value, Shaping Tomorrow”**.

<p><b>EXCEPTIONAL ENVIRONMENT</b></p>  <p>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 the building process and during their lifetime of use.</p>	<p><b>CONNECTED COMMUNITY</b></p>  <p>Making a positive impact in the places we build and help foster strong, flourishing communities for generations to come.</p>	<p><b>OUTSTANDING ORGANISATION</b></p>  <p>Be a trusted civic partner in all of our interactions and nurture a culture where innovation, creativity, and pride in our work are at the heart of everything we do.</p>
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## OUR CORE BUSINESSES

### REAL ESTATE INVESTMENT



- Commitment of AUD100 million as anchor investor in TrustCapital Australian Office Fund No. 3, a Singapore-based fund focused on prime office assets across key Australian capital cities



### REAL ESTATE DEVELOPMENT



- Development and sale of open market (“OMS”) and Build-to-Rent (“BtR”) properties
- OMS properties are usually sold to individual purchasers, small-scale investors, and affordable housing providers, while BtR properties are typically sold to large institutional investors



### DEVELOPMENT MANAGEMENT SERVICES



- Provision of development management services including land identification, securing planning permission, delivery management, sales & marketing, funding, post completion services, and investor identification, supporting the development and operations of UK projects



### PROJECT MONITORING SERVICES



- Project monitoring services for UK projects and business development functions to identify new opportunities



# WHERE WE OPERATE



**H**

**Headquarters**

Unit No. 19-05, Menara EcoWorld, Bukit Bintang City Centre, Kuala Lumpur

EWI Capital  
**Sales Office,**  
Lot G-13C, Mitsui Shopping Park Lalaport, Bukit Bintang City Centre, Kuala Lumpur

**L**

**EWL Living**

- Aberfeldy Village (Oxbow)
- Millbrook Park (The Claves)
- Jubilee (Third & Caird)
- Kew Bridge (Verdo, Duffy\*, Griffin Park\*)
- Lampton (Nantly House, Acton Lodge, Two Bridges and New Road Triangle)
- Barking Wharf
- Woking\*

**B**

**EWI-Ballymore**

- Embassy Gardens
- London City Island
- Warden London

**A**

**EWI Australia**

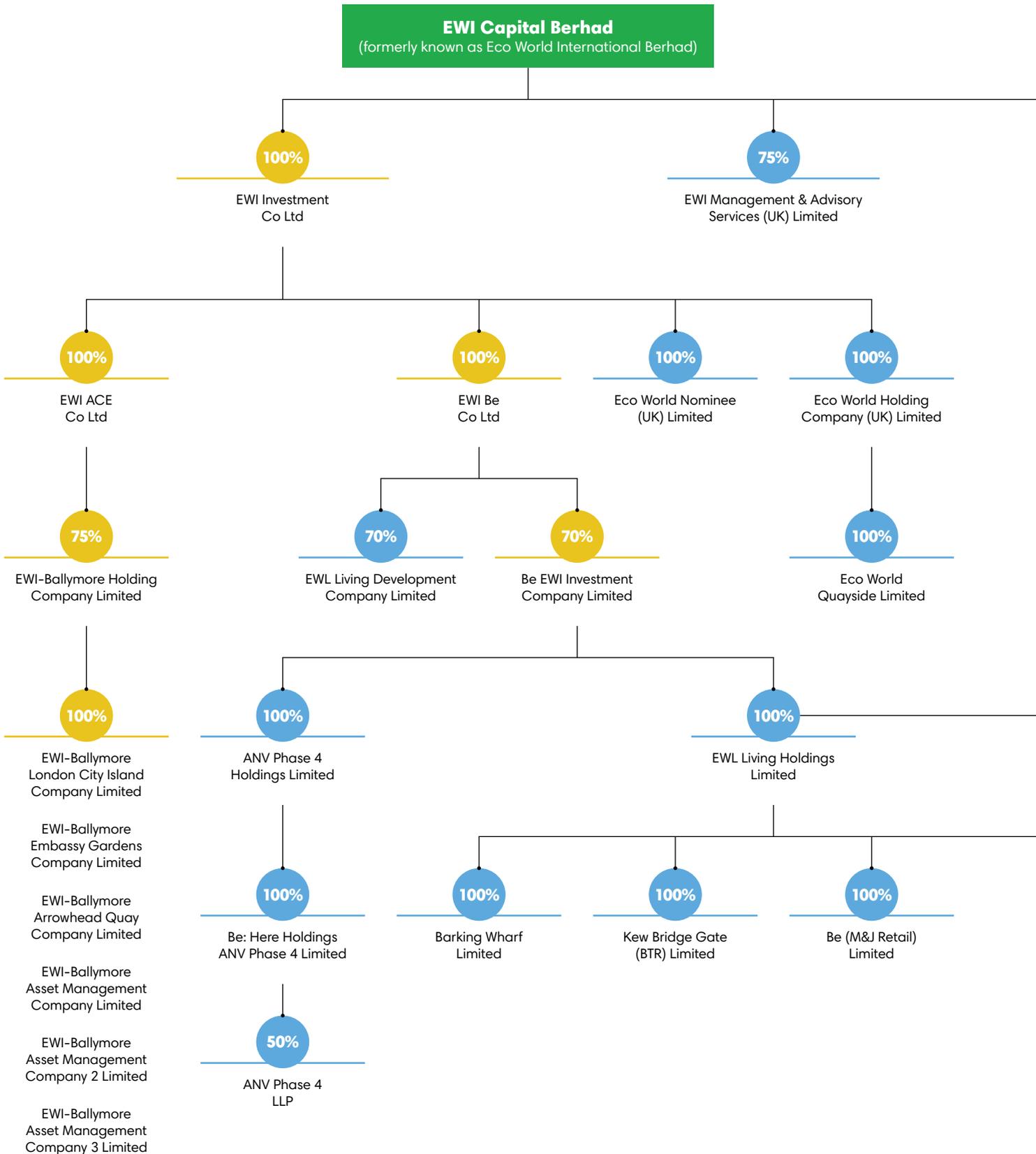
- West Village
- Yarra One
- Macquarie Park\*

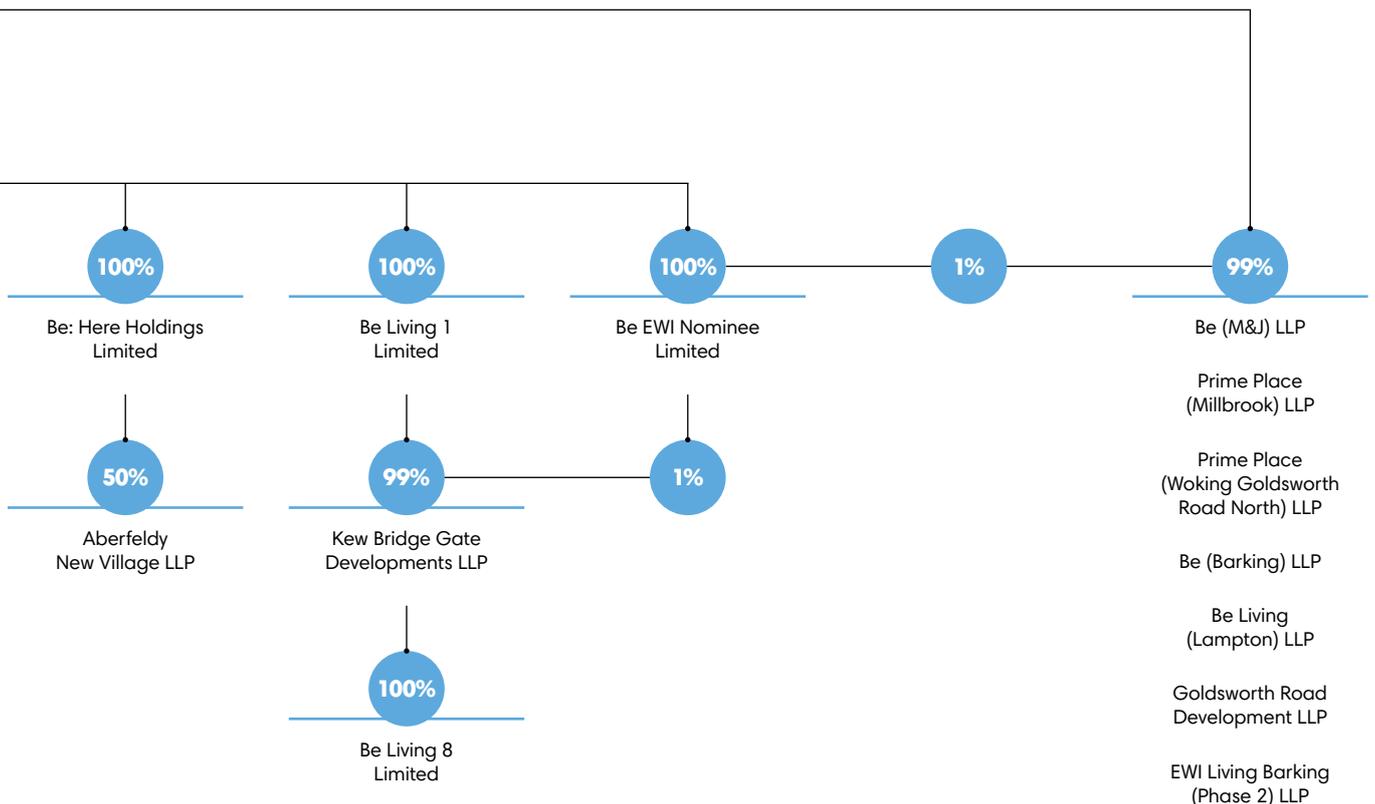
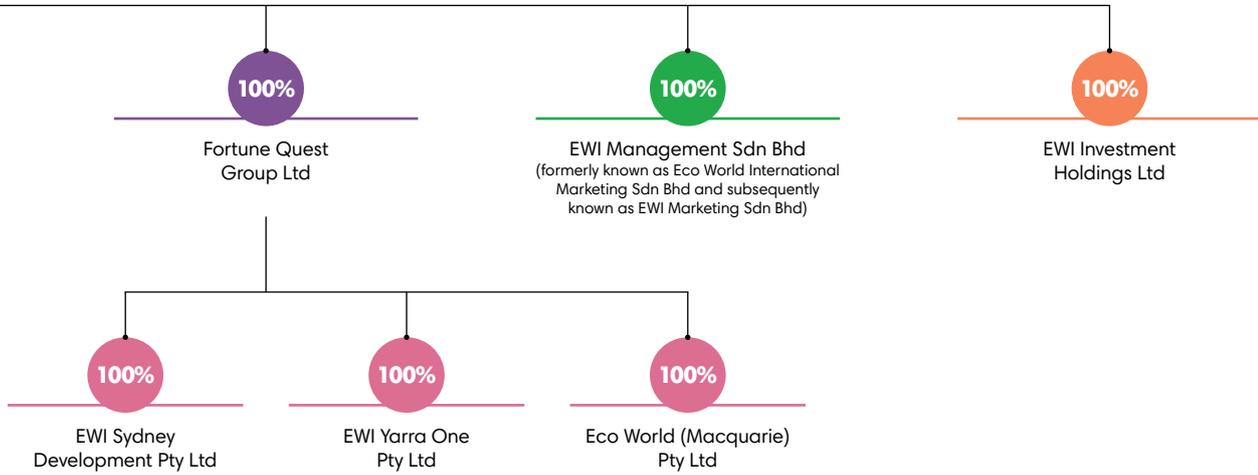
**EWI IH**

- TrustCapital Australian Office Fund No. 3

\* Represents new projects that are still in planning phase

# CORPORATE STRUCTURE





# LEADERSHIP AND GOVERNANCE STRUCTURE

**BOARD OF DIRECTORS**

Chairman & Independent Non-Executive Director  
**Cheah Tek Kuang**

President & Chief Executive Officer  
**Dato' Teow Leong Seng**

Senior Independent Non-Executive Director  
**Tan Sri Datuk Dr Rebecca Fatima Sta Maria**

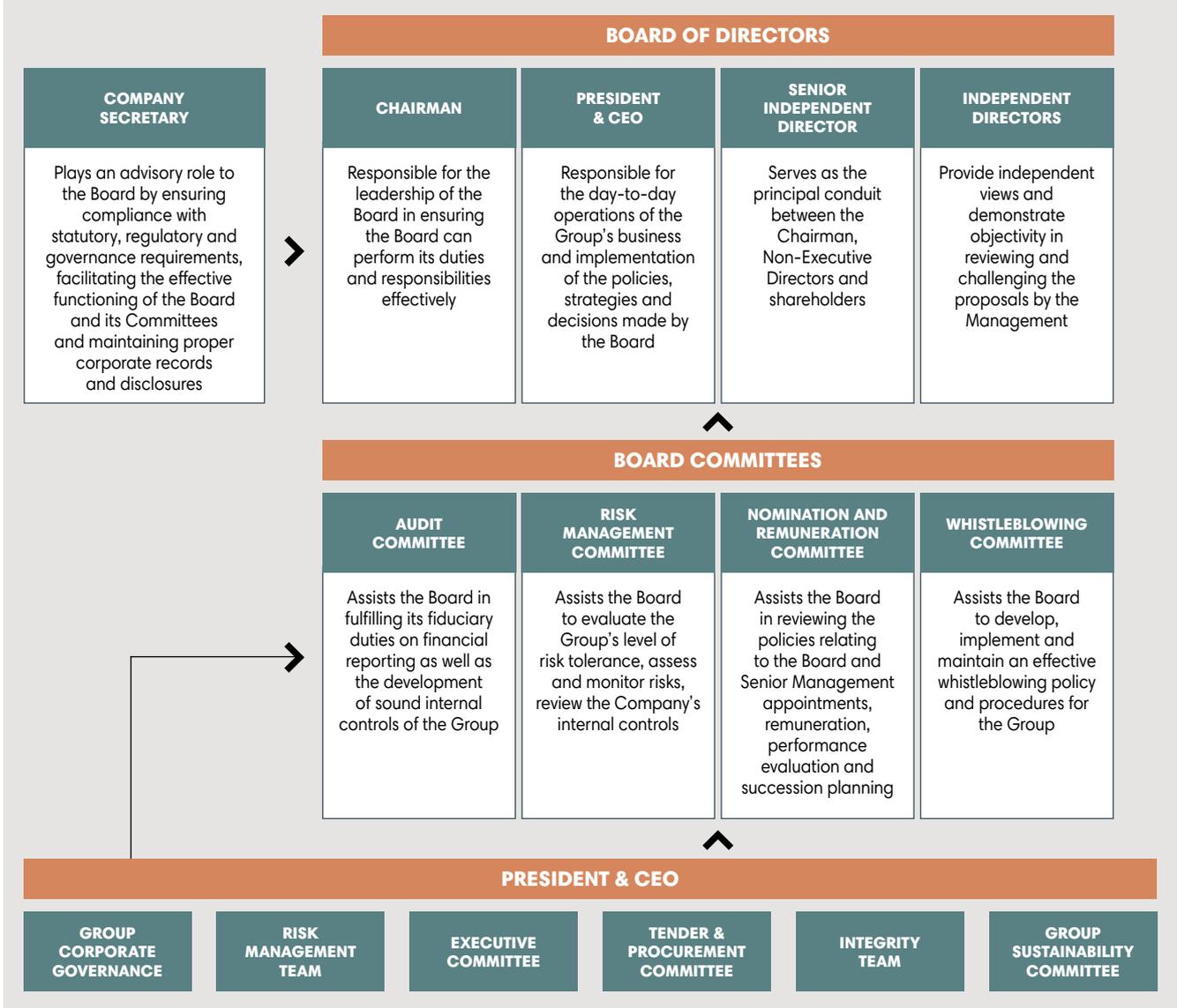
Independent Non-Executive Directors  
**Dato' Siow Kim Lun**  
**Dato' Kong Sooi Lin**  
**Pauline Wong Wan Voon**

**SENIOR MANAGEMENT**

Chief Financial Officer  
**Andy Leong Chain Hong**

Chief Executive Officer, International Business (Australia)  
**Yap Foo Leong**





# KEY DEVELOPMENTS

All active phases of the Group's projects are completed. The status and anticipated completion of the Group's active projects are included in the sections below.

## ABERFELDY VILLAGE (OXBOW), POPLAR, EAST LONDON

Aberfeldy Village (Oxbow) is a transformative 20-year regeneration initiative spearheaded by EWL Living and Poplar HARCA. Following the successful completion of the initial phase, the subsequent stages of the masterplan are set to infuse added value and prospects into the community. The development blueprint includes the creation of over 1,600 new homes – with circa 35% classified as affordable housing – alongside commercial spaces, workplaces, and expansive green areas.

Phase 3A completed

Phase 3B completed

Phase 4 in pre-development stage



## MILLBROOK PARK (THE CLAVES), MILL HILL, NORTH LONDON



Phase 1 completed

Phase 2 (apartment units) completed

Phase 2 (townhouses) completed

Nestled near Mill Hill East station, The Claves is a serene residential development. Featuring a diverse mix of properties, including one and two Bedroom apartments, three and four Bedroom townhouses, and quaint two Bedroom mews houses, all surrounded by picturesque parklands and an exclusive residents-only garden, The Claves offer a variety of living spaces to suit different lifestyles.

## KEW BRIDGE, BRENTFORD, WEST LONDON

Kew Bridge (Verdo), a dynamic mixed-use development adjacent to Kew Bridge Railway Station in Brentford, seamlessly blends new residential units with a 17,250-seater stadium for the premier league Brentford Football Club. This vibrant hub also features a variety of shops, restaurants, cafes, and beautifully landscaped gardens.

Phase 1 (BtR) completed

Phase 2 (Verdo) completed

Phase 3 & 4 (Duffy and Griffin Park) in pre-development stage



## LAMPTON, WEST LONDON



Nantly House completed

Acton Lodge completed

Two Bridges completed

New Road Triangle completed

The Lampton project, a collaborative venture with Hounslow council, has successfully delivered 299 homes across four projects. This joint initiative was created to develop new, affordable housing on underutilised council land throughout Hounslow.

## KEY DEVELOPMENTS

### JUBILEE (THIRD & CAIRD), CAIRD STREET, LONDON

Third & Caird is an exclusive development of 17 one- and two-bedroom apartments and 20 three-bedroom townhouses located at the intersection of its namesake, Third Avenue and Caird Street, where the renowned boutiques, bars and restaurants of the trendy Kensal Rise lend a bohemian charm to contrast the tranquil ambiance of surrounding parks.

Completed



### BARKING WHARF (QUAYSIDE BARKING), BARKING & DAGENHAM, EAST LONDON



Completed

Strategically situated near Barking Wharf and the verdant Barking Abbey grounds of St Margaret's church, the Quayside Barking site at the London Riverside Opportunity Area forms a pivotal part of the Key Regeneration Area outside Barking Town Centre. Barking Wharf is the first BtR project completed by EWL Living.

### WOKING, GOLDSWORTH ROAD, LONDON

EWL Living's residential-led and mixed-use development at Goldsworth Road, Woking aims to deliver 994 homes with a new community space equivalent to 16 tennis court and around half of that will be green space with new trees and living walls.

In pre-development stage



### EMBASSY GARDENS IN NINE ELMS, SOUTH WEST LONDON



Completed

Embassy Gardens is a picturesque riverside district in Nine Elms, nestled on the south bank of the Thames. This development encompasses new residences, landscaped gardens, bars, restaurants, and office spaces, centrally located within the linear park stretching from Vauxhall to Battersea Power Station, linking various green spaces and public realms along the riverside.

**LONDON CITY ISLAND, CANNING TOWN, EAST LONDON**

London City Island is an island community development on the Leamouth Peninsula. Spanning 12 acres, this mixed-use development boasts new homes, offices, shops, restaurants, and extensive pedestrian and cycle paths. It also includes waterside parks and arts and cultural spaces, notably housing the English National Ballet.

Completed



**WARDIAN LONDON, CANARY WHARF, EAST LONDON**



Completed

Wardian's two residential skyscrapers rise 50 and 55 stories above Canary Wharf. This development creates a perfect combination of state-of-the-art city living and a verdant urban oasis.

**WEST VILLAGE, PARRAMATTA, SYDNEY**

West Village is a vibrant mixed residential and commercial development located in Parramatta, west of Sydney's Central Business District. A mere 5-minute walk from Parramatta's bustling centre, it is surrounded by extensive retail amenities, including the Westfield Parramatta Regional Shopping Mall.

Completed



**YARRA ONE, SOUTH YARRA, MELBOURNE**



Completed

Situated approximately 5.3 kilometres southeast of Melbourne's Central Business District, Yarra One is perfectly positioned near the lively Chapel Street and Toorak Road. Chapel Street is renowned as a bustling, cosmopolitan shopping and entertainment district, home to over 1,000 stores, fashionable eateries, fresh food markets, and a variety of other commercial establishments.

**MACQUARIE PARK, SYDNEY**

In pre-development stage

Situated approximately 12 kilometres northwest of Sydney's central business district, at 1-3 Lachlan Avenue, Macquarie Park, Sydney adjacent to Macquarie University in the Macquarie University Precinct.

## PRESIDENT'S MESSAGE ON SUSTAINABILITY

### Dear Stakeholders,

The past financial year marked a significant transition for EWI Capital. To navigate the challenging post-pandemic landscape where escalating construction costs in the UK and Australia have outpaced the modest gain in selling prices, we have embarked on a new strategic business direction.

Symbolising this strategic reset, the Company has been renamed EWI Capital Berhad. This name change represents more than a rebranding, it reflects our sharpened focus on capital allocation and a strategic pivot towards investment holding model within the real estate sector.

EWI Capital remains fully committed to its Net Zero Carbon targets. However, this strategic pivot necessitates a recalibration of our decarbonisation roadmap to ensure it remains aligned with our evolving risk and asset profile. We are actively refining this pathway as part of our broader business transformation and will share updates on our progress in due course.



## HIGHLIGHTS & ACHIEVEMENTS

Our environmental stewardship in FY2025 delivered measurable outcomes. Total electricity consumption declined by 27.8%, accompanied by a 19.9% reduction in Scope 1 emissions, reflecting lower operational activities. At the same time, we continue to future-proof our portfolio by aligning with the 2025 Future Homes Standard, targeting a 75–80% reduction in carbon emissions for all new homes and strengthening long-term regulatory resilience.

We continue to deliver on our promise of a Connected Community, generating tangible value for our stakeholders. Social investment of £13,100 (equivalent to RM72,092) supported community cohesion initiatives, positively impacting over 7,801 community members at Aberfeldy and Griffin Park. These efforts were underpinned by unwavering service excellence, with our UK projects meeting or exceeding the 90% customer recommendation target for the third consecutive year.

Our ambition to build an Outstanding Organisation is reflected in strong workforce stability, with a voluntary turnover rate of 11% and a 100% retention rate for returning working parents. We continued to invest in our people such as the EZRA Edge coaching pilot and comprehensive performance management, achieving 100% completion of employee appraisals. Inclusivity was further strengthened through targeted training, including Neurodiversity awareness. Strong governance underpins our culture of accountability. In FY2025, we achieved 100% compliance in both Health, Safety and Environment (“HSE”) and anti-corruption training, and maintained a three-year record of zero corruption incidents, zero labour non-compliance, and zero data breaches.

At a Glance	
 <p><b>39</b> <b>Total Workforce</b> Consisting of 92% Permanent Employees</p>	 <p><b>83%</b> <b>Procurement Spend</b> on Local Companies within UK</p>
 <p><b>81%</b> <b>Procurement Spend</b> on UK SMEs</p>	 <p><b>96.7%</b> <b>of Waste Diverted from Landfill</b> in FY2025</p>
 <p><b>Achieved</b>  <b>4 Stars Rating</b> And retained our position on F4GBM Index</p>	 <p><b>100%</b> <b>Customer Satisfaction Score for UK projects</b> (In-house Research)</p>
 <p><b>Achieved</b> <b>50%</b> <b>Women Representation</b> on EWI Capital’s Board</p>	 <p><b>Zero Fatalities</b> in FY2025 with <b>16,803</b> manhours worked</p>
 <p><b>Zero</b> <b>Incidence of Corruption</b></p>	 <p><b>Zero</b> <b>Incidence of Regulatory Non-Compliance</b></p>

## LOOKING AHEAD

Going forward, we will continually refine our ESG approach to align with the Group’s new strategic business direction. This will entail a revision of key sustainability policies and a reassessment of our material matters and climate risk profiles to reflect the realities of our changing business model.

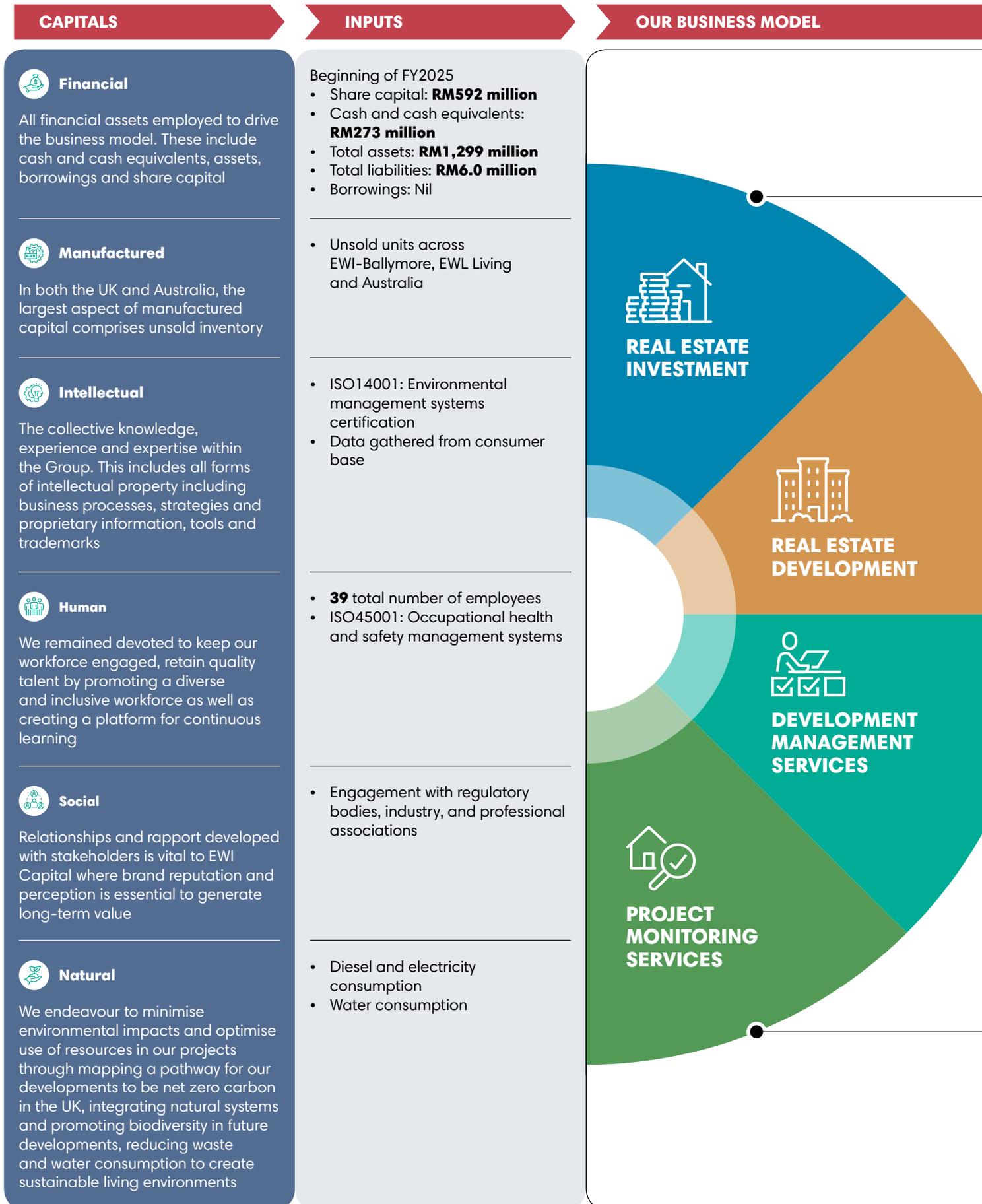
While our business model evolves, our core values remain unchanged. We remain steadfast in our commitment to creating an **Exceptional Environment**, a **Connected Community**, and an **Outstanding Organisation**. By embedding sustainable practices into our investment and operational strategies, we aim to deliver long-term value for all our stakeholders.

To our shareholders for their continued support, and to our team for their dedication in realigning our operations, thank you. Your trust provides the foundation to pursue these new investment avenues. Together, we are building a more agile and resilient Group, guided by our vision of **‘Building Value, Shaping Tomorrow’**.

Sincerely,

**DATO’ TEOW LEONG SENG**  
Chairman of Sustainability Committee  
President & Chief Executive Officer

# OUR VALUE CREATION MODEL



OUTPUT

OUTCOMES

- Commitment of AUD100 million as the anchor investor in TrustCapital Australian Office Fund No. 3, a Singapore-based fund focused on investments in prime office assets across key Australian capital cities

- Development and sale of open market (“OMS”) and Build-to-Rent (“BtR”) properties
- OMS properties are typically sold to individual purchasers, small scale investors and affordable housing providers whilst BtR properties are generally sold to large institutional investors

- Provision of development management services which include land identification, securing planning permission, delivery management, sales & marketing, funding, post completion services and investor identification to support UK projects

- Project monitoring services for UK projects and business development function to identify new opportunities



Financial

End of FY2025

- Share capital: **RM592 million**
- Cash and cash equivalents: **RM196 million**
- Total assets: **RM836 million**
- Total liabilities: **RM114.7 million**
- Borrowings: Nil



Manufactured

Sales Value in FY2025

- EWI-Ballymore: **£19.4 million** (RM106.8 million)
- EWL Living: **£8.0 million** (RM44.0 million)
- Yarra One: **AUD1 million** (RM2.7 million)



Intellectual

- All EWL Living’s development sites are certified with **ISO14001** and **ISO45001**



Human

- Workforce Participation
  - Female in the Company: **49%**
  - Female in Senior Management: **30%**
  - Female on EWI Capital Board: **50%**
- **11%** employee voluntary turnover rate
- **190** total health and safety training hours



Social

- **83%** of EWL Living procurement contracts was awarded to Local Companies
- **81%** of EWL Living’s procurement spend directed to small and medium-sized enterprises in the UK



Natural

- CO<sub>2</sub> across scope 1, 2 and 3 Of EWL Living’s operations and projects
- **96.7%** construction waste diverted from landfill
- Zero reported fines for environmental non-compliance.
- Development of ESG KPIs and Targets

- Revenue: **RM2.84 million**
- The Group is making a strategic pivot towards investment holding

- Sold **RM19.0 billion** worth of properties since the Group’s debut in 2015

- Strengthening of business model
- Improvements of brand credibility
- Customers satisfaction score for UK projects: **100%**

- A diverse and inclusive workforce
- Achieved zero fatalities

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

- Advanced carbon screening measures with the inclusion of Scope 3 emissions and carbon intensity disclosures

# ESG FRAMEWORK

## VISION

### Building Value, Shaping Tomorrow

The EWI Capital brand embodies the pursuit of better and more meaningful ways to enhance people’s living experience. We aim to be thought leaders and innovators – a non-traditional business committed to creating positive economic, social, and environmental impact. Through our vision of **Building Value, Shaping Tomorrow**, we continually push boundaries and explore new possibilities.

By focusing on creating **Exceptional Environment, Connected Community** and an **Outstanding Organisation**, we embed sustainability at the core of our business. These three pillars guide our vision, strategy, and daily actions, enabling us to **change the world one community** at a time and mapping a sustainable path toward long-term value creation.

To achieve the brand we aspire to be, we leverage the power of positive collaboration, passionate energy and fresh ideas - driving communities forward and shaping a better future for all stakeholders.

## FOCUS AREA

### 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 the building process and during their lifetime of use.

### CONNECTED COMMUNITY



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

### OUTSTANDING ORGANISATION



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

## MATERIAL TOPICS

- Energy & Carbon
- Climate Change Adaptation, Mitigation & Resilience
- Biodiversity & Green Infrastructure
- Water Consumption
- Circular Economy & Resource Use

- Purposeful Construction & Placemaking
- Building Wellbeing & Productivity
- Community Cohesion
- Quality of Life
- Local Economic Development / Enterprising Communities

- Equality, Diversity & Inclusivity
- Education & Skills
- Stakeholder Engagement & Partnership
- Responsible Supply Chain Management
- Transparent Disclosure
- Sustainability Culture
- Corporate Governance

## UNSDGs ALIGNMENT



## EXTERNAL VALIDATION OF EFFORTS

Considerate Constructor’s Scheme (“CCS”) score of 38 and above (for applicable projects), Building Research Establishment Environmental Assessment Method (“BREEAM”) certification, other external awards and accreditations.

EWI Capital's approach to value creation is supported by a robust sustainability governance structure, with our ESG development and management philosophy serving as the cornerstone of our sustainability management approach.

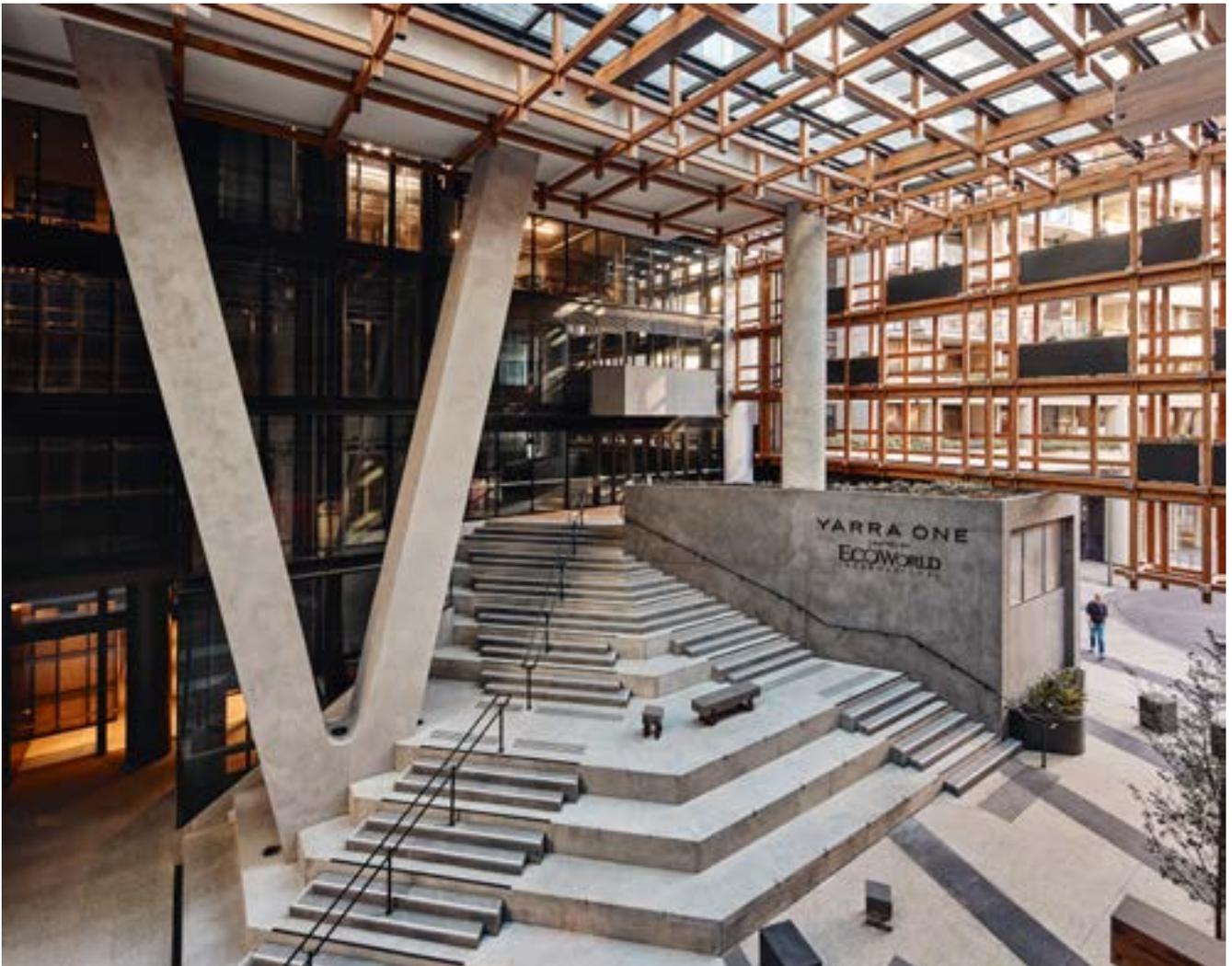
At the heart of EWI Capital's ESG Framework is the Group's Vision, which serves as the guiding beacon for overall business strategy. This framework is designed to deliver positive ESG impacts while providing a structured path for achieving sustainable change, one community at a time. It reinforces our commitment to **Building Value, Shaping Tomorrow**, demonstrating our dedication to shaping a better, more sustainable future.

The framework organises the Group's ESG commitments into three strategic pillars: **Exceptional Environment, Connected Community**, and **Outstanding Organisation**. Within these pillars, key material topics have been identified based

on their significance influence on both the financial and non-financial value creation, as well as their importance to our stakeholders.

Integration of the United Nations Sustainable Development Goals ("UNSDGs") further reflects EWI Capital's role in addressing global sustainability challenges. The UNSDGs guide our environmental and social performance management, supporting sustainable financial returns and enhancing overall business performance.

The ESG framework also streamlines the management of material matters and sustainability initiatives across all business divisions and projects. Progress on the identified goals, Key Performance Indicators ("KPIs") and targets of each material topic are tracked and reported, while external validation of our efforts is sought wherever possible to ensure the long-term sustainability of EWI Capital.



# SUSTAINABILITY GOVERNANCE STRUCTURE

EWI Capital has established a sustainability governance structure to effectively embed and advance its ESG agenda across the Group.

At the apex of the Group’s sustainability framework is the Board of Directors, which provides strategic leadership and oversight and acknowledges its overarching responsibility for all material ESG matters across the Group’s ESG pillars. These include, among others, climate change adaptation and mitigation, green infrastructure, labour practices, anti-corruption, and circular economy initiatives. Such ESG considerations are integrated into the Group’s risk management framework and overseen through the Risk Management Committee (“RMC”) and Risk Management Team (“RMT”).

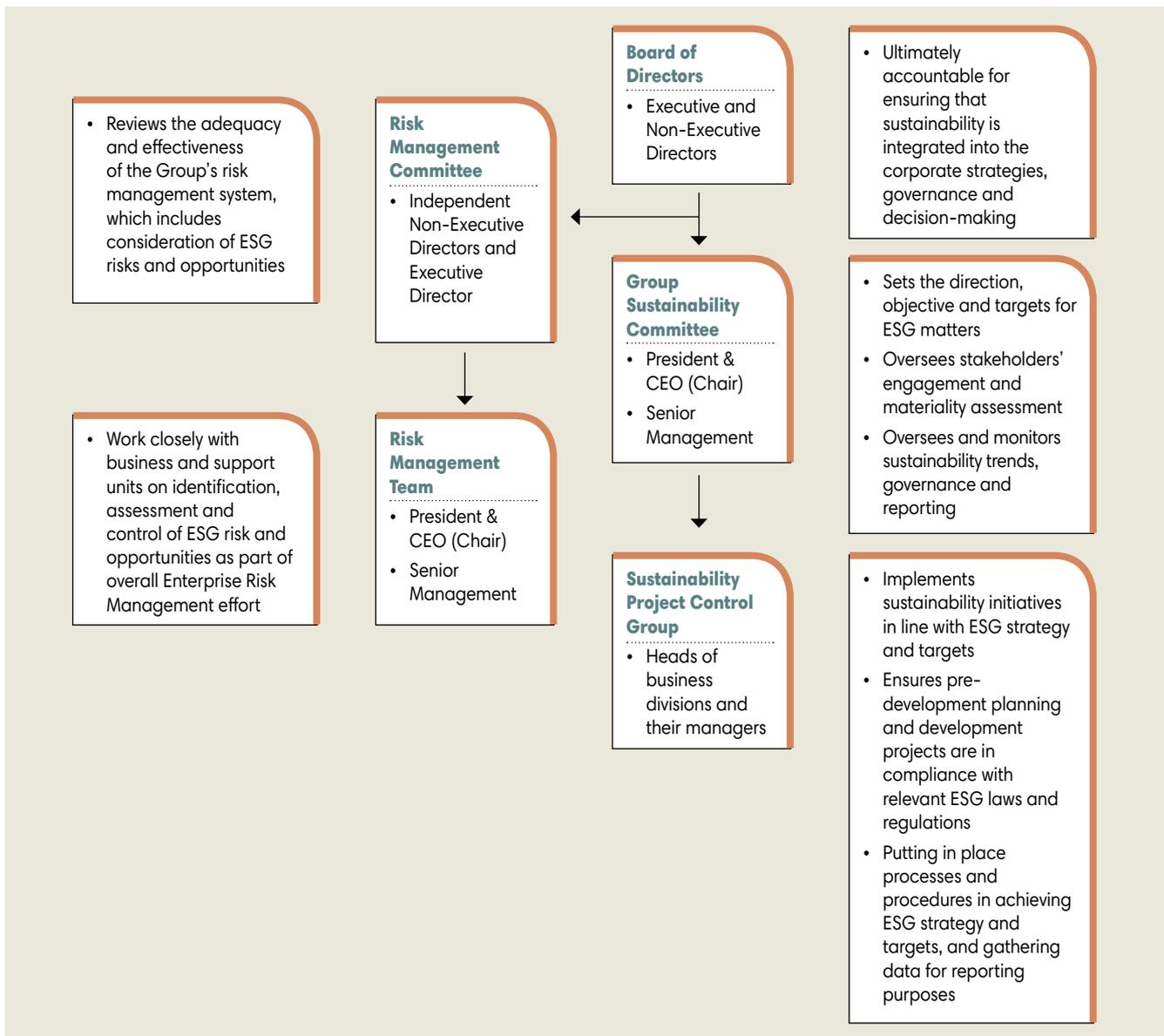
The RMC and RMT are responsible for the strategic management of key sustainability risks and for embedding

The Group’s sustainability governance structure is as follows:

sustainability principles into the Group’s operations. These efforts are driven by Senior Management, under the leadership of President & CEO, who also chairs the Group Sustainability Committee.

At the operational level, the Sustainability Project Control Group (“PCG”) is responsible for implementing sustainability initiatives in alignment with the Group’s ESG strategy. Significant ESG matters are escalated to the Board through their inclusion in the Group’s risk management system for deliberation and strategic direction.

In addition, the PCG applies a sustainability, placemaking, and social value lens across projects, ensuring alignment with project visions and place-based objectives. This integrated approach supports responsible project delivery and contributes to long-term value creation and successful project outcomes.



## POLICIES AND FRAMEWORKS

The sustainability governance of the Group is reinforced by a comprehensive suite of policies, codes, charters, and terms of reference (“TOR”), which provide guidance on the expected behaviours in all interactions with and within EWI Capital.

These documents are reviewed regularly to ensure their continued relevance and effectiveness, and most of these documents are readily accessible on the Group’s Governance portal, available at <https://ewi.capital/about-us/governance/>.

## SUSTAINABILITY SCORECARD

EWI Capital is pleased to present its Sustainability Scorecard for FY2025, which provides a consolidated overview of our progress in managing the economic, environmental, social, and governance impacts of our business in line with our ESG Framework.

The scorecard tracks performance against our established goals and targets, which are reviewed annually and recalibrated where appropriate to ensure continued alignment with our ESG roadmap and the evolving business and operating environment.

A summary of our performance against each target is presented below, with more detailed information available in the respective topical sections of this report.

 <b>EXCEPTIONAL ENVIRONMENT</b>			
Material Topics	Goals	Targets	Progress
 <b>Climate Change Adaptation, Mitigation &amp; Resilience</b>	Design resilience into our schemes by mitigating climate change impacts and incorporating adaptation measures	Publish and implement a Climate Change Policy	Development of the Climate Change Policy has been deferred due to the absence of active projects during the year. In the interim, EWI Capital has strengthened its assessment of climate-related risks by incorporating defined risk impact timeframes. This enhances the Group’s ability to manage climate-related impacts and embed adaptation measures across developments.
 <b>Energy &amp; Carbon</b>	Deliver Net Zero Carbon (“NZC”) developments	Ensure all future developments achieve NZC by no later than 2040	Following operational changes, the FY2022 baseline underpinning the NZC commitment is no longer an appropriate benchmark. Recalculation of the carbon baseline has been deferred until a meaningful comparison can be made, which may include a recalibration of the NZC target. Going forward, efforts are focused on achieving NZC for all future developments by 2040, prioritising areas of greatest environmental impact.
 <b>Biodiversity &amp; Green Infrastructure</b>	Integrate natural systems and promote biodiversity across developments	Deliver a minimum of 10% Biodiversity Net Gain (“BNG”) for all new schemes	Griffin Park is forecasted to achieve a BNG of 57.71%, exceeding the London Plan requirement of 10%, with biodiversity measures embedded into construction contracts.

# SUSTAINABILITY SCORECARD



## EXCEPTIONAL ENVIRONMENT

Material Topics	Goals	Targets	Progress
 <p><b>Water Consumption</b></p>	Commence the journey towards water neutrality and net environmental gain by 2035	Design schemes to use water efficiently and reduce water use during construction	EWL Living will embed water efficiency measures across all development specifications, ensuring compliance with UK Building Regulations Part G and London Plan policies, with a target of no more than 105 litres per person per day for new buildings.
 <p><b>Circular Economy &amp; Resource Use</b></p>	Reduce waste across the building lifecycle and use of recycled materials	Divert at least 90% of construction waste from landfill annually	In FY2025, EWL Living diverted 58 tonnes of construction waste from landfill out of 60 tonnes generated, achieving a diversion rate of 96.7%, exceeding the annual target of at least 90%.



## CONNECTED COMMUNITY

Material Topics	Goals	Targets	Progress
 <p><b>Purposeful Construction &amp; Placemaking</b></p>	Create beautiful places that deliver a measurable and positive legacy in the surrounding area	Achieve a Considerate Constructors Scheme (“CCS”) score of 38 or above across all schemes	One CCS inspection was conducted at Griffin Park in FY2025, achieving a score of 36. While below the target of 38, this outcome reflects the limited scale and short duration of the works, which were primarily confined to demolition of remaining stadium steelwork, restricting opportunities to implement and evidence longer-term improvement initiatives.
		Achieve at least 90% customers’ recommendation of EWI Capital projects to a friend or family	In FY2025, the Group exceeded its target, with 100% of surveyed customers indicating they would recommend our UK properties to friends or family.
		Review the current placemaking strategy and, in conjunction with social value initiatives, establish measurable placemaking success indicators	No progress was recorded against this target in FY2025 due to the absence of active development projects during the year. The Group remains committed to this objective and will revisit the initiative when the development activities resume.



## CONNECTED COMMUNITY

Material Topics	Goals	Targets	Progress
 <p><b>Building Wellbeing &amp; Productivity</b></p>	Deliver buildings with excellent indoor environmental quality, support active lifestyles, and provide access to nature	Undertake Building Performance Evaluation (“BPE”) on all developments	The portfolio is being aligned with London plan and Future Homes Standard (“FHS”) requirements, ensuring new homes achieve 75-80% fewer carbon emissions. BPEs will be undertaken in line with these standards as projects progress.
 <p><b>Community Cohesion</b></p>	Create warm and welcoming developments for all, collaborating with communities to enhance sense of belonging and pride of place	Incorporate community cohesion targets or a community engagement plan to help inform decision making at project appraisal stage	EWL Living continued to host regular community events and initiatives in FY2025, promoting engagement and cohesion within local communities.
 <p><b>Quality of Life</b></p>	We will work towards improving quality of life for our communities through providing affordable amenities, good quality homes, access to nature and public transport	Focus on green spaces, sense of safety of the community, and improved overall health	While no active projects were undertaken during FY2025, EWI Capital remains committed to enhancing quality of life through thoughtful design, amenities, and connectivity.
 <p><b>Local Economic Development / Enterprising Communities</b></p>	Create a positive legacy for local enterprise and social enterprise through procurement	At least 60% of supply chain procurement by value to UK local companies	EWL Living exceeded its 60% local procurement target, directing 83% of total spend (£1.59 million or RM8.75 million) to UK-based companies, demonstrating strong support for the local supply chain.
		At least 50% of procurement spend to SMEs	EWL Living surpassed this target, directing 81% of total spend (£1.55 million or RM8.53 million) to supporting local business sustainability and supply chain resilience.
		Supporting at least three local social enterprises	EWL Living welcomed three local social enterprise tenants at Woking site: The Useful Wood Company, York Road Project and Phoenix Culture Centre, integrating social value into the development.

# SUSTAINABILITY SCORECARD



## OUTSTANDING ORGANISATION

Material Topics	Goals	Targets	Progress
<p><b>Equality, Diversity &amp; Inclusion</b></p>	Create an inclusive environment that inspires collaboration, creativity, and attracts diverse talent	Maintain voluntary employee turnover at no greater than 23%	Staff retention improved significantly in FY2025, with voluntary turnover for full-time employees dropping to 11%, well below the 23% threshold and a notable reduction from 25% in FY2024.
<p><b>Education &amp; Skills</b></p>	Equip employees with the skills to deliver business ambitions, meet career aspirations, and maximise job satisfaction	Ensure 80% of employees receive training annually	In FY2025, 100% of employees participated in training (FY2024: 98%), exceeding our 80% target. A total of 831.4 training hours were logged across the Group.
<p><b>Stakeholder Engagement &amp; Partnership</b></p>	Engage stakeholders at the earliest opportunity to create a joint vision for our developments	Develop a stakeholder engagement strategy to provide a structure, consistent approach and build on best practices	In FY2025, we successfully organised multiple community events alongside a range of diversity and inclusivity initiatives, including Chinese New Year celebrations and specialised employee training covering Menopause Awareness, Neurodiversity, and Mental Health First Aid for employees.
<p><b>Responsible Supply Chain Management</b></p>	Collaborate with our supply chain to improve environmental and social impacts, including those associated with materials used in our developments	Work with our top four partners to develop a 3-year plan to reduce environmental impact	EWL Living will require appointed Principal Contractors to source 100% renewable energy for future project sites wherever feasible.
<p><b>Transparent Disclosure</b></p>	Ensure regular, transparent disclosure of relevant information to all stakeholders	Align reporting with globally recognised framework	EWI Capital aligned its SR FY2025 with IFRS S1 and S2 disclosures requirements, as recommended by the International Sustainability Standards Board (“ISSB”).



## OUTSTANDING ORGANISATION

Material Topics	Goals	Targets	Progress
 <p><b>Culture</b></p>	<p>Embed sustainability into the culture of the business and ensure it is integral to decision-making at all levels</p>	<p>Implement a programme to encourage employees to adopt sustainable lifestyles</p>	<p>In FY2025, personal development initiatives supported cultural integration of sustainability and inclusion. These included celebrating International Women’s Day through participation in The Women in Real Estate Event, providing dedicated one-to-one training sessions for employees to discuss their personal development plans, and rolling out specialised neurodiversity training.</p>
 <p><b>Corporate Governance</b></p>	<p>Implement robust procedures to effectively manage sustainability and broader governance risks</p>	<p>Review the sustainability governance structure and embed ESG related risks into the Group Risk Management Enterprise Framework</p>	<p>In FY2025, the Anti-Bribery and Anti-Corruption Policy (“<b>ABC Policy</b>”) was updated to enhance clarity and relevance. Key revisions included explicitly prohibiting both the giving and acceptance of gratification, introducing a requirement to report any requests for facilitation payments to the head of department, and redirecting consultations regarding corporate hospitality offered to public officials from immediate supervisors to the heads of department.</p>

# STAKEHOLDER AND MATERIALITY

At EWI Capital, we define stakeholders as individuals or entities whose actions and decisions influence our business trajectory, as well as those who are impacted by our real estate development and management activities.

We are committed to deepening our understanding of the full range of impacts our activities have on our stakeholders through the development of a robust stakeholder engagement and management strategy. This strategy leverages a variety

of engagement channels to monitor, assess, and address to stakeholders' evolving needs, expectations and concerns.

In addition, we actively seek stakeholder input in our materiality assessment process. This ensures that our material ESG topics are identified, prioritised, and managed to minimise adverse impacts while maximising positive outcomes for our stakeholders, the environment, and the Group's long-term value creation.

## STAKEHOLDER MANAGEMENT

A summary of EWI Capital's stakeholder management approach is presented below:

### EMPLOYEE

Individuals employed on permanent or contract basis

Priority	Very High	Approach	Keep Satisfied
<b>Areas of Interest</b>	<ul style="list-style-type: none"> <li>Corporate direction and growth plans</li> <li>Job Security</li> <li>Remuneration and benefits</li> <li>Career development and training opportunities</li> <li>Workplace health and safety</li> <li>Labour and human rights</li> <li>Work-life balance</li> <li>Employee volunteerism</li> </ul>	<b>Methods of Engagement</b>	<ul style="list-style-type: none"> <li>Management meetings with employees</li> <li>Huddle staff meetings</li> <li>On-going education and training programme</li> <li>Whistleblowing policy</li> <li>Job-level specific training programme</li> <li>Circulation of internal policies</li> <li>Newsletters</li> <li>Mental Health Ambassadors programme</li> <li>UK Wellness Initiatives – EWL London Women's Network Event and Wellness Week</li> </ul>
		<b>EWI Capital's Response</b>	<ul style="list-style-type: none"> <li>Provide comprehensive remuneration and compensation packages</li> <li>Provide various types of training programmes</li> <li>Established grievance mechanisms to address employee concerns</li> </ul>
			<b>How We Measure Success</b>
			<ul style="list-style-type: none"> <li>Employee turnover and engagement</li> <li>Occupational, Safety and Health performance</li> <li>Training hours</li> </ul>

### CUSTOMER

Existing and potential customers of real estate products and services

Priority	Very High	Approach	Keep Satisfied
<b>Areas of Interest</b>	<ul style="list-style-type: none"> <li>Pricing</li> <li>Quality and workmanship</li> <li>Energy conservation</li> <li>Design and features</li> <li>Product safety</li> <li>Defects rectification</li> <li>Customer service and experience</li> </ul>	<b>Methods of Engagement</b>	<ul style="list-style-type: none"> <li>Corporate and branch campaigns</li> <li>Corporate website and social media channels</li> <li>Advertisement and marketing promotions</li> <li>Engagement surveys</li> <li>Exhibition and showcases</li> <li>Resident events</li> <li>Regular engagement via Customer Care team</li> <li>Newsletter to Customers and announcements via the scheme applications</li> </ul>
		<b>EWI Capital's Response</b>	<ul style="list-style-type: none"> <li>Develop buildings and properties with green certification</li> <li>Provide excellent Customer service to service to address concerns</li> <li>Organise engagement programmes to familiarise Customers with the brand</li> </ul>
			<b>How We Measure Success</b>
			<ul style="list-style-type: none"> <li>Real estate sales and service retention</li> <li>Customer service satisfaction</li> <li>Complaints management performance</li> <li>Market share</li> </ul>



## SHAREHOLDER AND INVESTOR

Retail and institutional investors

Priority	High	Approach	Keep Informed
<b>Areas of Interest</b> <ul style="list-style-type: none"> <li>• Growth trajectory</li> <li>• Acquisitions and expansion</li> <li>• Market diversification</li> <li>• Risk Management</li> <li>• Corporate Governance</li> <li>• ESG indicators</li> <li>• Climate change and carbon pricing strategies</li> <li>• Sustainability performance and tracking</li> <li>• Reporting standards</li> </ul>	<b>Methods of Engagement</b> <ul style="list-style-type: none"> <li>• Annual General Meeting</li> <li>• Announcements to Bursa Malaysia</li> <li>• Annual report</li> </ul>	<b>EWI Capital's Response</b> <ul style="list-style-type: none"> <li>• Establish strong corporate governance measures</li> <li>• Conduct risk assessments to address and mitigate potential risks</li> <li>• Publish standalone sustainability report to report sustainability performance</li> </ul>	
		<b>How We Measure Success</b> <ul style="list-style-type: none"> <li>• Share price performance</li> <li>• Return on equity</li> <li>• Shareholder voting outcomes</li> </ul>	



## REGULATORY BODY OR GOVERNMENT AGENCY

Government agencies, regulatory authorities and town councils in Malaysia, UK and Australia

Priority	Very High	Approach	Keep Satisfied
<b>Areas of Interest</b> <ul style="list-style-type: none"> <li>• Compliance</li> <li>• Security issues</li> <li>• Waste management</li> <li>• Public nuisance issues</li> <li>• Labour practices</li> </ul>	<b>Methods of Engagement</b> <ul style="list-style-type: none"> <li>• Inspections by local authorities</li> <li>• Press releases</li> <li>• Workshops</li> </ul>	<b>EWI Capital's Response</b> <ul style="list-style-type: none"> <li>• Establish policies to ensure compliance with relevant legislation</li> <li>• Track and monitor resource inputs and outputs</li> </ul>	
		<b>How We Measure Success</b> <ul style="list-style-type: none"> <li>• Zero incidence of non-compliance with regulatory requirements</li> </ul>	



## SUPPLIER, BUSINESS PARTNER OR VENDOR

Providers of materials and services

Priority	High	Approach	Keep Informed
<b>Areas of Interest</b> <ul style="list-style-type: none"> <li>• Legal compliance</li> <li>• Payment schedule</li> <li>• Pricing of services</li> <li>• Product quality and inventory</li> <li>• Resource planning</li> </ul>	<b>Methods of Engagement</b> <ul style="list-style-type: none"> <li>• Contract negotiations</li> <li>• Supplier audits and evaluations</li> <li>• Relationship meetings</li> <li>• Vendor registration and framework agreements</li> </ul>	<b>EWI Capital's Response</b> <ul style="list-style-type: none"> <li>• Allocate procurement budget for local suppliers</li> <li>• Ensure fair and transparent tender procedures</li> <li>• Adopt health and safety management systems</li> </ul>	
		<b>How We Measure Success</b> <ul style="list-style-type: none"> <li>• Procurement spend</li> <li>• Pricing and quality of products and services</li> <li>• Alignment of practices with EWI Capital's environmental and social policies</li> <li>• Occupational, Safety and Health performance</li> </ul>	

# STAKEHOLDER AND MATERIALITY

## FINANCIAL INSTITUTIONS

Banks and lenders

Priority	High	Approach	Keep Informed	
<b>Areas of Interest</b>	<ul style="list-style-type: none"> <li>Market performance, business outlook and strategies</li> <li>Sales performance</li> </ul>	<b>Methods of Engagement</b>	<ul style="list-style-type: none"> <li>Meetings and annual reviews</li> <li>Project site visits</li> <li>Roadshows and presentations on financial results with clear strategic directions</li> <li>Annual General Meeting</li> <li>Announcements to Bursa Malaysia</li> </ul>	<b>EWI Capital's Response</b>
				<b>How We Measure Success</b>
				<ul style="list-style-type: none"> <li>Active engagement with bankers to explore financing proposals which support business strategies of the company</li> <li>Credit standing</li> <li>Interest rate and repayment terms</li> </ul>

## MEDIA

Online and print media establishments

Priority	Medium	Approach	Monitor	
<b>Areas of Interest</b>	<ul style="list-style-type: none"> <li>Company reputation</li> <li>Advocating green consumerism and lifestyle</li> <li>Proactive media engagement and profile raising</li> </ul>	<b>Methods of Engagement</b>	<ul style="list-style-type: none"> <li>Interviews and engagement sessions through project site visits or meetings</li> <li>Press releases</li> <li>Press conferences</li> </ul>	<b>EWI Capital's Response</b>
				<b>How We Measure Success</b>
				<ul style="list-style-type: none"> <li>Organise engagement programmes to boost brand reputation</li> <li>Enhanced disclosures in corporate website</li> <li>Media coverage of EWI Capital properties</li> <li>Consumer brand awareness</li> </ul>

## JOINT VENTURE PARTNERS

Development partners and landowners

Priority	Medium	Approach	Monitor	
<b>Areas of Interest</b>	<ul style="list-style-type: none"> <li>Growth trajectory</li> <li>Acquisition and expansion</li> <li>Market diversification</li> <li>Risk management</li> <li>Corporate governance</li> <li>ESG and Financial indicators</li> <li>Climate change strategies</li> <li>Sustainability performance and tracking</li> <li>Reporting standards</li> </ul>	<b>Methods of Engagement</b>	<ul style="list-style-type: none"> <li>Annual report</li> <li>JV Board and Committee meetings</li> </ul>	<b>EWI Capital's Response</b>
				<b>How We Measure Success</b>
				<ul style="list-style-type: none"> <li>Continue to work in tandem with JV Partners to construct and develop commercial and residential properties</li> <li>Like-minded and coherent plans and strategies to ensure best practices</li> <li>JV Project sales and financial performance</li> </ul>



## COMMUNITY / PUBLIC

Individual citizens and members of the local communities

Priority	Medium	Approach	Monitor
<b>Areas of Interest</b> <ul style="list-style-type: none"> <li>Quality of life</li> <li>Infrastructure improvements and Placemaking</li> <li>Environmental impacts</li> <li>Health and safety</li> <li>Job opportunities</li> <li>Affordable housing</li> </ul>	<b>Methods of Engagement</b> <ul style="list-style-type: none"> <li>Ongoing community engagement sessions</li> <li>Community development and infrastructure enhancement initiatives</li> <li>Social media</li> </ul>	<b>EWI Capital's Response</b> <ul style="list-style-type: none"> <li>Engaging local communities in master planning and urban regeneration projects</li> <li>Social impact modelling</li> <li>Supporting national development objectives and policies</li> <li>Support local vendors and hiring of local employees</li> </ul>	
		<b>How We Measure Success</b> <ul style="list-style-type: none"> <li>Recognition of EWI Capital's social contribution and community development</li> </ul>	



## NGO / CIVIL SOCIETY GROUP

Non-governmental special interest groups

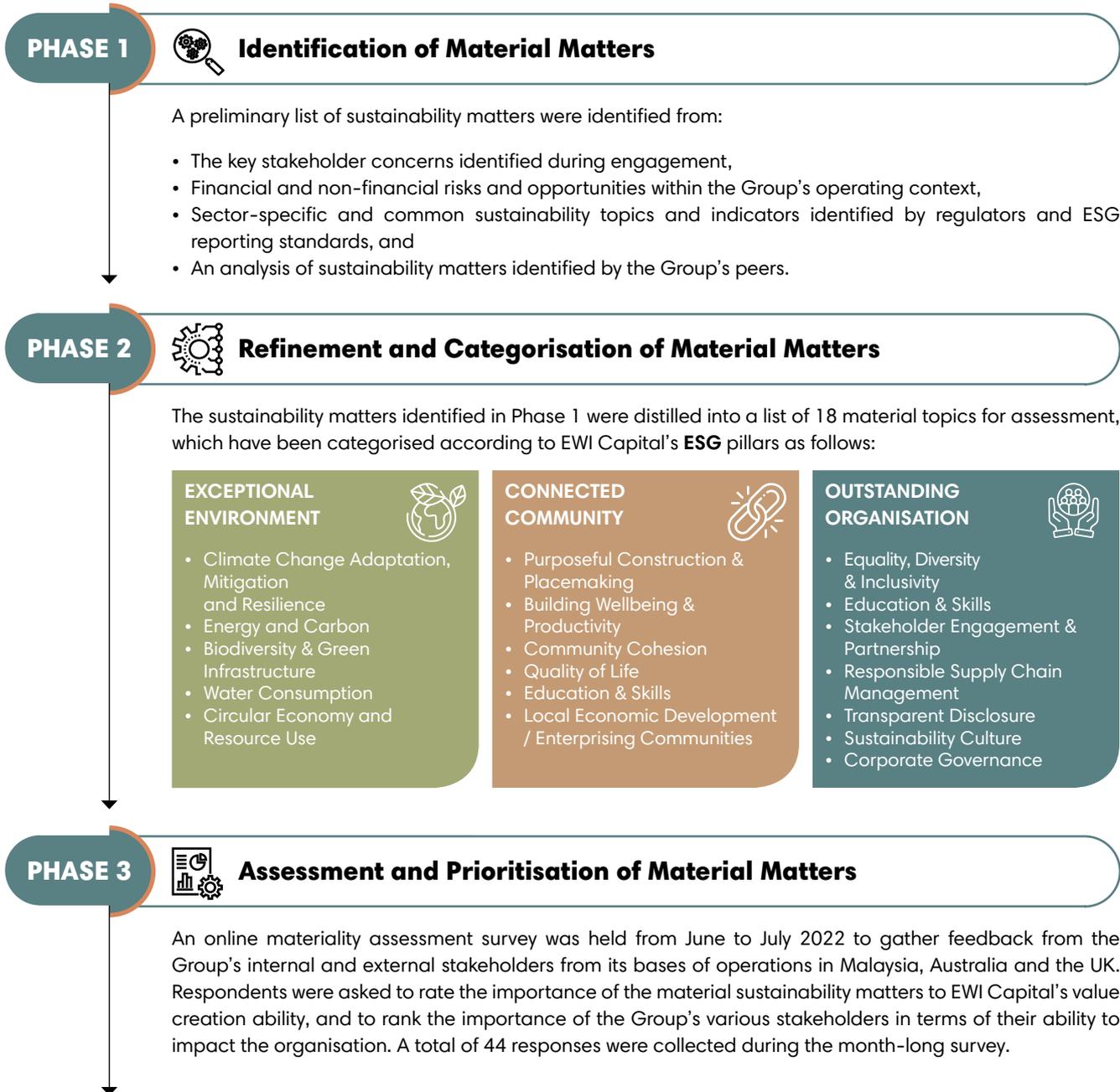
Priority	Medium	Approach	Monitor
<b>Areas of Interest</b> <ul style="list-style-type: none"> <li>Environmental and social issues in relation to business operations</li> </ul>	<b>Methods of Engagement</b> <ul style="list-style-type: none"> <li>Ongoing engagement sessions</li> <li>Press releases</li> <li>Donations and financial aid contributions to environmental and social enhancements</li> <li>Employee volunteerism</li> <li>Philanthropic contributions</li> </ul>	<b>EWI Capital's Response</b> <ul style="list-style-type: none"> <li>Provide donations and other non-financial contributions to various non-governmental organisations</li> <li>Ensure the Group continues to minimise environmental footprint through energy saving initiatives and proper waste management</li> </ul>	
		<b>How We Measure Success</b> <ul style="list-style-type: none"> <li>Environmental performance indicators</li> <li>Quantum of contributions and number of beneficiaries</li> </ul>	

# STAKEHOLDER AND MATERIALITY

## MATERIALITY ASSESSMENT PROCESS

Materiality Assessments form the basis of EWI Capital’s sustainability strategy. It allows the Group to accurately identify and prioritise ESG issues that matter the most to its continued business performance and its stakeholders.

The Group conducted a full-scale materiality assessment in FY2022, which incorporated the feedback of internal and external stakeholders to determine the relative importance of the 18 material topics identified. The resulting material matrix has been retained for presentation in this report.



**PHASE 4**



**Analysis and Creation of Materiality Matrix**

The feedback gathered from the survey was tabulated using best practices in statistical analysis that incorporated weighted scores for different respondents' feedback based on their relative importance to the Group.

The results of EWL Living's own materiality assessment were also integrated in the analysis to provide stronger validity of the EWI Capital's materiality result.

Based on the tabulation of scores, the 18 topics were plotted on a materiality matrix to determine their relative priority to EWI Capital's sustainable value creation ability.

**PHASE 5**

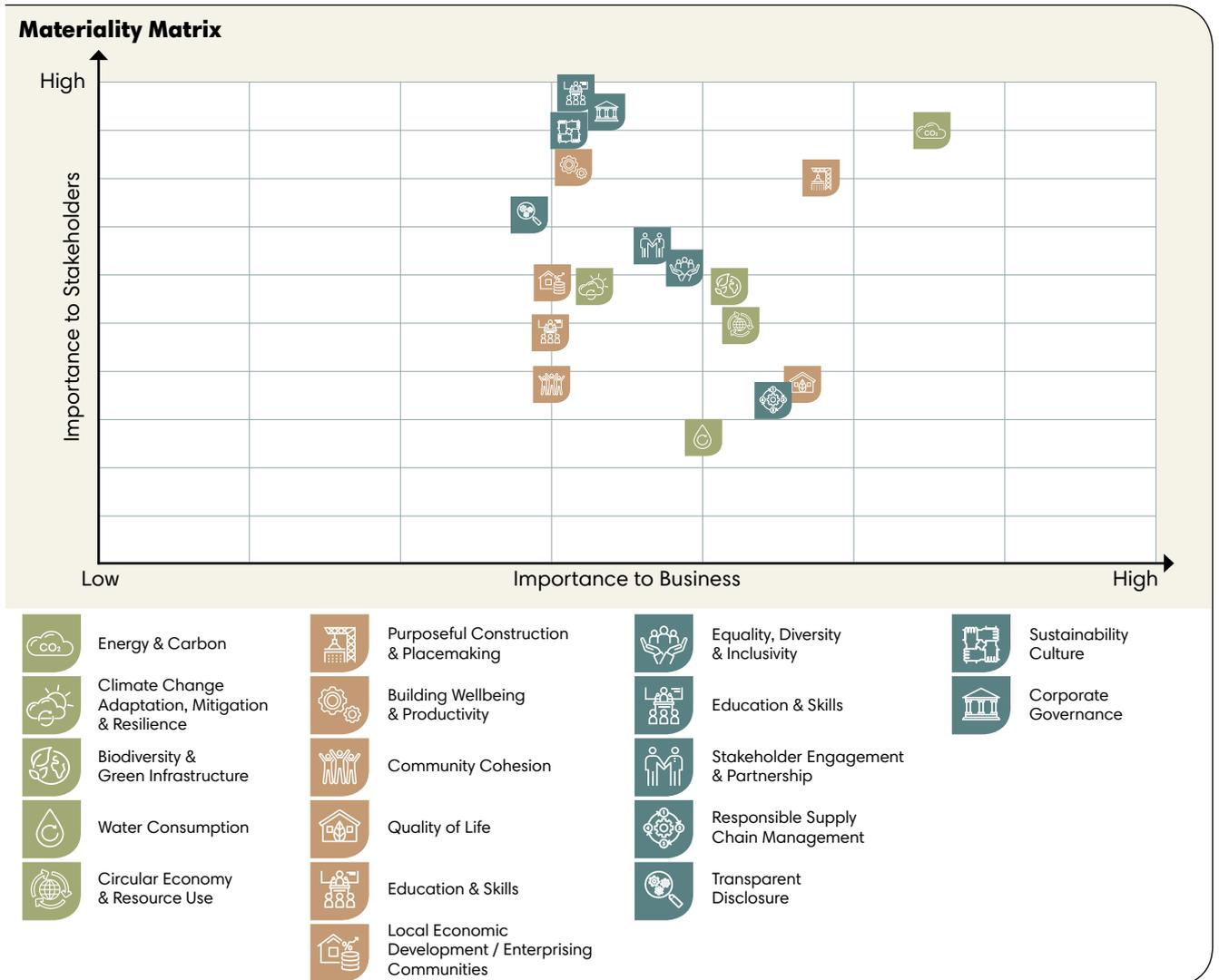


**Validation and Presentation of Material Matrix**

The FY2022 materiality matrix, as well as additional findings from the materiality assessment survey, were presented to the Board for validation. While the Group prepares for a strategic shift and potential expansion into new markets, the Board have determined that the current material matters remain fundamentally relevant, even as their relative weightings may shift.

A comprehensive materiality reassessment will be considered at an appropriate juncture, taking into account developments in the Group's strategic direction. In the interim, the FY2022 matrix continues to serve as the approved basis for the disclosures on management approach and performance set out in the following pages.

**MATERIALITY MATRIX**



# ESG RISKS AND OPPORTUNITIES



## EXCEPTIONAL ENVIRONMENT

MATERIAL MATTERS	RISKS	OPPORTUNITIES
<p><b>Climate Change Adaptation, Mitigation and Resilience</b></p>	<p>Failure to adequately adapt our operations to climate-related risks can lead to construction delays, infrastructure damage, regulatory non-compliance, increased operational costs, loss of brand reputation, stakeholder trust, and business profitability.</p>	<p>Proactive adaptation to climate-driven design, regulatory and market changes can reduce operational costs, and increase our appeal to environmentally conscious buyers.</p>
<p><b>Energy and Carbon</b></p>	<p>Increasingly stringent energy and carbon regulations are raising the price of fossil-based energy sources, impacting operational costs and leading to a growing market preference for low-energy and low-carbon properties.</p>	<p>Implementing energy-saving measures can reduce embedded carbon and energy demands of our real estate creations can enhance our competitiveness.</p>
<p><b>Biodiversity and Green Infrastructure</b></p>	<p>Lack of compliance with biodiversity-related regulations can lead to legal consequences, project delays, reputational damage, and potentially contribute to global biodiversity collapse.</p>	<p>Integrating ecological considerations into our projects can boost the resilience of local ecosystems, enhance the appeal of our developments and support the wellbeing of its residents, thereby increasing the value of our properties.</p>
<p><b>Water Consumption</b></p>	<p>Inefficient water management can lead to higher operational costs, potential non-compliance with the London Plan, and reputational damage for exacerbating water scarcity.</p>	<p>Demonstrating good water management practices and incorporating water-efficient features into our developments can enhance the appeal of our properties.</p>
<p><b>Circular Economy and Resource Use</b></p>	<p>Inefficient and irresponsible resource consumption and waste management practices risk polluting the environment, exacerbating climate change, and increasing operational costs. There are also risks associated with regulatory non-compliance.</p>	<p>Adoption of circular economy principles can lead to cost savings through efficient use of materials and waste minimisation. The resulting properties will also have a lower embedded carbon, enhancing its appeal in an increasingly green-conscious market.</p>



## CONNECTED COMMUNITY

MATERIAL MATTERS	RISKS	OPPORTUNITIES
 <p><b>Purposeful Construction and Placemaking</b></p>	<p>Poor placemaking and infrastructure planning could create properties that do not align with the local community's needs and aspirations, lowering its appeal and demand.</p>	<p>Well-planned developments with good community infrastructure that enrich the locality can command higher market value, spur urban regeneration and foster strong community cohesion.</p>
 <p><b>Building Wellbeing and Productivity</b></p>	<p>The creation of high-quality indoor environments can incur higher costs and increase the complexities of the design needed to create the desired environment to promote residential wellbeing. Poorly built spaces can also lead to customer dissatisfaction.</p>	<p>Well-built living environments with good access to nature help to promote healthier lifestyles among its inhabitants. Its ability to attract wellness-minded buyers and tenants can result in higher occupancy rates, value growth, and stronger brand reputation.</p>
 <p><b>Community Cohesion</b></p>	<p>Ineffective community engagement could lead to insufficient understanding of community needs, lack of community support for our developments, and also the creation of properties that do not resonate with residents, affecting the long-term vibrancy and occupancy rate of the development.</p>	<p>By actively collaborating with communities to create developments that foster a strong sense of belonging, we can build loyal community support and strengthen our brand image as a real estate developer that genuinely cares and contributes to the welfare of the communities we serve.</p>
 <p><b>Quality of Life</b></p>	<p>There are higher costs associated with developing high-quality homes and amenities, which could impact the affordability of our properties. Developments that do not fully address the various lifestyle and accessibility needs of the community will do poorly in the real estate market.</p>	<p>Well designed homes with affordable amenities and access to nature and public transport addresses the needs of all segments of society. The properties will be able to retain their value over time and helps to strengthen our brand position as a socially responsible developer.</p>
 <p><b>Local Economic Development / Enterprising Communities</b></p>	<p>Local enterprises may not always meet the quality standards required, or the capacity requirements for our larger-scale projects.</p>	<p>Involving local businesses in our procurement processes can help to stimulate the local economy, contribute to the growth of enterprises that lead to job creation. Its proximity can also contribute to a smaller carbon footprint.</p>

## ESG RISKS AND OPPORTUNITIES



### OUTSTANDING ORGANISATION

MATERIAL MATTERS	RISKS	OPPORTUNITIES
 <p><b>Equality, Diversity &amp; Inclusivity</b></p>	<p>Lack of diversity and inclusivity can lead to a narrow organisational perspective and reduced innovation. Perceived inequality can also impact employee morale, and negatively impact the reputation of the organisation.</p>	<p>Embracing equality, diversity and inclusivity enhances our competitiveness as an employer of choice, strengthening our ability to attract a wider range of talent that better reflect the communities we serve.</p>
 <p><b>Education and Skills</b></p>	<p>Without ongoing training, staff may lack the skills needed to meet evolving market demands, leading to decreased productivity, employee job satisfaction and organisational competitiveness.</p>	<p>Investing in continuous education and skills development that supports the career progression of staff within the company helps to build a more motivated and capable workforce.</p>
 <p><b>Responsible Supply Chain Management</b></p>	<p>Unethical supply chain practices can lead to regulatory non-compliance, reputational damage from loss of customer trust as well as the associated legal and financial consequences.</p>	<p>Good supply chain management practices can lead to long-term partnerships with trusted ethical suppliers, providing quality assurance and potentially, better cost efficiency.</p>
 <p><b>Transparent Disclosures</b></p>	<p>Lack of transparency can lead to mistrust from stakeholders and potential regulatory penalties.</p>	<p>Clear, honest and timely reporting builds stakeholder trust and confidence, and aids in attracting investors.</p>
 <p><b>Sustainability Culture</b></p>	<p>Without a culture of sustainability, environmental and social initiatives may lack effectiveness and integration into business practices. EWI Capital may also lose its competitiveness from lack of alignment with global sustainability trends.</p>	<p>A strong sustainability culture and mindset at EWI Capital helps to embed ESG considerations into every aspect of organisational decision making, leading to long-term benefits. It can also help to attract like-minded talents.</p>
 <p><b>Corporate Governance</b></p>	<p>Poor governance and corruption controls may lead to ineffective decision making, legal liabilities, financial mismanagement and reputational damage among customers, business associates, investors and regulators.</p>	<p>Fostering a culture of integrity, accountability and ethical behaviour helps to enhance stakeholder trust, strengthen risk mitigation, ensure compliance with regulations and support long-term growth and value creation.</p>



## EXCEPTIONAL ENVIRONMENT



GRI 301, 302, 303, 304,  
305, 306



### OBJECTIVE

Creating places that will stand the test of time. We are committed to building homes that minimise their impact on the planet by using resources efficiently, both during construction and throughout their operational lifetime.

### OVERVIEW

At EWI Capital, sustainable development is more than a concept; it is a core of our vision 'Building Value, Shaping Tomorrow'. We continuously refine our business processes to reduce consumption of natural resources, including energy and building materials, and to lower carbon emissions. Our goal is to embed sustainable practices across all stages of the real estate value chain, creating an Exceptional Environment across our operations.

Our Sustainability Framework and Scorecard translate this commitment into action, setting clear strategies and targets for reducing our environmental footprint. Progress is monitored and reported to the Board, ensuring strong oversight and delivery of our Exceptional Environment objectives.

### UNSDG ALIGNMENT



#### Goal 7 Affordable and Clean Energy

Energy efficiency and the integration of renewable energy to reduce fossil fuel dependence.



#### Goal 9 Industry, Innovation and Infrastructure

Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation.



#### Goal 11 Sustainable Cities and Communities

Make cities and human settlements inclusive, safe, resilient and sustainable.



#### Goal 12 Responsible Consumption and Production

Minimising energy consumption across building lifecycles.

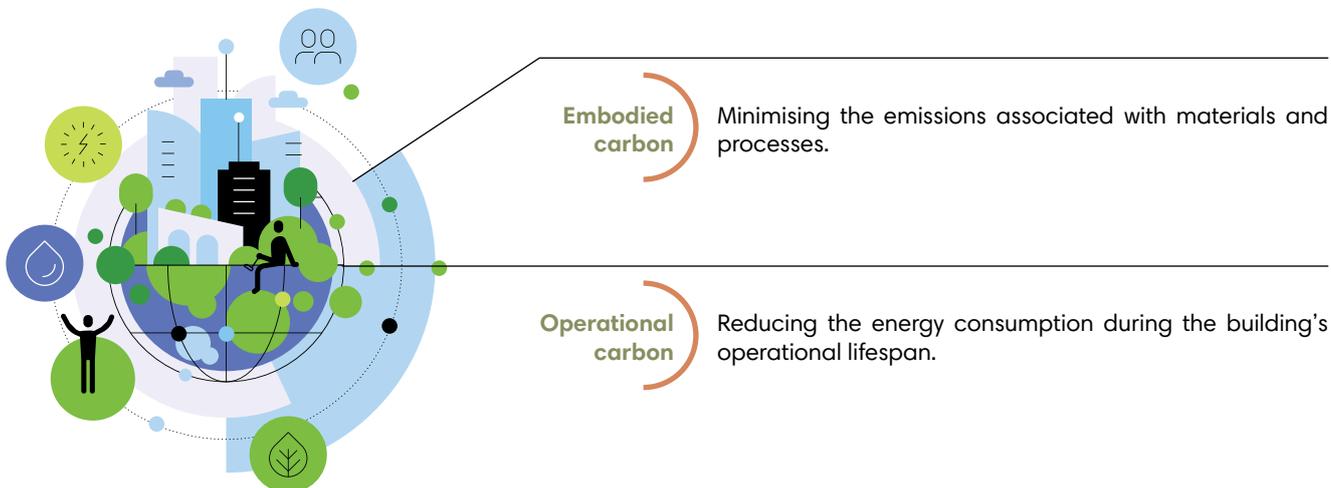


#### Goal 13 Climate Action

Integrating energy-efficient technologies and reducing operational emissions

## CLIMATE CHANGE ADAPTATION, MITIGATION AND RESILIENCE

Climate change remains a defining challenge for the building and construction industry. Globally, the sector is a major consumer of resources, accounting for over 32% of energy use and contributing approximately 34% of global carbon emissions. As a responsible real estate developer and community builder, EWI Capital recognises the urgency of this challenge and is committed to reducing the environmental footprint of our portfolio. Our strategy addresses carbon reduction across two key areas:



Our climate action strategy is aligned with the United Nations Framework Convention on Climate Change (“UNFCCC”). In particular, we support the Paris Agreement, aiming to limit global temperature rise to well below 2 degrees Celsius above pre-industrial levels, with a firm aspiration to restrict it to 1.5 degrees Celsius.

Through our joint venture, EWL Living, these high-level commitments are translated into practical on-site actions. Low-carbon materials, renewable energy systems, and energy-efficient design principles are integrated into our developments, supporting environmental resilience while ensuring compliance with the UK’s net-zero goals and the sustainability requirements of the London Plan.

In June 2024, EWL Living completed the Energy Savings Opportunity Scheme (“ESOS”) assessment, which provided insights into energy consumption across operations. Following a strategic review of our current business structure and development timelines, EWL Living identified the next development cycle as the appropriate stage for implementing major energy efficiency initiatives. As a result, no immediate structural energy efficiency measures will be implemented during the current ESOS compliance period. Findings from the 2024 assessment will be used to develop a long-term energy reduction strategy, targeted for implementation in 2028, when management of live site buildings is expected to resume.

To ensure transparency and resilience, we continue to align our sustainability reporting with the recommendations of the Task Force on Climate-related Financial Disclosures (“TCFD”). This framework guides our climate adaptation strategies and helps us effectively manage both the physical and transition risks. A detailed disclosure of our TCFD alignment is published on pages 85 to 86 of this report.

### CLIMATE CHANGE RISKS AND OPPORTUNITIES

Following the completion of our development projects in Australia and the EWI-Ballymore joint ventures, EWI Capital’s risk focus has shifted primarily to EWL Living’s operations in the UK. The environmental landscape is being rapidly reshaped by climate change, with projections indicating hotter, drier summers and warmer, wetter winters, and increase frequency of acute weather events such as flooding and droughts. These climate realities are driving market change, including heightened consumer preference for green buildings and the accelerated regulatory mandates for zero-carbon design.

To navigate this landscape, the Group’s climate risk management is underpinned by EWL Living’s internal assessments, which ensure compliance with the ISO 14001 (Environmental Management). Strengthening governance, the Group enhanced its Enterprise Risk Management (“ERM”) Framework in FY2022 by categorising non-compliance with sustainability commitments as a distinct risk.

The ERM framework specifically monitors the environmental footprint of our construction activities, addressing risks such as air, ground, and water pollution, dust and noise generation, fossil fuel usage, and waste disposal. These measures mitigate potential harm to local ecosystems and surrounding communities. Climate-related risks and corresponding mitigation controls are reviewed quarterly by the RMT and reported to the RMC and the Board for deliberation, ensuring that the ERM Framework remains the central focus for driving our ESG strategy.



### Transition Risk

Type of Risk	Potential Impact	Mitigation Method
<b>Political and Regulatory – Mid-term (1-5 yrs) to Long-term (≥ 11 yrs)</b>		
<ul style="list-style-type: none"> <li>The built environment is subject to a dynamic legislative landscape, with emerging directives from government and statutory bodies, including updates to the New London Plan, exerting a direct influence on project parameters.</li> </ul>	<ul style="list-style-type: none"> <li>Financial baselines face upward pressure due to the integration of more rigorous social, economic, and environmental criteria into development requirements.</li> </ul>	<ul style="list-style-type: none"> <li>Actively scan the horizon to identify and prioritise specific legislative focus areas that possess the potential to materially impact the Group’s operations.</li> <li>Maintain a cycle of regular regulatory reviews, ensuring that compliance requirements are clearly communicated and understood across all divisions.</li> </ul>
<b>Non-compliance with Sustainability Commitments – Mid-term (1-5 yrs) to Long-term (≥ 11 yrs)</b>		
<ul style="list-style-type: none"> <li>Properties lacking essential ESG features, such as renewable energy systems or advanced waste solutions, face the risk of “Brown Discounts,” leading to a tangible reduction in asset value and marketability.</li> </ul>	<ul style="list-style-type: none"> <li>Integrating robust ESG requirements during the preliminary stages of development necessitates a higher upfront capital investment.</li> </ul>	<ul style="list-style-type: none"> <li>Progressively embedding ESG criteria across the full project lifecycle, from design and construction through to the supply chain, ensuring the delivery of commercially sustainable homes.</li> </ul>
<b>Reputational – Long-term (≥ 11 yrs)</b>		
<ul style="list-style-type: none"> <li>Failure to demonstrate tangible progress against our ESG strategy or meet ESG compliance targets poses a significant risk to EWI Capital’s brand equity.</li> </ul>	<ul style="list-style-type: none"> <li>Revenue attrition and a decline in sales volumes, driven by the erosion of customer confidence and negative shifts in brand sentiment.</li> </ul>	<ul style="list-style-type: none"> <li>Actively cascade the ESG strategy and specific targets to all business units, ensuring a unified understanding of how to protect asset value and enhance our market position.</li> </ul>



### Physical Risk

Type of Risk	Potential Impact	Mitigation Method
<b>Acute – Short-term (1-5 yrs) to Long-term (≥ 11 yrs)</b>		
<ul style="list-style-type: none"> <li>Operations face the challenge of an increasingly volatile climate, stemming from severe weather phenomena like high temperatures and flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Significant business interruption, characterised by escalating operational costs, physical damage to infrastructure assets, and critical delays to construction programmes.</li> </ul>	<ul style="list-style-type: none"> <li>Integrate extreme weather scenarios into site-specific risk assessments. By stress-testing these protocols through the HSE team, it enhances our incident preparedness and overall operational resilience.</li> </ul>
<b>Chronic – Long-term (≥ 11 yrs)</b>		
<ul style="list-style-type: none"> <li>Exposure to chronic changes in meteorological patterns, rising global baseline temperatures, and an intensified frequency of extreme weather events.</li> </ul>	<ul style="list-style-type: none"> <li>Elevated risk of HSE incidents at operational sites. Potential consequences range from reduced workforce productivity to critical safety failures and loss of life among staff and supply chain partners.</li> </ul>	<ul style="list-style-type: none"> <li>Adhere to infrastructure resilience regulations to protect our assets against climate volatility, while simultaneously pursuing our emission reduction initiatives to mitigate climate change.</li> </ul>

# CLIMATE CHANGE ADAPTATION, MITIGATION AND RESILIENCE



## Opportunities

 <p><b>Promoting Green Buildings</b></p>	<ul style="list-style-type: none"> <li>• EWI Capital can leverage the growing consumer preference for sustainable living to differentiate its product offering. By highlighting the long-term economic and environmental benefits of its developments, we appeal to a climate-conscious market.</li> </ul>
 <p><b>Regulatory Alignment</b></p>	<ul style="list-style-type: none"> <li>• Emerging regulations provide a clear mandate to upgrade our reporting infrastructure. This allows us to enforce stricter data collection on resource intensity at project sites and recalibrate our supply chain operations to meet higher ESG efficiency standards.</li> </ul>
 <p><b>Enhanced Preparedness</b></p>	<ul style="list-style-type: none"> <li>• There is an opportunity to bolster site safety by integrating extreme weather modelling into our standard risk assessments. Validating these plans through HSE-led simulations will ensure robust incident response and operational readiness.</li> </ul>



# ENERGY AND CARBON



## ENERGY & CARBON INITIATIVES

Energy efficiency remains a key priority for EWI Capital, driven by stakeholder expectations and the UK’s rapidly evolving legislative framework for renewable energy and carbon reduction. In response, EWL Living is proactively adapting by embedding low-carbon construction practices and sustainable materials into standard operating procedures.

While direct operational energy consumption is primarily associated with marketing suites and Resident Experience Team offices, the bulk of energy is used on active construction sites. To mitigate high-impact emissions, we implement strict supply chain standards, including:

Requiring appointed Principal Contractors to source 100% renewable energy for project sites wherever feasible.

Enforcing machinery protocols aligned with the 2021 Finance Bill and enforce Stage IV Non-Road Mobile Machinery (“NRMM”) standards to suppress pollutants such as NOx and SOx.

Integrating photovoltaic (“PV”) panels and air source heat pumps across developments wherever feasible.



Our approach on decarbonisation focuses on reducing resource intensity, particularly diesel and electricity, across our operations, while accelerating the adoption of renewable energy. We recognise that our greatest impact is determined during the conceptual and design phase; therefore, we integrate whole life carbon modelling and life cycle costing into developments planning to embed efficiency from the outset.

Our carbon management framework tracks Scope 1 and 2 emissions generated by assets under our direct control, including offices and marketing suites. With EWL Living’s strategic transition to Principal Contractor model, construction delivery is undertaken by appointed Principal Contractors. Accordingly, energy consumption on-site during construction is determined and managed by the Principal Contractor, with KPIs and targets embedded in their JCT contract. As a result, the energy use at construction sites is reclassified as Scope 3 indirect emissions.

Below is a snapshot of carbon reduction targets by project:

### GRIFFIN PARK

Incorporates air source heat pumps, PV panels, and 100% active electric vehicle charging points. The scheme includes 1,770 sqm of green park space and more than 100 planted trees. It is expected to achieve a 65% reduction in regulated CO<sub>2</sub> emissions against the Approved Document L 2021 baseline. The design meets current Building Regulations and planning requirements.

### DUFFY

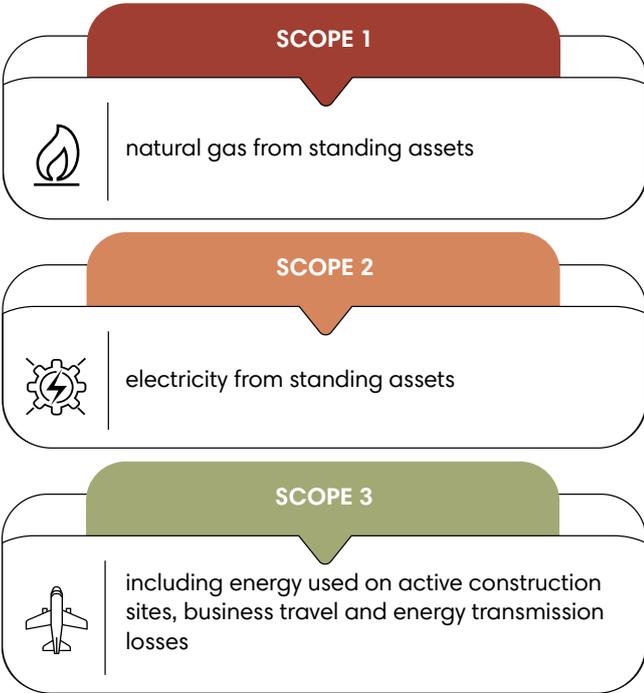
Targeted to deliver a 35% improvement against the Approved Document L 2021 baseline. Measures include PV panels, air source heat pumps, electric boilers and electric vehicles charging infrastructure, ensuring future readiness for area-wide heat network connections.

EWL Living no longer operates any company-owned vehicles, and transport-related emissions from staff-owned cars have remained minimal. As a result, there were no material opportunities for additional transport-related energy savings during the reporting period.

# ENERGY AND CARBON

## CALCULATING CARBON BASELINES

In FY2022, EWL Living established its initial carbon footprint baseline covering:



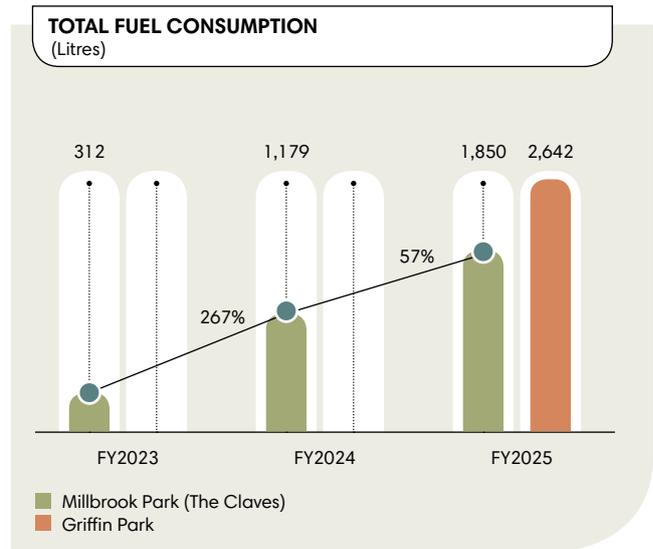
Immaterial sources, such as water and waste from marketing suites, were excluded to ensure the data remained focused on significant impacts.

Following organisational streamlining and a temporary pause in new development to align with projected returns, the FY2022 baseline no longer provides an accurate benchmark for the Group’s NZC commitment. As a result, formal recalculation of the carbon baseline is deferred until operations stabilise, enabling meaningful comparisons. In the interim, FY2022 serves as a provisional reference while we review long-term sustainability goals, which may include recalibration of NZC targets to reflect the Group’s evolving activities.



## DIRECT ENERGY CONSUMPTION

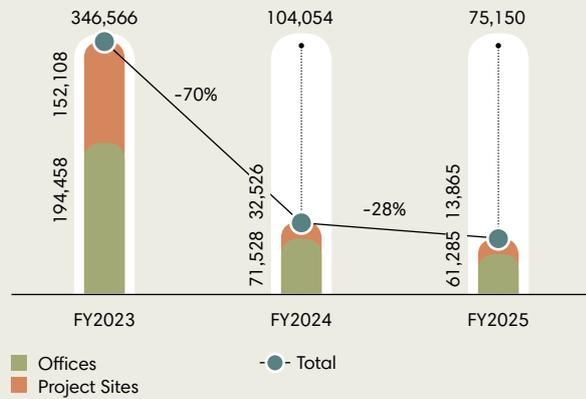
Following a strategic shift in EWL Living’s operational model—from ‘self-delivery’ to a ‘principal contractor’ oversight approach, the Group’s direct fuel inventory now includes only natural gas consumption at our head office, marketing suites, and show apartments. Since FY2022, energy inputs associated with active construction, specifically fuel and electricity used on project sites, are no longer categorised as the Group’s direct energy consumption. These are now monitored as indirect emissions within our supply chain scope.



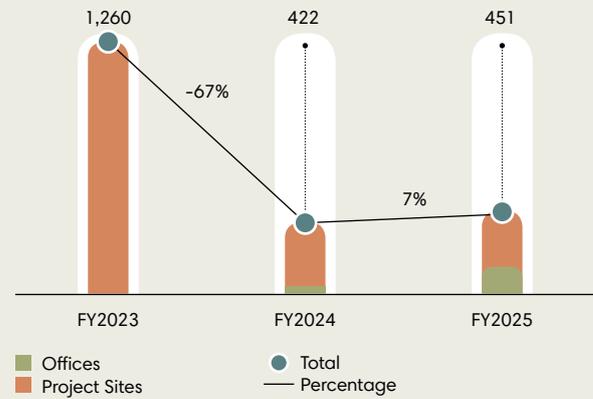
Total Fuel Consumption (Litres)			
	FY2023	FY2024	FY2025
<b>Millbrook Park (The Claves)</b>	312	1,179	1,850
<b>Griffin Park</b>	-	-	2,642

In FY2025, EWL Living recorded a total diesel consumption of 4,492 litres. This represents a continued increase from FY2024 (1,179 litres) and FY2023 (312 litres). This increase is due to the major construction activities in FY2024 and FY2025, which involved the use of heavy machinery for excavation and piling compared to the preliminary activity levels seen in FY2023.

**TOTAL ELECTRICITY CONSUMPTION**  
(kWh)



**TOTAL ENERGY CONSUMPTION**  
(Gigajoules, GJ)



Total Electricity Consumption (kWh)			
	FY2023	FY2024	FY2025
<b>Offices</b>	194,458	71,528 <sup>2</sup>	61,285 <sup>4</sup>
<b>Project Sites</b>	152,108 <sup>1</sup>	32,526 <sup>3</sup>	13,865 <sup>5</sup>
<b>TOTAL</b>	346,566	104,054	75,150

Notes:

- 1 FY2023 project site data encompassed Aberfeldy Village (Oxbow), Millbrook Park (Claves) and Kew Bridge (Verdo) and Lampton Homes (New Road Triangle).
- 2 Electricity consumption data coverage for FY2024 excludes certain sites reported in previous years due to operational changes. The EWI Capital Sales Gallery has relocated to a shared sales office at Bukit Bintang City Centre, with negligible electricity consumption. Similarly, the Sydney office has relocated to a co-working space with shared utilities, making data unavailable, while the Melbourne office has been closed.
- 3 FY2024 project sites only cover Lampton Homes (New Road Triangle) and Millbrook Park (Claves).
- 4 FY2025 offices comprise Malaysia HQ Office, Menara EcoWorld and EWL Living Offices.
- 5 FY2025 project site only covers demolition works at Griffin Park.

In FY2025, EWI Capital's total electricity consumption decreased significantly to 75,150 kWh. This represents a sharp 28% reduction from the 104,054 kWh recorded in FY2024. This decrease is mainly due to reduced construction activities in FY2025.

Note:

The calculation for total energy consumption is done on the basis of 0.0036GJ per kWh and 0.0402GJ per litre of diesel consumed.

In FY2025, the Group's total energy consumption rose to 451 GJ, representing a 7% increase from the 422 GJ recorded in FY2024. This is primarily attributed to the construction work at Millbrook Park and Griffin.

EWL Living is actively advancing its sustainability journey, focusing on improving the accuracy and reliability of its operational energy consumption data.

**CARBON EMISSIONS**

EWI Capital's carbon emissions cover Scopes 1, 2, and 3:

**SCOPE 1**

includes direct emissions from sources owned or controlled by the Group such as natural gas consumption in standing assets such as head office in UK, marketing suites, show apartments, and unoccupied units for EWL Living.

**SCOPE 2**

emissions are indirect emissions from the generation of purchased electricity used in offices (both in Malaysia and the UK), show apartments, and unoccupied units.

**SCOPE 3**

involves other indirect emissions, including gas, electricity, and fuel consumption during construction activities.

# ENERGY AND CARBON

Since FY2022, a pivotal shift in our operations has reclassified all emissions from construction activities as Scope 3 emissions, reflecting the fact that site works are now managed by appointed Principal Contractors rather than delivered directly by EWL Living.

This reclassification has fundamentally shifted our decarbonisation strategy. With the vast majority of our footprint, particularly embodied carbon from materials now sitting within Scope 3, we have intensified our focus on supply chain engagement. We are actively collaborating with our Principal Contractors to drive best practices in material selection, waste reduction, and logistics efficiency. By accounting for these indirect emissions, alongside business travel and employee commuting, we ensure a holistic approach to carbon management that is essential for meeting our long-term NZC goals.

In FY2025, the Group’s total emissions remained relatively stable, recording a marginal increase to approximately 171,549 kg CO<sub>2</sub>e (FY2024: 163,453 kg CO<sub>2</sub>e). While the overall footprint remains consistent, the drivers of performance shifted between our operational and construction activities:

**SCOPE 1**

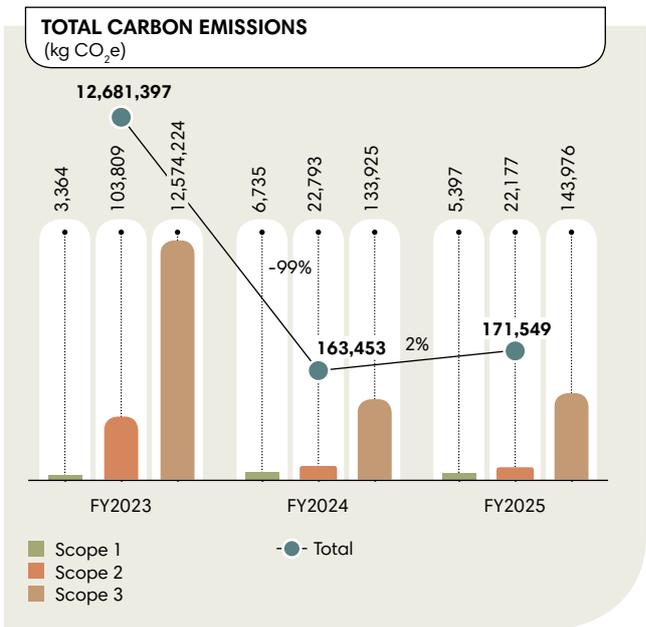
Decreased by 19.9% to 5,397 kg CO<sub>2</sub>e (FY2024: 6,735 kg CO<sub>2</sub>e). This reduction reflects a lower volume of general construction activities and reduced energy consumption from standing assets during the year.

**SCOPE 2**

Saw a slight decline to 22,177 kg CO<sub>2</sub>e (FY2024: 22,793 kg CO<sub>2</sub>e).

**SCOPE 3**

In contrast, Scope 3 emissions rose to 143,976 kg CO<sub>2</sub>e (FY2024: 133,925 kg CO<sub>2</sub>e). This increase was primarily attributed to enabling works at Griffin Park.



Total Carbon Emissions (kg CO <sub>2</sub> e)			
	FY2023	FY2024	FY2025
<b>Scope 1</b>	3,364 <sup>1</sup>	6,735	5,397
<b>Scope 2</b>	103,809 <sup>2,4</sup>	22,793	22,177
<b>Scope 3</b>	12,574,224 <sup>3</sup>	133,925	143,976
i. Fuels used in construction	830	3,135	11,946
ii. Construction materials and services for development	12,496,888	75,464	75,464
iii. Fuel and energy related services	29,787	6,735	2,871
iv. Employee Commuting	46,719	42,077	48,464
v. Business Travel	-	6,514	5,231

- Notes:
- The conversion factor used for EWL Living offices and project sites is in accordance with the UK Government GHG Conversion Factors 2022.
  - The emission factor used to quantify carbon emission for EWL Malaysia and Australia offices is based on Harmonised Grid Emissions Factor 2021 data set by the United Nations Framework Convention on Climate Change (“UNFCCC”). Meanwhile, the emission factor used to calculate EWL Living’s marketing suites and show apartments is based on the UK Government GHG Conversion Factors 2022.
  - Due to data collection challenges attributed to the ongoing Business Consolidation, data for “Scope 3 - Business Travel” is excluded for FY2023. The new category of “Scope 3 - Employee Commuting” has been included for FY2023, but is at present limited to employees travelling on private vehicles at our headquarters in Malaysia.
  - Scope 2 data for FY2023 excludes fuels consumed at UK offices.

**CARBON INTENSITY**

Given the built environment context of our operations, we have adopted floor area in m<sup>2</sup> as the primary denominator for calculating intensity across Scope 1, Scope 2, and Scope 3 emissions. This metric aligns with industry best practices, allowing for a meaningful, context-specific evaluation of our environmental performance that remains comparable regardless of fluctuations in project scale or portfolio size.

Carbon Intensity (kg CO <sub>2</sub> e/m <sup>2</sup> )			
	FY2023	FY2024	FY2025
<b>Scope 1</b>	2.0	0.7	0.6
<b>Scope 2</b>	27.9	2.3	2.5
<b>Scope 3</b>	805.0	8.6	119.1

Notes:

The floor size includes offices, marketing suites, show apartments and project sites. Total floor size for FY2023, FY2024, and FY2025 is 19,366 m<sup>2</sup>, 25,495 m<sup>2</sup>, and 9,990 m<sup>2</sup> respectively.



## BIODIVERSITY



EWI Capital recognises biodiversity as a cornerstone of economic stability, climate resilience, and human wellbeing. In the UK, biodiversity conservation addresses the historical impact of industrialisation and urban expansion on natural habitats. Biodiversity assessments on new projects identified risks such as soil erosion, water quality degradation from sediment runoff, and the spread of invasive species. EWL Living aims to reverse historical degradation by enhancing previously developed land to create bio-diverse urban landscapes.

Biodiversity governance sits under the Managing Director of EWL Living, with significant ESG matters, including environmental pollution and construction-related impacts integrated into the Group's risk management system for Board and Executive Committee review. EWL Living is committed to achieving a Net Positive Biodiversity Impact, including meeting the 10% BNG mandated by the UK's Environment Act 2021 for all new developments.

While fully aligned with this regulation, we view the 10% threshold as a baseline rather than a ceiling, striving to exceed it wherever project conditions allow. Developments also adhere to the London Plan's Urban Greening Factor ("UGF"), prioritising green infrastructure such as green roofs

and sustainable drainage systems to enhance air quality and wellbeing. Where applicable, projects incorporate Building Research Establishment Environmental Assessment Method ("BREEAM") with biodiversity offsetting only as a last resort.

Biodiversity assessments are conducted at the earliest stages of development. Ecological surveys establish baselines, identify critical conservation areas, and inform design strategies that integrate natural systems and promote ecological connectivity. Management measures focus on avoiding harm to existing habitats, minimising unavoidable impacts, restoring ecosystems, and preventing soil erosion and managing site conditions to preclude invasive species, ensuring compliance with legal standards regarding protected species.

Ecological value is quantified using a biodiversity metric, comparing post-development outcomes against pre-development baseline. For FY2025, the Griffin Park is forecasted to achieve a BNG score of 55.71%, surpassing regulatory minimums, while Aberfeldy Phase 4 targets a BNG score of 30.47%.

Through these initiatives, EWL Living ensures measurable progress toward enhanced biodiversity, delivering both ecological and community benefits.

# WATER CONSUMPTION

EWI Capital recognises that water stewardship is a critical priority for our UK operations, particularly in London, where demographic pressures and complex resource demands are intensifying. According to the World Resources Institute’s Aqueduct Water Risk Atlas, London falls within a low-to-medium water stress category, however, this vulnerability intensifies significantly during periods of drought.

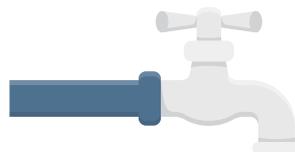
The climate crisis exacerbates these risks, with projected summer scarcity threatening both ecological balance and the reliability of public water access. Thames Water has highlighted a potential supply-demand deficit, which, if unaddressed, could compromise access to clean water and sanitation.

From a business perspective, failure to adapt may result in volatile utility costs, regulatory compliance risks, and operational disruptions. A proactive approach to water efficiency strengthens environmental resilience and safeguards long-term availability for the community.

EWL Living’s direct water usage occurs through site operations and development phases, drawing from

municipal sources. Portfolio mapping against the Aqueduct Water Risk Atlas confirms that none (0%) of our active sites are located in water-stressed zones. In FY2025, water intensity remained minimal due to limited operational activity, evidenced by the Millbrook Park and Griffin Park projects that collectively recorded a consumption of just 14 cubic metres.

In the absence of a dedicated water consumption policy, operations are guided by UN Sustainable Development Goal 6 (Clean Water and Sanitation) and national framework, including the London Plan. All sites (100%) maintain ISO 14001 certification, ensuring structured environmental management and responsible water use.



Water efficiency is embedded in development specifications to mitigate environmental impact and meet regulatory standards:

Compliance with the UK’s Building Regulations Part G and London Plan policies, targeting a maximum consumption rate of 105 litres per person per day for all new builds

Use of combination of Sustainable Drainage Systems (“SuDS”) and blue / green roof technologies to manage stormwater effectively

Collaboration with Principal Contractors to minimise production waste, including flow rate controls and routine tap security checks

Through these measures, EWL Living ensures responsible water usage while building resilience against future supply challenges.

Water Performance Data			
	FY2023	FY2024	FY2025
<b>Water Withdrawal by Source (Litre)</b>			
Surface water withdrawal (lakes, rivers, natural ponds)	0	0	0
Groundwater withdrawal (wells, boreholes)	0	0	0
Used quarry water withdrawal	0	0	0
Municipal potable water withdrawal	3,215,500	38,591	55,578
External wastewater withdrawal	0	0	0
Harvested rainwater withdrawal	0	0	0
<b>Total Water Withdrawal (Litre)</b>	<b>3,215,500</b>	<b>38,591</b>	<b>55,578</b>
Water withdrawal from water-stressed region	0	0	0
<b>Total Water Consumption (Litre)</b>	<b>3,215,500</b>	<b>38,591</b>	<b>55,578</b>
• Offices	986,500	27,219	41,518
• Project Site	2,229,000	11,372	14,060

# WATER CONSUMPTION

Water Performance Data			
	FY2023	FY2024	FY2025
<b>Water / Effluents Discharged by Destination (Litre)</b>			
Ocean Discharge	0	0	0
Surface Water Discharge (lakes, rivers, natural ponds)	0	0	0
Subsurface Discharge (wells, boreholes)	0	0	0
Off-site Water Treatment Discharge	3,215,500	38,591	55,578
Beneficial / Other Use Discharge	0	0	0
<b>Total Effluent / Water Discharged (Litre)</b>	<b>3,215,500</b>	<b>38,591</b>	<b>55,578</b>
<b>Number of Incidents of Non-compliance with Water Quality / Quantity Permits, Standards and Regulations</b>	<b>0</b>	<b>0</b>	<b>0</b>

Water Consumption Intensity			
	FY2023	FY2024	FY2025
Litre per £100 procurement spend	7.56	0.02	0.74
Litre per manhour worked on site	10.68	0.03	0.84

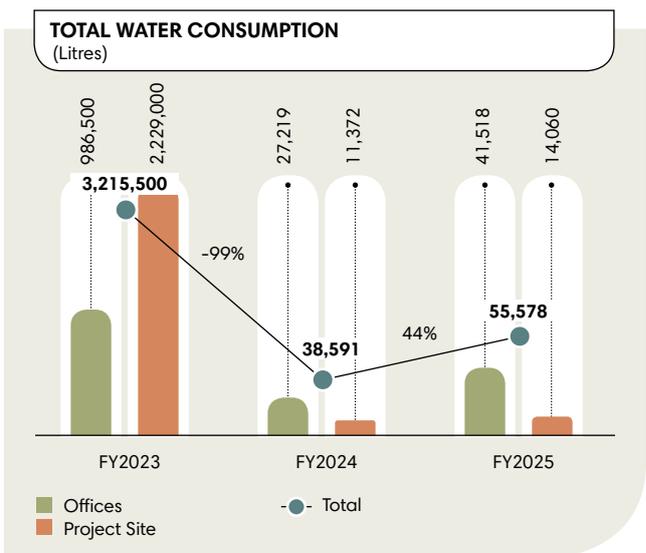
Notes:

- 1 Water consumption data for FY2023 and FY2024 cover two active project sites at Millbrook Park and New Road Triangle.
- 2 Water consumption data for FY2025 cover project sites at Griffin Park and Millbrook Park.
- 3 Project Site Water Consumption Intensity is calculated against EWL Living's Total Procurement Spend of GBP 29,485,032 in FY2023, GBP 45,743,567 in FY2024, and GBP 1,910,000 in FY2025.
- 4 We do not have any sites classified as "Water Stressed" for FY2024 and FY2025.

In FY2025, EWI Capital recorded a total water withdrawal of 55.5 thousand litres, an increase from the 38.5 thousand litres recorded in FY2024. This variance is largely attributable to the increased water usage at the offices during the reporting period.

To ensure our tracking aligns with project activity, we monitor efficiency using the metric of 'litres per £100 procurement spend'. For FY2025, our water intensity recorded a slight increase to 0.74 litres per £100 spend.

Moving forward, we are moving from monitoring to mandating. Our next strategic milestone is to define a specific water intensity target rate and embed this directly into the contractual frameworks for all future Principal Contractors. This step will ensure that our supply chain partners are aligned with our long-term environmental stewardship goals.



# CIRCULAR ECONOMY AND RESOURCE USE

EWI Capital embeds the principles of the circular economy into the core of our real estate development practices, aiming to minimise resource consumption, reduce waste, and extend the lifecycle of materials. Our strategies focus on three key areas:



Prioritise the incorporation of recycled materials into buildings



Designing homes with consideration for disassembly and reuse



Ensure that at least 90% of construction waste is diverted from landfill

These objectives are supported by sustainable planning, green building design, and circular construction methods.

## SUSTAINABLE DESIGN & GREEN BUILDING

At EWL Living, developments are designed not only as structures but as dynamic, human-centric environments. Our master plans integrate eco-conscious features with socially enriching spaces.

Key initiatives include:



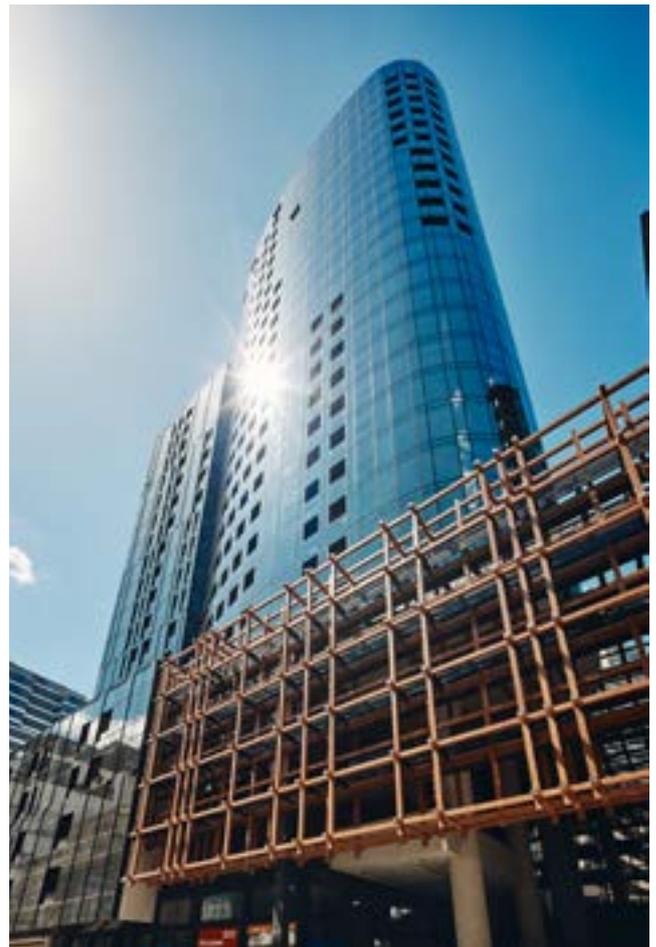
Strategic building orientation for natural light, thermal regulation, and ventilation, reducing reliance on artificial lighting and mechanical cooling.



Installation of energy-efficient lighting, water-saving fixtures, PV panels and air source heat pumps.

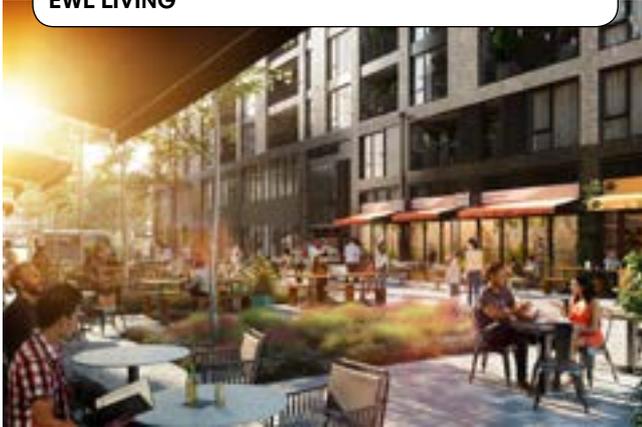


EWI-Ballymore's commercial projects have achieved Building Research Establishment Environmental Assessment Method ("BREEAM") certifications while residential developments by both EWL Living and EWI-Ballymore comply with the Building Regulation standards, ensuring high sustainability performance.



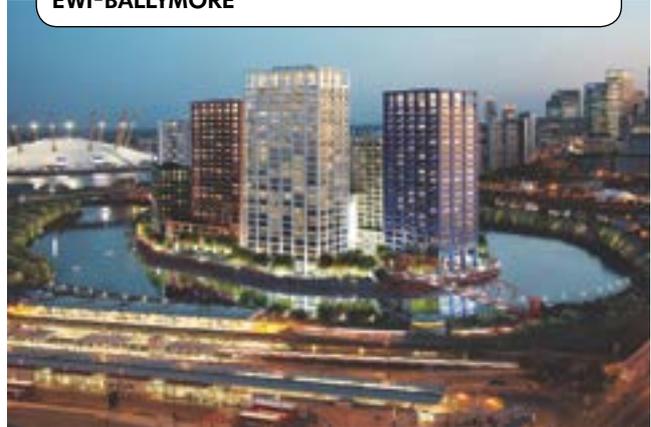
## CIRCULAR ECONOMY AND RESOURCE USE

EWL LIVING



- Development site selection for EWL Living in close proximity to trains, tube stations and / or local bus routes to encourage the use of public transportation and reduce carbon emissions generated by private vehicles.
- Establishing separate refuse areas for recyclable waste and normal waste managed by the site team.
- Remotely turning off heater and hot water when resident is away for a long period.
- Use of rainwater harvesting to collect water for landscape watering.
- Adopting Air Source Heat Pumps for low-carbon building heating, and utilising solar panels for electricity generation where practical.
- Installation of building link sensors at Barking Wharf and Kew Bridge to adjust the heat or power use, depending on footfall or use of public spaces.
- Installation of electric vehicle charges and photovoltaic panels on many of the houses at Action Lodge.

EWI-BALLYMORE



- Use of smart meters, electricity, and water consumption systems to monitor gas, electricity, and water consumption at each of its developments.
- Installation of future-proofed charging point for electric vehicles in Wardian and London City Island to ensure compatibility with charge ports.
- Innovative car parking system in Embassy Gardens and Wardian to reduce land use and carbon emissions.
- Generous balcony in Embassy Gardens and Wardian to provide shading and reduce cooling load.
- Green roof installation at Embassy Gardens and London City Island for sustainable drainage.
- Greener alternative to traditional reinforced concrete used in buildings for all projects.
- Provision of green spaces and native tree species planted across all project sites.
- Incorporation of retail and commercial spaces at Embassy Gardens, Wardian and London City Island for business and employment opportunities.

### CIRCULAR CONSTRUCTION & MATERIALS MANAGEMENT

EWI Capital recognises that resource efficiency is critical for long-term resilience and brand reputation. Core materials such as cement, steel, timber, and sand are managed with circular economy principles. In FY2025, resource scarcity continued to be treated not only as environmental risk, but as a material factor influencing our long-term resilience and brand reputation. We recognise that efficient resource management directly translates to value for our customers; lowering resource consumption reduces utility and operating costs for occupants, a critical consideration for modern buyers who increasingly prioritise the green credentials of their homes.

Accordingly, we are committed to embedding circular economy principles throughout our construction processes. This involves optimising efficiency across the building lifecycle and prioritising the reuse, repair, refurbishment, and recycling

of materials to mitigate the impacts of climate change and align with UN SDGs 9 (Industry, Innovation and Infrastructure), 11 (Sustainable Cities and Communities), 12 (Responsible Consumption and Production), and 13 (Climate Action).

To advance this agenda, the Group implements a Sustainable Procurement Policy, ensuring that materials are not only sustainably sourced but also selected with future deconstruction and resource recovery in mind. Under this policy, all timber must be certified by either the Programme for the Endorsement of Forest Certification ("PEFC") or Forest Stewardship Council ("FSC").

Furthermore, we are aligning our portfolio with the upcoming 2025 Future Homes Standard which require new homes to produce 75–80% lesser carbon emissions. Accordingly, our internal policies are being revised to reflect these market

conditions, ensuring our developments are future-proofed against evolving regulations.

To ensure these strategies are executed effectively, resource efficiency is governed at the highest level. The Sustainability Lead, reporting directly to the Board of EWL Living, is tasked with implementing these initiatives, while significant ESG risks are integrated into the Group's risk register for Board deliberation.

**RECYCLING AND WASTE MANAGEMENT**

The construction industry places significant pressure on material resources. Data from the Department for Environment, Food and Rural Affairs ("DEFRA") indicates that construction activities account for approximately 60% of the UK's total waste volume. In response, and in alignment with the UK government's Resources and Waste Strategy for England, EWL Living recognises responsibility to minimise the environmental footprint of its developments.

Guided by the waste hierarchy and the UN SDGs 11 (Sustainable Cities), SDG 12 (Responsible Consumption), and SDG 13 (Climate Action), we are committed to reducing

To translate these commitments into action, EWL Living imposes strict policies and strategies to monitor and manage waste effectively:

All projects engage specialist waste management contractors responsible for collection, segregation, and disposal of waste. These partners provide verified data to demonstrate compliance with regulatory requirements and internal waste diversion targets.

Following the transition from 'self-delivery' project model to a principal contractors model, EWL Living focuses on overseeing contractors' waste management practices, ensuring alignment with the Group's sustainability goals.



We work closely with technical and design teams to standardise layouts and specifications, minimising defects and material inefficiencies. Sustainable design and low-carbon construction methods are prioritised to prevent waste generation at source.

Principal Contractors' are required to apply the principles of Reduce, Reuse, and Recycle ("3R") throughout the construction lifecycle. This includes maximising the reuse of materials such as tiles, timber, and concrete wherever practicable. Internally, EWL Living reinforces these principles through its Greener Office Guide, which promotes waste reduction and use of segregated recycling bins at both our head office and project sites.

On a project level, we operationalise these goals by embedding site-specific KPIs into our contracts with Main Contractors. These targets differ across projects to account for specific site constraints but consistently drive waste reduction and efficient use of resources, ensuring our supply chain supports our circular economy ambitions. For example, at Griffin Park, EWL Living plans to require the Main Contractor to undertake both life-cycle costing assessments and post-occupation evaluations, to ensure that design intent will be translated into measurable long-term operational performance.

waste across building life cycle. This includes prioritising waste prevention, integrating recycled materials, and maximising reuse materials from demolition and excavation activities, supporting a more resilient and regenerative urban environment.

Oversight of our waste management aligns with the Group's wider sustainability governance framework, detailed in the Sustainability Governance section on page 18. Material waste-related risks are actively tracked within the Group's risk register.

Hazardous materials are not handled directly by EWL Living. Fully licensed contractors are engaged to ensure safe, compliant disposal and responsible disposal.

To evidence compliance with planning conditions and best practice standards, Principal Contractors are expected to maintain comprehensive Health & Safety files, including waste transfer notes and final site records, demonstrating responsible waste handling and disposal.

## CIRCULAR ECONOMY AND RESOURCE USE

EWL Living strengthened its sustainability ambition by raising the construction waste diversion target from 95% to 98%. This not only reduces environmental impact but also mitigates exposure to rising landfill taxes and disposal costs. In addition, we have expanded our performance framework to include a Waste For Energy target for Principal Contractors. Looking ahead, the Group plans to incorporate specific demolition and excavation waste targets into future contracts, with initial data collection already underway at Griffin Park development.

Waste			
	FY2023	FY2024	FY2025
<b>Total Waste Generated (tonnes)</b>	8,867,004.26	492.80	60.00
<b>Proportion of Waste Diverted from Landfill (%)</b>	98.30%	97.59%	96.67%
<b>Recycled Waste / Amount of Waste Diverted from Landfill (tonnes)</b>	8,682,552.23	486.96	58.00

Waste			
	FY2023	FY2024	FY2025
<b>Non Recycled Waste / Refused Derived Fuel (tonnes)</b>	151.67	0.00	2.50
<b>Hazardous Waste (tonnes)</b>	0.00	0.00	0.00
<b>Non-Hazardous Waste (tonnes)</b>	11.86	492.80	60.00

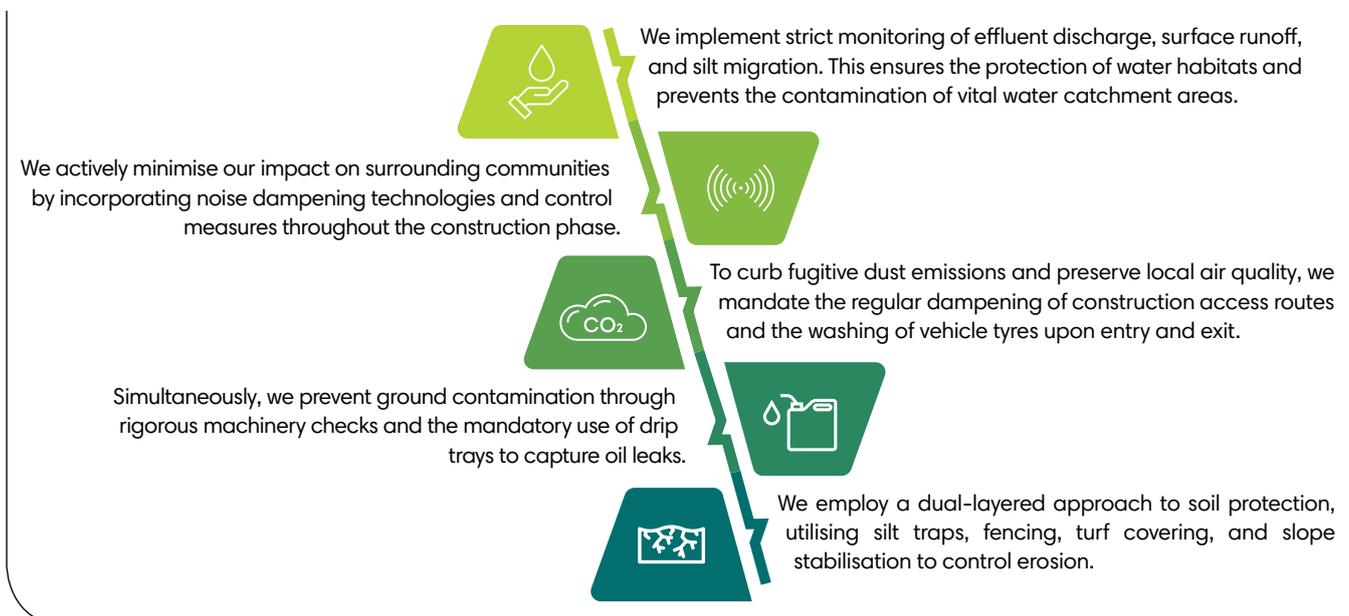
**Notes:**

1. Waste generated by EWL Living offices and sales galleries in Malaysia and Australia is negligible and has been excluded from this report.
2. Waste reporting is limited to UK construction sites, as there are no ongoing real estate projects in Malaysia and Australia. Project sites covered consist of:
  - FY2023: Griffin Park, Millbrook, and New Road Triangle.
  - FY2024: Millbrook and New Road Triangle.
  - FY2025: Millbrook
  - Breakdown of hazardous and non-hazardous waste is scoped to Millbrook project only.

For the reporting year, FY2025, minimal construction waste (60 tonnes) was generated due to limited live site activity, particularly in Millbrook. Despite the lower volumes, our commitment to transparency remains robust. Where waste was generated, we maintained our diversion goals and continued to break down data into hazardous and non-hazardous classifications to strengthen our disclosure capabilities moving forward.

### ENVIRONMENTAL PERFORMANCE MONITORING & POLLUTION PREVENTION

EWI Capital remains steadfast in its commitment to environmental stewardship, with strong focus on preventing pollution across air, water, noise, and soil. To protect the ecological integrity of our sites, EWL Living implements a set of pollution control measures at every active project site. Our mitigation strategy focuses on four key environmental aspects:



Our operational controls are supported by a responsive governance framework. While pollution risks are managed dynamically as they emerge, the Group ensures high-level oversight by including pollution risk as a standing agenda item at quarterly RMT meetings. This ensures a proactive, top-down approach to regulatory compliance.

On the ground, incidents are tracked and reviewed during monthly project meetings. In the event of a significant environmental occurrence, EWL Living's crisis management plan is immediately activated, triggering the deployment of an Emergency Response Team ("ERT") to contain and remediate the issue swiftly.

This management approach is validated by external standards. We are proud to confirm that 100% of EWL Living's active project sites have achieved ISO 14001 accreditation, the international benchmark for environmental management systems.

Our commitment to operational excellence is reflected in our continued strong performance. EWI Capital reports zero environmental non-compliance incidents, fines, warnings, or penalties for the three-year period spanning 2023 to 2025.





## CONNECTED COMMUNITY



GRI 203, 204, 413



### OBJECTIVE

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

### OVERVIEW

EWI Capital’s commitment to community wellbeing is central to our vision of “Building Value, Shaping Tomorrow”. We strive to create lasting, positive impacts in the communities surrounding our developments by focusing on economic growth, educational opportunities, and vibrant, thriving environments. Through master planning and design, we foster spaces that enhance the wellbeing and productivity of residents while encouraging active participation and a strong sense of community.

Our approach goes beyond traditional corporate social responsibility, as we integrate local perspectives into project design, ensuring alignment with London’s goals for equitable development. This is exemplified by the success of the Aberfeldy Estate transformation, guided by the Aberfeldy Village Social Value Framework. Building on this success, we are committed to applying our Connected Communities ethos across all our projects.

EWL Living’s community investment strategy is embedded in our broader Social Value Framework, which prioritises sustainable growth and social value integration into business processes. This framework ensures that local needs are effectively met while fostering long-term community connections.

### UNSDG ALIGNMENT



#### Goal 3 Good Health and Well-being

Ensure healthy lives and promote well-being for all at all ages.



#### Goal 4 Quality Education

Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all.



#### Goal 16 Peace, Justice and Strong Institutions

Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels.



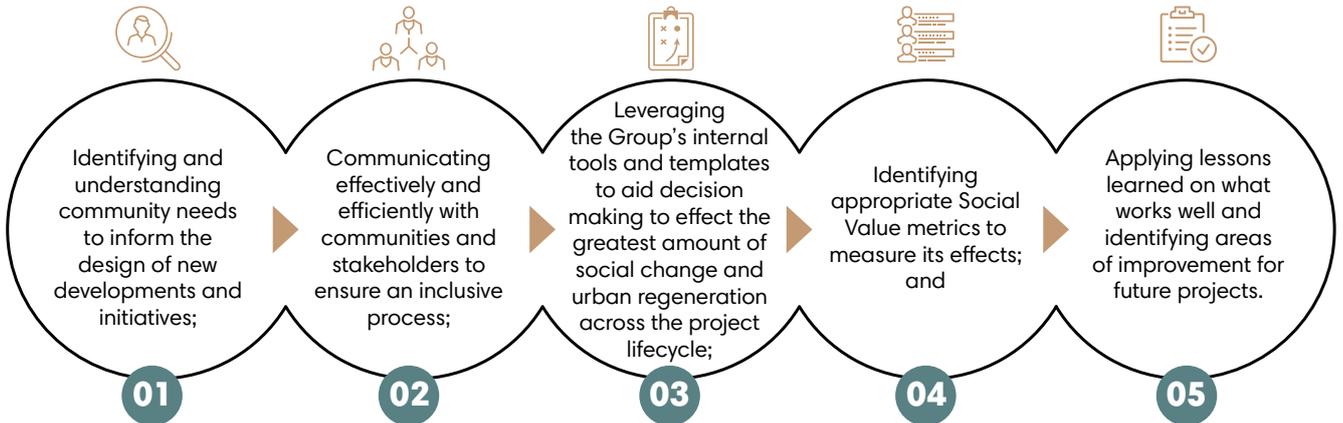
#### Goal 17 Partnerships for the Goals

Strengthen the means of implementation and revitalise the global partnership for sustainable development.

# PURPOSEFUL CONSTRUCTION AND PLACEMAKING

At the heart of EWI Capital's construction and placemaking strategy is the seamless integration of our ESG values into the fabric of the built environment. Our philosophy focuses on driving both ecological and socio-economic sustainability, ensuring that the spaces we create are inclusive and accessible to all community members. By prioritising local employment and championing small businesses, we ensure our developments do more than just provide housing; they anchor the local economy and establish an enduring legacy of positive impact within every neighbourhood we serve.

Our socially conscious approach to development begins with:



EWI Capital has been evaluating the community impact of its construction activities, deploying targeted strategies to mitigate disruption while actively enhancing the local socio-economic environment. These measures include:

- 

Strategic site traffic management plans to minimise congestion on local roads, specifically by scheduling material deliveries outside of peak community travel hours.
- 

Promoting public transport use among the site workforce to reduce carbon emissions and alleviate pressure on local parking infrastructure.
- 

Careful monitoring regimes for construction noise, vibration, and dust to protect resident wellbeing, supported by a protocol of advance notification for any scheduled disruptive activities.
- 

Facilitating proactive community engagement through public consultations, surveys, and notice boards to address local concerns effectively.
- 

Driving socio-economic value by prioritising the recruitment of local labour and the appointment of local supply chain partners wherever feasible.

In FY2023, EWL Living began the development of a comprehensive Place Framework, underpinned by the material ESG priorities of our ESG strategy and fully aligned with the Group's strategic business objectives. This framework defines the essential principles, enablers, and processes required to deliver healthy, vibrant, and sustainable neighbourhoods. Crucially, the delivery of Social Value sits at the heart of this initiative, reinforcing the core goals of the EWL Living Social Value Framework.

Looking ahead, EWI Capital intends to continuously reassess its placemaking strategy, ensuring it remains in alignment with its social value ambitions. The Group's future focus will centre on establishing clear, measurable benchmarks to track the success of our placemaking endeavours.

# PURPOSEFUL CONSTRUCTION AND PLACEMAKING

## CUSTOMER SATISFACTION AND BRAND REPUTATION

Customer satisfaction serves as a key measure for EWL Capital’s product and service quality, directly influencing our brand reputation and long-term business success. At EWL Living, this area is governed by the senior management acting under the oversight of the Board. Additionally, the Sales and Marketing Committees of both EWL Living and EWI-Ballymore function as strategic forums for the regular review and analysis of customer satisfaction scores.

The Resident Experience Team (“RET”), led by the Senior Director of Sales & RET, is the operational custodian of quality throughout the entire customer journey, from the point of purchase through to occupation and the conclusion of the two-year Defects Liability Period. Beyond daily management, the RET feeds critical insights regarding customer expectations, engaging other departments early in the pre-development stage to establish design and build practices. Furthermore, we have rolled out enhanced training modules and process improvements across the RET to strengthen communication protocols, defect management, and escalation pathways.

To maintain quality control, EWL Living collaborates with an external Client Management Team, which oversees the quality procedures executed by our Principal Contractors. This oversight is reinforced by regular Directors’ visits to project sites, ensuring that the final products and services delivered to our customers meet the Group’s high standards.

Our ultimate objective is to secure a 90% probability of clients recommending us to friends or family. The accompanying chart illustrates the percentage of customers willing to

endorse our UK projects to their inner circle. Over the past three years, we have consistently achieved or exceeded this 90% customer satisfaction target, a testament to our enduring commitment to delivering exceptional customer experiences.

In terms of site standards, we achieved an average CCS score of 36 for Griffin Park. While this was marginally below the Group’s target of 38, the outcome reflects the specific operational context of the site. Works at Griffin Park were limited in scale and duration, comprising primarily the demolition of the remaining stadium steelwork. Achieving higher bands typically requires the implementation of broader, long-term initiatives across multiple supply chain partners, which necessitate sufficient project duration to embed and demonstrate measurable value. Given the short operational window at Griffin Park, such initiatives were not relevant.

Average Customer Satisfaction Scores for UK projects (In-house Research)			
	FY2023	FY2024	FY2025
<b>% of customers who would recommend (all UK projects)</b>	92%	100%	100%
<b>Sustainability KPI target</b>	90% (Achieved)	90% (Achieved)	90% (Achieved)



# COMMUNITY COHESION

Community cohesion is a fundamental driver of sustainable urban development, as integrated neighbourhoods foster economic resilience, enhance safety, and support the mental well-being of residents while protecting the human right to dignified housing. For EWI Capital, this is significant for our long-term business viability and social license to operate, as it depends on creating not just physical structures, but thriving, inclusive environments where residents feel a profound sense of belonging. We recognise that social fragmentation poses tangible risks to property values and brand reputation; therefore, we view community integration as a critical value driver. By embedding social value directly into our development strategy, we ensure our projects facilitate social mobility and connection, protecting our assets while delivering on our promise to create safe sanctuaries that align with broader goals for equitable urban growth.

To cultivate these thriving environments, we actively promote a lifestyle defined by engagement, wellness, and social connection. Our developments serve as vibrant hubs where residents can pursue healthy living; for instance, the health club at Wardian offers a diverse schedule of weekly classes ranging from Pilates and HIIT to Boxing Boot Camp, alongside monthly challenges that foster a friendly, competitive spirit. Beyond fitness, we facilitate meaningful neighbourly connections through a rich calendar of social events across our UK portfolio. These range from intimate gatherings like coffee clubs and board game nights to large-scale celebrations including summer garden parties, rooftop BBQs, live music, and stand-up comedy, ensuring there are ample opportunities for residents to bond and enjoy their shared spaces.

Our approach goes beyond traditional corporate social responsibility by embedding community investment directly into our business processes. In FY2023, EWL Living initiated the Place Framework, a strategic roadmap aligned with our Connected Communities ethos that prioritises sustainable growth and equitable development. This framework ensures local needs are integrated into project designs, a success best exemplified by the Aberfeldy Village Social Value Framework, which has set a benchmark for social innovation. To ensure these principles are applied practically, we engage deeply with stakeholders prior to planning. For the Duffy project, we appointed Icenl as Communications Coordinator to facilitate meaningful dialogue with groups such as the Friends of Gunnersbury Park, The Kew Society, and Brentford Voice. Through public consultations and digital feedback loops, we incorporated community input directly into the design, resulting in tangible improvements such as the inclusion of a local play area.

We believe that true placemaking is achieved by collaborating with local stakeholders to build welcoming environments where residents feel a profound sense of ownership. Our philosophy is that a home should be a

sanctuary, a place where individuals are secure, content, and empowered to flourish. Translating this ethos into action, EWI Capital invested £13,100 during FY2025 to support local cohesion, directly impacting the lives of over 7,801 community members. This total includes community investments of £9,500 at Aberfeldy and £3,600 at Griffin Park, ensuring we leave a positive, lasting legacy in the areas we develop.

Event / Activity	Amount invested (GBP)	No. of benef <sup>(1)</sup>
<b>Aberfeldy</b>		
Winter Event in December 2024	8,000	400
Co-sponsor of an Eid Event in June 2025	1,500	400
<b>Griffin Park</b>		
Sponsored the Brentford Canal Festival in June 2025	2,000	7,000
Ongoing engagement with football club supporters' groups and history groups	1,600	1
<b>Total</b>	<b>13,100<sup>(3)</sup></b>	<b>7,801</b>

Notes:

1. The number of beneficiaries is based on our best estimates.
2. £13,100 is equivalent to RM72,092 based on GBP 1 to MYR 5.5032, being the 5 p.m. middle rates of Bank Negara Malaysia as at 31 October 2025.

### GREEN DRAGON PRIMARY SCHOOL REPAIRS

We believe that sustainability culture starts from within. EWL Living places a strong emphasis on employee volunteerism, encouraging all staff to dedicate a minimum of 8 hours annually to community activities. This initiative fosters a deeper understanding of sustainability in action while reinforcing our commitment to stewardship. In FY2025, this was demonstrated when EWL Living staff, alongside early works contractor Myco, volunteered at Green Dragon Primary School to repair and secure playground equipment.

## QUALITY OF LIFE

EWI Capital's construction and placemaking approach focuses on enhancing community quality of life through high-quality homes, access to affordable amenities, and strong connectivity to public transport and green spaces, supported by community-focused initiatives that deliver socio-economic benefits.

While EWL Living launched Social Value Framework and Toolkit with ambitious long-term targets, operational considerations led to a strategic shift towards more targeted, project-specific community engagement. Ongoing collaboration with local communities and stakeholders at Aberfeldy Village illustrates this adaptive approach and EWL Living's continued commitment to delivering meaningful social value.



## LOCAL ECONOMIC DEVELOPMENT / ENTERPRISING COMMUNITIES

Local economic development is a cornerstone of sustainable urban regeneration. By strengthening local economies, developers can build resilient communities, reduce socio-economic inequality, and ensure that capital investment benefits the area in which it is deployed. Vibrant local economies support stable, prosperous neighbourhoods and enhance the long-term value and viability of real estate assets. From an environmental perspective, localising supply chains also plays an important role in decarbonisation by reducing transportation-related emissions, and addressing the Scope 3 impacts.

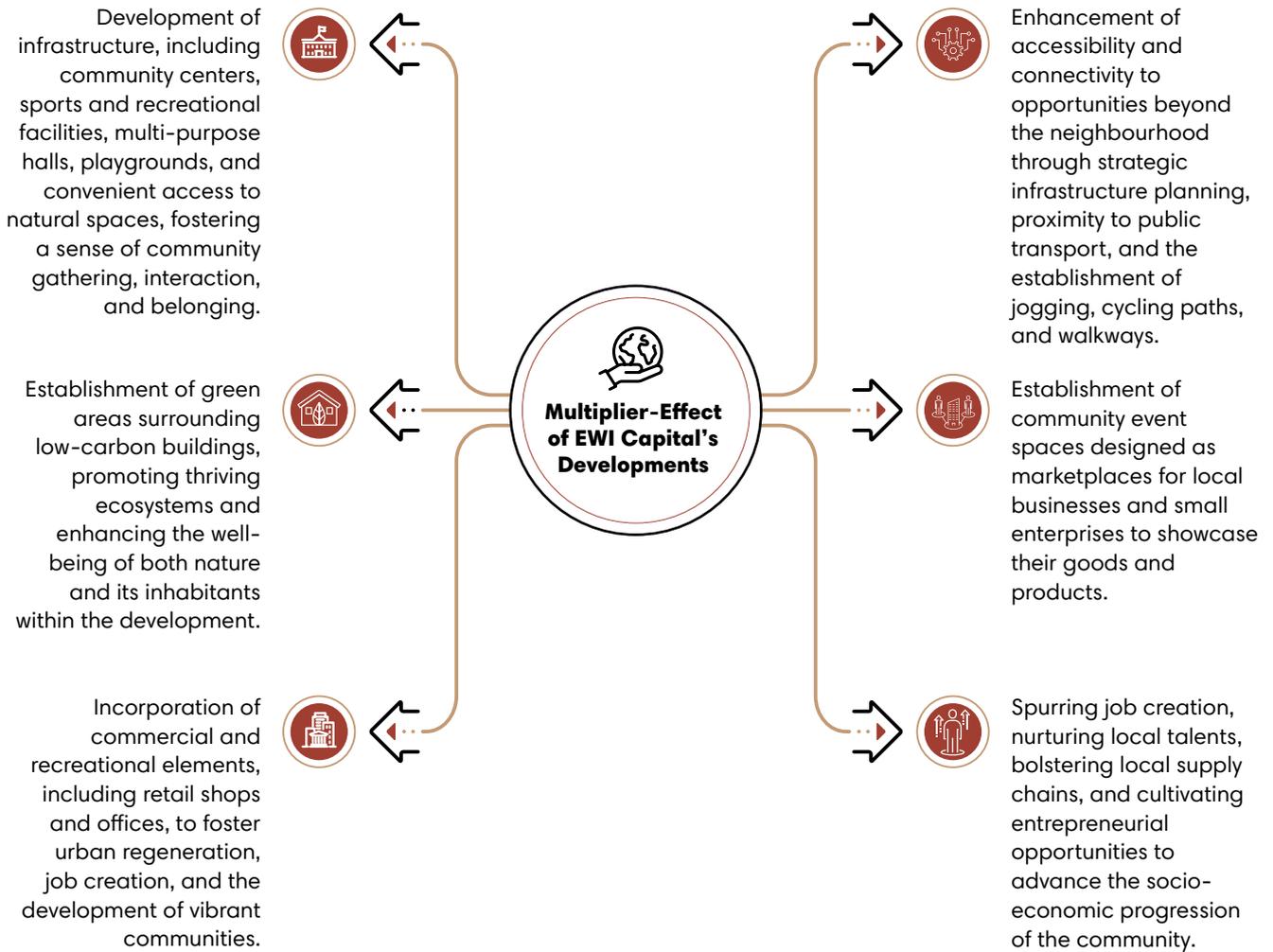
For EWI Capital, supporting local economic development is integral to our mission of creating lasting value through urban regeneration. We recognise that our social license to operate depends on delivering shared economic benefits alongside physical infrastructure. As such, our developments are designed not only as places to live and work, but as platforms for inclusive socio-economic growth. This approach aligns with UN SDGs 8 (Decent Work and Economic Growth), 11 (Sustainable Cities and Communities) and 12 (Responsible Consumption and Production), as well as UK government's Green Industrial Strategy and Construction Playbook, which promote low-carbon supply chains and meaningful social value in procurement.

The Group applies a strong local-first approach to procurement through EWL Living's Sustainable Procurement policy. Preference is given to suppliers and small enterprises

within a 40-mile radius of our project sites and offices, where practicable. This approach reduces environmental impacts by minimising transportation, strengthens supply chain resilience, and supports the local businesses that form the economic backbone of our communities. The policy extends beyond construction materials to include services such as site catering and corporate events.

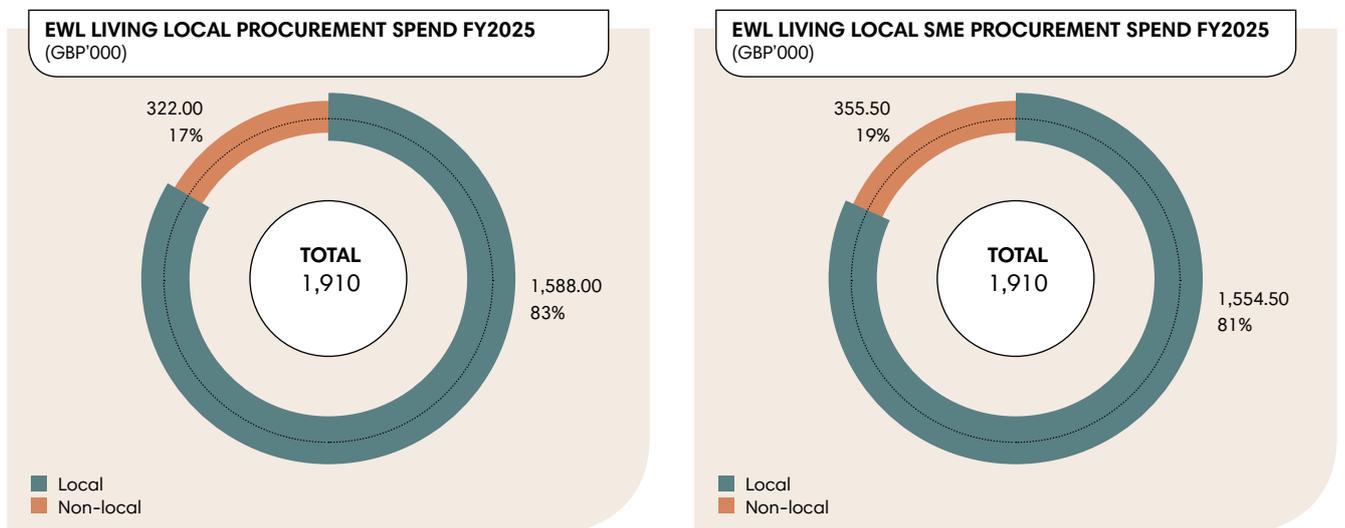
Our commitment to local economies also extends to labour and skills development. We structure tenders to create accessible opportunities for Small and Medium Enterprises ("SMEs"), social enterprises, and the voluntary sector. This approach delivers immediate local employment benefits while supporting long-term workforce development through skills transfer and upskilling, leaving a lasting legacy beyond the construction phase.

Governance of local economic development is supported by an internal framework. The Sustainability Lead, is responsible for implementing initiatives in line with Group strategy, while material ESG risks are embedded within the Group's risk management processes. This is complemented by the Sustainability Project Control Group ("PCG"), which oversees compliance with sustainability policies, regulatory requirements, and Section 106 obligations. The PCG applies a sustainability, place-making, and social value lens to live projects, ensuring that developments deliver positive, community-focused outcomes.



**MEASURING EWI UK'S SUPPLY CHAIN PERFORMANCE**

EWI Capital drives positive socio-economic impact by embedding clear performance metrics within its sustainability framework. The Group is committed to ensuring that at least 60% of all annual supply chain procurement contracts signed by EWL Living are with UK-based companies located within a 40-mile radius of its project sites or offices. In addition, EWL Living aims to allocate at least 50% of its annual procurement spend to SMEs. By formalising these targets, the Group ensures that its operational growth is closely aligned with the prosperity of local communities and the wider UK sector.



Note: Due to limited development activity in FY2025, procurement spend data for the year only reflects the Millbrook Park Project.

# LOCAL ECONOMIC DEVELOPMENT / ENTERPRISING COMMUNITIES

EWL Living’s procurement performance for FY2025 demonstrates strong alignment with our social value goals. Despite the reduced on-site at Millbrook Park, we successfully exceeded our targets for both local supplier engagement and SME participation:



### Local procurement

We directed £1.59 million (RM8.75 million)\* to local suppliers, achieving an 83% local spend rate against a target of 60%. This substantial investment underscores our dedication to supporting the domestic economy.



### SME procurement

We directed £1.55 million (RM8.53 million)\* to UK SMEs, representing 81% of our total spend. This significantly surpasses our 50% target, exemplifying our strategic approach to building a diverse supply chain and supporting the backbone of the UK economy.

\* Based on GBP 1 to MYR 5.5032, being the 5 p.m. middle rates of Bank Negara Malaysia as at 31 October 2025.

## CHAMPIONING LOCAL ENTERPRISES

As part of this broader vision, EWI Capital has committed to support or create a minimum of three local social enterprises annually to stimulate business activity near our developments.

EWL Living’s development site at Woking has looked at meanwhile use of its space while the development worked through the design and planning stage. We are keen to ensure the establishment of and projects selected for meanwhile use of the real estate is for the community’s benefit. Therefore, we engaged and worked with local

social enterprise companies at the outset to help establish our place and desire to be truly part of a Connected Community. Additionally, EWL Living also prioritises the needs of existing tenants for the meanwhile use of this space.

EWL Living has welcomed Phoenix Cultural Centre, York Road Project and the Useful Wood Company as tenants on the site. These organisations were selected as they were already actively involved in the local community.

**THE USEFUL WOOD COMPANY  
RECYCLING WOOD,  
TRANSFORMING LIVES**



Useful Wood is a social enterprise associated with the local Welcome Church which repurposes used wood into products for sale in their store. They have programmes which help to train individuals to re-enter the job market and try to prevent any waste by repurposing wood to wood chips.

**PROVIDING A HOME FOR THE YORK  
ROAD PROJECT**



York Road Project is a charity which supports the local homeless community. Their offices are within one of our properties and they have various sites nearby in Woking which provide night-time accommodation.

**HOSTING ARTS AND CHARITY AT  
PHOENIX CULTURAL CENTRE**



Phoenix Cultural Centre moved into Goldsworth Road in October 2023. They are a local community interest company which hosts Fiery Bird Music Venue, a grassroots music venue. They also have office space which they can host other local charities in, including working with disabled people, drama and arts, poetry readings, etc. Recognised for its profound social impact and resilience, the Centre was recently shortlisted for a King’s Award for Volunteering. In a vital show of support, EWL Living intervened to ensure the Phoenix Cultural Centre could continue operating at Goldsworth Road until July 2026. Without this intervention, the Centre would have been required to cease operations in January 2026.

Working with these organisations has helped provide added character and activity around the site. It has also helped to ignite community interest in the site, helping to improve and change perceptions of the area and fostering an increased feeling of renewed pride from the local community. In turn, this supports and generates added interest for potential investors, both public and private, and acts as a precursor when we hold the marketing events for the launch of the development.

Notably, the Woking meanwhile use project has created approximately 198 permanent jobs, supporting local economic vibrancy.

### ECONOMIC VALUE DISTRIBUTION

The economic value distributed by EWI Capital for the past three years ended FY2025 is as follows:

Economic Value Distributed to Stakeholders			
	FY2023 (RM' mil)	FY2024 (RM' mil)	FY2025 (RM' mil)
<b>Employees</b>	23.6	21.2	14.3
<b>Providers of Capital</b>	16.6	-	-
<b>Shareholder and Investors</b>	792.0	288.0	120.0
<b>Governments</b>	5.5	1.6	0.6
<b>Total Economic Value Distributed</b>	<b>837.7</b>	<b>310.8</b>	<b>134.9</b>





## OUTSTANDING ORGANISATION



GRI 102, 205, 401, 402, 403, 404, 405, 406, 407, 408, 409



### OBJECTIVE

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.

### OVERVIEW

EWI Capital is steadfast in our commitment to maintaining a culture of exemplary governance, ethical behaviour, and integrity across all business operations and interactions with both internal and external stakeholders.

This includes adopting practices that are fair, equitable, and advocate for human rights, diversity, and inclusivity, along with mutual respect within the workplace. These practices are supported by robust institutional frameworks and policies, all under the oversight of the Board.

EWI Capital aspires to be recognised as an Outstanding Organisation, putting people at the heart of our organisation while aiming to uphold an impeccable record free from corruption and regulatory breaches. We pledge to not only comply with regulatory standards but also to set benchmarks in corporate governance, talent cultivation, and supply chain management. By providing an environment that is supportive, collaborative, and conducive to growth, EWI Capital nurtures its team, fostering the emergence of future leaders who will propel the business forward.

### UNSDG ALIGNMENT



#### Goal 5 Gender Equality

Achieve gender equality and empower all women and girls.



#### Goal 8 Decent Work and Economic Growth

Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.

# EQUALITY, DIVERSITY & INCLUSIVITY

At the heart of EWI Capital's value creation is its diverse workforce, which enables the seamless execution of daily operations. The collective skills, deep sector expertise and varied experiences of our people form a vital component of the Group's intellectual capital, are a direct driver of EWI Capital's sustained business performance and long-term prosperity.

EWL Living is committed to fostering a workplace where every employee feels empowered to bring their authentic self to work, free from discrimination. Our goal is to create an inclusive environment that not only attracts a skilled and diverse workforce from all parts of society but also nurtures collaboration and creativity. This spirit of collaboration is vital to generating fresh ideas, innovative solutions, and driving EWL Living's competitive advantage in the real estate market.

The success of our talent management strategies is rigorously evaluated against our ESG KPIs. Specifically, we monitor workforce stability with a clear target of maintaining an annual voluntary turnover rate of no more than 23%.

## BOARD AND MANAGEMENT OVERSIGHT ON TALENT MANAGEMENT

Acknowledging that human capital is the cornerstone of the Group's success, EWI Capital's Board and Management maintain rigorous oversight over talent management and development. This governance extends to the active monitoring of staff retention strategies, which are operationalised by the Group's human resources function. Our approach is holistic, embedding the principles of equality, diversity, and inclusivity across all facets of the employee lifecycle from recruitment and retention to compensation, rewards, and professional growth, with the ultimate aim of fostering employee satisfaction and driving sustained organisational excellence.

Furthermore, the Board actively champions a culture of workplace diversity, strictly adhering to the Equality, Diversity, and Inclusion Policy adopted in FY2022. In parallel, the Board exercises rigorous oversight through its Nomination and Remuneration Committee regarding the appointment and compensation of Directors and key Senior Management. Operating within the framework of the Group's Remuneration Policy, this committee ensures that all remuneration decisions are robust, transparent, and strategically aligned with EWI Capital's overarching business objectives.

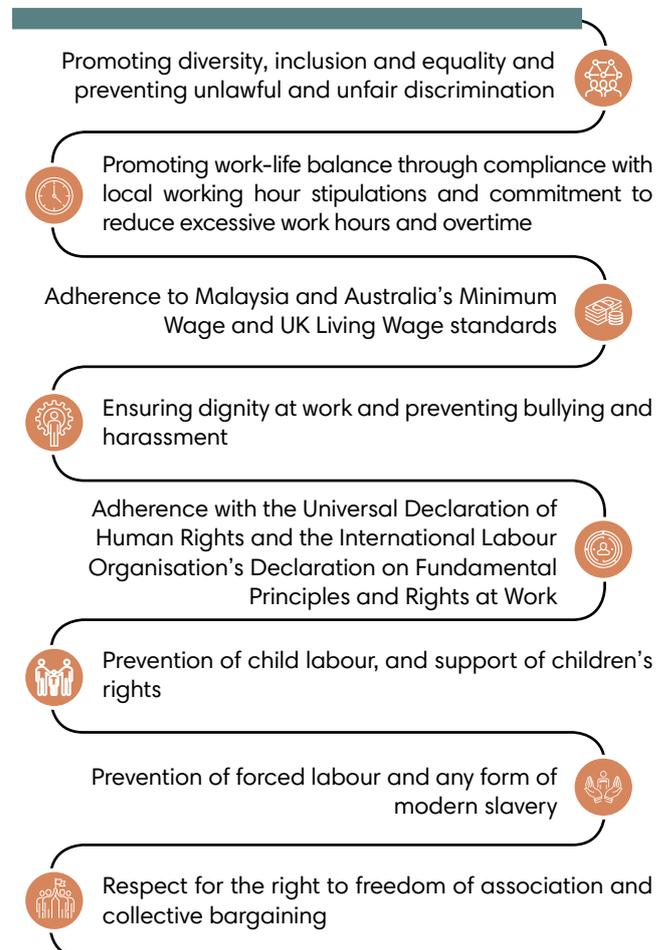
Board of Directors Composition			
	FY2023	FY2024	FY2025
Female %	30%	33%	50%
Male %	70%	67%	50%
Bumiputera %	0%	0%	0%
Chinese %	90%	89%	83%
Others	10%	11%	17%

Board of Directors Composition			
	FY2023	FY2024	FY2025
Malaysian %	90%	100%	100%
Non-Malaysian %	10%	0%	0%
31-50 years old %	10%	11%	0%
51-65 years old %	70%	45%	33%
65 years old and above %	20%	44%	67%
Disabled %	0%	0%	0%

## COMMITMENT TO HUMAN RIGHTS AND DECENT WORK PRACTICES

EWI Capital is steadfast in its dedication to maintaining fair, equitable, and safe working conditions for all staff and onsite workers. We strive to go beyond mere compliance with local employment laws, committing ourselves to the highest international standards of human rights and labour practices. Our approach is designed to rigorously protect the rights, welfare, and dignity of every individual within our ecosystem.

Our commitments include:



# EQUALITY, DIVERSITY & INCLUSIVITY

## DIVERSITY AND INCLUSION

EWI Capital maintains an unwavering commitment to a workplace defined by fairness and mutual respect. Under our Equality, Diversity, and Inclusion (“EDI”) Policy, we enforce a zero-tolerance approach to discrimination. We vigorously protect the rights of all employees, ensuring that no individual faces unfair treatment on the grounds of age, nationality, disability, gender reassignment, marital status, pregnancy, race, religion, sex, or sexual orientation.

Beyond policy, the People Team at EWL Living actively cultivates a supportive environment through a dual strategy of celebration and education:

- We bring our community together through diverse initiatives, ranging from cultural celebrations like Chinese New Year to health-focused campaigns such as Menopause Awareness and Mental Health First Aid certification.
- Events, such as International Women’s Day, where all female employees attended a ‘Women in Real Estate’ event and a Qigong workshop, which focused on mindfulness, were excellent events which brought employees together.
- To ensure our values are practised daily, we deliver year-round EDI training. These sessions empower staff with the confidence to use inclusive terminology and uphold the highest behavioural standards.
- We support the full employee lifecycle through targeted workshops and webinars designed to aid professional development at every career stage.



To navigate a challenging economic landscape, management executed a comprehensive strategic review focused on cost discipline and resource optimisation. This necessary recalibration aligned the Group’s workforce with revised development activity levels, resulting in a streamlined organisational structure and a reduction in employee headcount over FY2023, FY2024 and FY2025, including adjustments at the senior leadership level.

Despite this consolidation, we retain a highly capable core team in the UK. By preserving essential expertise in development planning, project management, sales, legal, and post-handover care, we remain fully equipped to uphold our exceptional customer experience standards and sustain our market presence.

General Workforce Data			
	FY2023	FY2024	FY2025
Total Workforce	109	54	39
• Malaysia	16	12	8
• UK	88	40	29
• Australia	5	2	2

Gender Diversity			
	FY2023	FY2024	FY2025
Male	67 (61%)	28 (52%)	20 (51%)
Female	42 (39%)	26 (48%)	19 (49%)

Age Diversity			
	FY2023	FY2024	FY2025
Number / percentage of staff aged 30 and below	11 (10%)	7 (13%)	6 (15%)
Number / percentage of staff aged 31 -50	71 (65%)	31 (57%)	24 (62%)
Number / percentage of staff aged 51 and above	27 (25%)	16 (30%)	9 (23%)

Disability Status			
	FY2023	FY2024	FY2025
Non-Disabled %	100%	100%	100%
Disable %	0%	0%	0%

### Nationality & Ethnicity Diversity

	FY2023	FY2024	FY2025
Local Employees			
Malay Employees	5 (5%)	2 (4%)	2 (5%)
Chinese Employees	8 (7%)	7 (13%)	5 (13%)
Indian Employees	3 (3%)	3 (6%)	1 (3%)
Foreign Employees	93 (85%)	42 (78%)	31 (79%)

### Employee Composition

	FY2023	FY2024	FY2025
Permanent employees	104 (95%)	52 (96%)	36 (92%)
Temporary staff / contractors	5 (5%)	2 (4%)	3 (8%)

### Gender Diversity by Employee Category

	FY2023	FY2024	FY2025
Number / percentage of female senior management	17 (50%)	4 (31%)	3 (30%)
Number / percentage of male senior management	17 (50%)	9 (69%)	7 (70%)
Number / percentage of female management	18 (38%)	7 (37%)	6 (43%)
Number / percentage of male management	29 (62%)	12 (63%)	8 (57%)
Number / percentage of female executives	9 (60%)	13 (72%)	10 (77%)
Number / percentage of male executives	6 (40%)	5 (28%)	3 (23%)
Number / percentage of female non-executives	6 (46%)	2 (50%)	0 (0%)
Number / percentage of male non-executives	7 (54%)	2 (50%)	2 (100%)

### Age Diversity by Employee Category

	FY2023	FY2024	FY2025
Number / percentage of senior management aged 30 and below	0 (0%)	0 (0%)	0 (0%)
Number / percentage of senior management aged 31-50	17 (50%)	6 (46%)	4 (40%)
Number / percentage of senior management aged 51 & above	17 (50%)	7 (54%)	6 (60%)
Number / percentage of management aged 30 and below	5 (11%)	1 (5%)	1 (7%)
Number / percentage of management aged 31-50	37 (78%)	13 (68%)	12 (86%)
Number / percentage of management aged 51 and above	5 (11%)	5 (27%)	1 (7%)
Number / percentage of executives aged 30 and below	3 (20%)	3 (17%)	4 (31%)
Number / percentage of executives aged 31-50	10 (67%)	11 (61%)	7 (54%)
Number / percentage of executives aged 51 and above	2 (13%)	4 (22%)	2 (15%)
Number / percentage of non-executives aged 30 and below	3 (23%)	3 (75%)	1 (50%)
Number / percentage of non-executives aged 31-50	7 (54%)	1 (25%)	1 (50%)
Number / percentage of non-executives aged 51 and above	3 (23%)	0 (0%)	0 (0%)

# EQUALITY, DIVERSITY & INCLUSIVITY

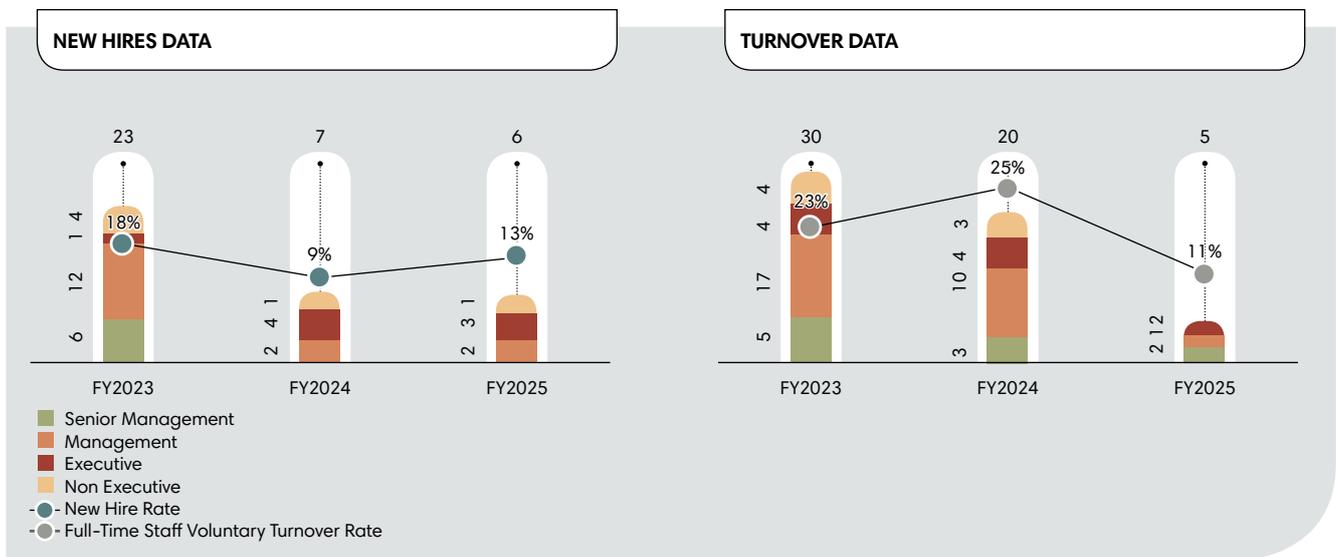
## HIRING AND ATTRITION

Despite the lower hiring volumes in FY2025, EWL Living ensured a rigorous and inclusive hiring process. We deployed diverse interview panels to mitigate bias and ensured that all engagements were solidified with robust employment contracts outlining clear rights and responsibilities.

Our onboarding protocol is designed to ensure rapid and safe integration. New hires complete a foundational one-day induction on their first day, followed by an extensive induction process within the first three months. This period allows employees to spend dedicated time with their immediate teams or individuals they work closely with, thoroughly

acquainting them with their rights and responsibilities. The onboarding also includes a mandatory health and safety induction programme within the first week.

To drive continuous improvement in our talent strategy, we conduct formal exit interviews for every departing employee. This practice is integral to maintaining the ongoing efficacy of our talent management strategies. Insights from these sessions, alongside staff turnover rates, are reported directly to the C-suite, ensuring senior leadership maintains clear oversight of workforce stability and sentiment.



## CREATING A SAFE, DIGNIFIED AND CONDUCTIVE WORK ENVIRONMENT

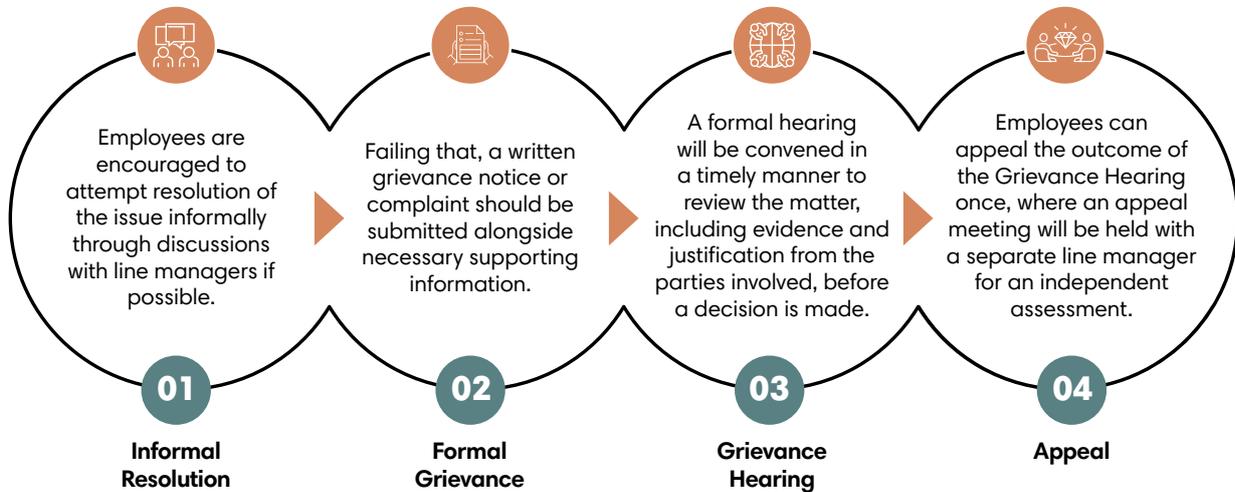
EWL Living enforces a zero-tolerance approach to misconduct through its robust Dignity at Work Policy. This policy was updated and circulated in January 2025 to reinforce our guarantee of fairness and respect, actively protecting employees against bullying, discrimination, harassment, and victimisation. To bolster this commitment, Anti-bullying and Anti-harassment training has been made mandatory, ensuring that the People Team can provide targeted coaching to managers on handling such incidents effectively. This builds upon foundational initiatives such as the 'Stand Up Against Street Harassment!' training held in FY2022, which equipped staff with resilience strategies for harassment both inside and outside the workplace.

We encourage employees to take part in events such as International Women’s Day, Qigong workshop which focused on mindfulness and breathing techniques. Neurodiversity training was rolled out as well as sexual harassment awareness training.

We are committed to maintaining a transparent environment where employees feel empowered to speak up. To facilitate this, EWL Living has established robust, secure channels for reporting misconduct, grievances, or ethical concerns. Whether through direct dialogue with line managers and the People Team, or via our confidential whistleblowing channel, we guarantee anonymity and absolute protection against retaliation.

To ensure that all managers are adequately equipped to handle sensitive allegations, EWL Living provides comprehensive training on the proper handling of reports or instances of bullying or harassment. This includes coaching from the People Team, guidance on relevant policies outlined in the staff handbook, and further formal training as required. Through this combination of resources, our managers are prepared to handle issues with the necessary discretion and procedural rigour.

**EWL LIVING GRIEVANCE PROCEDURE**



EWI Capital maintains dedicated standard operating procedures (“SOPs”) to ensure the proper and consistent handling of all lodged complaints. These operational guidelines are underpinned by a formal Grievance Policy developed by EWL Living, with reference to the UK’s Advisory,

Conciliation and Arbitration Service (“ACAS”) which facilitates structured resolution processes. We actively monitor and update these mechanisms to ensure strict compliance with current statutory requirements in the UK.

**EMPOWERING THE UNDERREPRESENTED**

EWI Capital is dedicated to removing barriers to opportunity. In our workforce, this means expanding our merit-based hiring model to actively include traditionally underrepresented, marginalised or vulnerable groups ranging from asylum seekers to persons with disabilities, the long-term unemployed and those with socioeconomic challenges. In addition, our Social Value Strategy is dedicated to boosting the social mobility of ethnic minorities.

EWI Capital is dedicated to fostering an inclusive built environment, ensuring that accessibility is woven into the fabric of both our workspaces and our residential developments. All our UK offices feature comprehensive disability access, a commitment that is mirrored in our project designs through strict adherence to UK Building Regulations Part M. We prioritise the creation of barrier-free communal areas

and external landscapes, incorporating essential features such as ramps and handrails to ensure ease of movement. Furthermore, a designated proportion of our residential units are delivered to advanced accessibility standards, specifically catering to the needs of wheelchair users as mandated by planning permissions. All our Australian developments are designed in full compliance with the National Construction Code and Australian Standard AS1428.1, ensuring barrier-free access for all users.

**RISK ASSESSMENT AND DUE DILIGENCE ON HUMAN RIGHTS**

EWI Capital is actively engaged in mitigating the risks related to human rights concerns associated with slavery and human trafficking. Our mitigation framework combines strict operational controls within our operations and supply chains, specifically the requirement to conduct due diligence prior to hiring to verify legal work rights in the UK prior to employment.

Following strategic recommendations, we have bolstered our training portfolio to support talent development. Crucially, this includes a mandatory human rights compliance training for all staff via the online astute learning platform. The training also includes a test requiring a minimum 80% pass mark to demonstrate their ability to identify and prevent modern slavery practices.

This vigilant framework has been effective. EWI Capital has maintained a clean record with zero non-compliance incidents regarding labour standards over the last three years.

# EQUALITY, DIVERSITY & INCLUSIVITY

## PROVIDING COMPETITIVE REMUNERATIONS AND BENEFITS

EWI Capital is committed to delivering competitive remuneration packages that reflect the true value of our people. We benchmark our compensation against prevailing market rates while carefully considering individual metrics such as professional qualifications, job experience, specialised skills, and tenure. The remuneration also strictly adheres to ethical wage standards, including Malaysia and Australia’s Minimum Wage and the UK Living Wage. Beyond base salary, we offer a comprehensive benefits suite designed to support employee wellbeing, including but not limited to:

In Malaysia and Australia 			
Life and Medical Insurance Coverage	Medical Benefits	Sick Leave	Hospitalisation and Prolonged Sickness Leave
Overtime-duty Allowances	Compassionate Leave	Study and Examination Leave	Marriage Leave
Parental Leave	Professional Development/ Study Support	Family and Welfare Benefits	Statutory Payments to Retirement Schemes

In UK 			
Life and Private Medical Insurance Coverage	Sick Leave	Compassionate Leave	
Study and Examination leave	Bereavement Leave	All Forms of Parental Leave	Pension
Season Ticket Loan	Cycle to Work Scheme	Access Training and Development Opportunities	

## PARENTAL LEAVE

We are committed to supporting our employees as they balance professional responsibilities with growing families. Full-time staff are entitled to parental leave in full compliance with the employment laws of our operational regions. Beyond this, we offer eligible employees dedicated childcare leave, providing necessary flexibility to care for children during illness or other family commitments.

During the reporting year, our parental leave provisions were utilised by three male employees out of an eligible pool of 39. Crucially, our return-to-work support proved effective, both employees successfully resumed their roles upon the conclusion of their leave and have remained with the Group for over 12 months post-return.

Parental Leave Data			
	FY2023	FY2024	FY2025
Employees Entitled for Maternity and Paternity Leave	107	54	39
Employees Who Took Paternity Leave	4	0	3
Employees Who Took Maternity Leave	1	2	0

Return to Work Post Parental Leave						
	FY2023		FY2024		FY2025	
	Male	Female	Male	Female	Male	Female
Return to Work Rates (return to work after parental leave period)	83%	33%	N/A*	100%	100%	N/A
Retention Rates (remain with the organisation for 12 months or more post parental leave)	50%	100%	N/A*	100%	100%	100%

\* N/A denotes not applicable as no male employees took parental leave.

# EDUCATION AND SKILLS

Education and skills development are the cornerstones of EWI Capital's talent management strategy. Our goal is to not only equip employees with essential operational competencies but to foster deep personal and professional growth, solidifying our reputation as an employer of choice. To support this, we have set an ambitious target of ensuring 80% of our workforce receives some form training annually.

Our commitment to personal and professional development is formally enshrined in the employee handbook. Training is not a top-down mandate but a collaborative process. Needs are identified annually through performance appraisals, where employee requests are balanced with managerial recommendations. This process is operationalised through specific milestones, objective setting is conducted in February, ensuring a clear direction for the year ahead, while dedicated follow-up meetings are held in late August and early September to monitor progress. Furthermore, line managers are required to hold regular meetings with their team members throughout the year to ensure good communication and adaptable development support. In FY2025, 100% of employees received performance appraisals.

Training budgets are set and approved at the start of each financial year to cover essential and core training areas in addition to mandatory compliance. Based on the gathered needs, a comprehensive training plan is developed and subject to the approval. We offer a flexible delivery model, utilising both online platforms such as via MS Teams and

in-person sessions depending on the learning objective. We rigorously evaluate the effectiveness of our initiatives through participant feedback collected after every EWL Living course.

Formal training is supplemented by active peer-to-peer mentoring and on-the-job instruction to equip staff with the necessary skills and know-how to carry out their responsibilities. Moreover, our development programme combines mandatory compliance with holistic skill building. In FY2025, personal development initiatives include:

-  Celebrating International Women's Day by attending The Women in Real Estate Event.
-  Offering dedicated one-to-one training meetings to employees to discuss personal development plans.
-  Rolling out specialised neurodiversity training.

Beyond formal company programmes, we foster a culture of self-directed learning. Employees are actively encouraged to attend free industry webinars and external sessions to support their continued professional development.

While FY2025 saw a recalibration of training spend in line with reduced employee headcount, we continued to deliver critical coursework, including:

 <p><b>Job Skills</b></p> <ul style="list-style-type: none"> <li>• The Property Institute – Level 2 Foundation Course in Leasehold Management</li> <li>• Sales excellence</li> <li>• Women in Real Estate Event</li> <li>• Recent Amendments to Listing Requirements: Enhanced Conflict of Interest Framework</li> <li>• Global Internal Audit Standards</li> </ul>	 <p><b>Health and Safety</b></p> <ul style="list-style-type: none"> <li>• Health and Safety for office workers</li> <li>• Educate users on the importance of correct Display Screen Equipment (“DSE”) use</li> <li>• UK Fire Door</li> <li>• Personal safety</li> <li>• Building Safety Act</li> </ul>	 <p><b>Personal Development</b></p> <ul style="list-style-type: none"> <li>• Neurodiversity training</li> <li>• EWL Living EZRA EDGE Coaching Programme</li> <li>• Qigong workshop</li> </ul>
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## EDUCATION AND SKILLS

### EZRA EDGE COACHING PROGRAMME

In FY2025, EWL Living piloted the EZRA Edge Coaching Programme, a one-to-one digital coaching programme designed to support leadership and professional development. Five high-performing employees were selected to participate in this personalised learning experience, which provided tailored coaching aligned with individual career aspirations and professional challenges.

The programme demonstrated positive outcomes, with participants reporting enhanced self-confidence, emotional awareness and an improved ability to navigate workplace dynamics. Post-programme assessments also indicated strengthened communication skills and leadership effectiveness, enabling participants to contribute proactively to team performance and continuous improvement. This initiative underscores our commitment to talent development and to fostering an inclusive and supportive work environment where employees feel empowered to unlock their full potential.

#### Training Data

	FY2023	FY2024	FY2025
Total training hours	1,403	494.5	831.4
• Senior Management	719.7	91.6	165.9

#### Training Data

	FY2023	FY2024	FY2025
• Management	438.4	222.7	276.9
• Executive	104.0	136.2	373.6
• Non-Executive	140.5	44.0	15.0
Total training spend (RM)	367,754	198,573	226,481
Average training hours per employee	68.1	43.53*	76.9
• Senior Management	71.7	36.1	79.6
• Management	44.2	67.1	191.0
• Executive	9.0	18.8	100.0
• Non-Executive	34.6	44.0	7.5
Average days per employee	6.65	3.68	6.4
Percentage of employee attended training	100%	98%	100%

\* FY2024's average training hours per employee was restated to reflect precise figures based on updated information.

### OCCUPATIONAL SAFETY AND HEALTH (“OSH”)

In the real estate development sector, effective hazard management is a critical operational imperative that extends beyond physical safety to impact business continuity, brand reputation, and revenue recognition. Within EWL Living, our construction sites represent the focal point of this risk profile, presenting a complex environment where physical and health hazards must be rigorously controlled. These operational risks range from working at height, heavy lifting, and confined space entry, to the handling of hazardous materials and the operation of heavy machinery such as cranes and forklifts. Furthermore, our workforce must navigate challenges posed by adverse climate conditions and potential exposure to infectious diseases, making the mitigation of these factors essential for maintaining employee morale and protecting project delivery timelines.

EWL Living views safety not merely as a regulatory checkbox, but as a fundamental moral and social responsibility. We operate on the conviction that every employee has the inviolable right to work in conditions that safeguard their well-being and to return home safely at the end of every shift. This duty of care is underpinned by our strict adherence to the UK’s robust legislative framework. We ensure full compliance with the Health and Safety at Work Act, the Construction (Design and Management) Regulations 2015 (“CDM 2015”), and the Building Safety Act, ensuring that our safety culture is enshrined in both law and practice.

### Oversight on OSH

The governance framework for Occupational Safety and Health (“OSH”) is structured to ensure accountability at every level of the organisation. While the Board of EWI Capital retains ultimate oversight on all OSH-related matters, operational responsibility for ongoing projects resides with the management of EWL Living. Following the recent Business Consolidation, the Managing Director of EWL Living has assumed the role of HSE Champion and Chair of the HSE Committee. This Committee serves as a formal, representative body that holds the HSE team to account, ensuring a vertical slice of the organisation is involved in safety decision-making.

Given the potential for catastrophic outcomes, including loss of life, Health and Safety is prioritised as a top-tier business risk. Accordingly, OSH risks are embedded within the Group’s ERM Framework and recorded in the risk register. These risks undergo rigorous deliberation during quarterly RMT meetings, after which they are presented to the RMC and the Board. This multi-layered review

process ensures that safety risks are not only identified but are subject to continuous executive scrutiny to ensure mitigation strategies remain applicable and effective.

To maintain visibility and drive performance, OSH data including investigations into significant incidents and their root causes is reported monthly to EWL Living’s Executive Committee and Board, with critical matters cascaded up to the EWI Capital Board if required. Beyond data reporting, leadership engagement is enforced through senior leader coaching visits, where the directors of EWL Living accompany the Managing Director to site, identifying both positive safety behaviours and areas for improvement. Furthermore, the Board of EWL Living convenes an Annual Management Review with the HSE Champion and respective heads of department. This strategic forum is used to assess the efficacy of the HSE Management Systems and set objectives for the year ahead, covering critical areas such as leadership, resource allocation, competence training, and stakeholder communication.

### OSH Management Approach

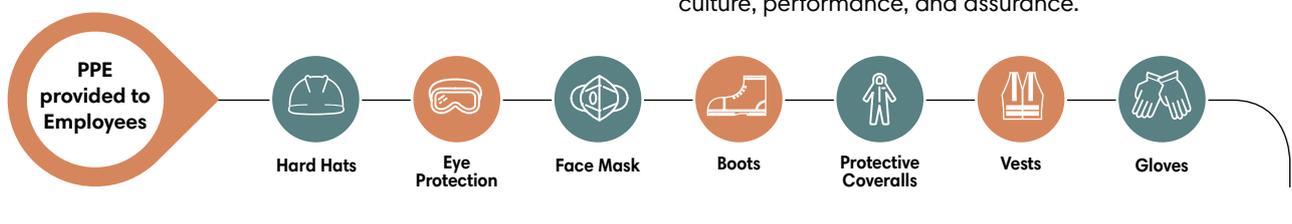
To address the inherent risks of our industry, EWI Capital has implemented a rigorous HSE management system supported by a group-wide Quality, Environment, Health and Safety Policy. These governance structures apply universally to every individual working on our behalf including direct employees, contractors, and consultants ensuring that a consistent culture of safety is fostered across all projects. The Group is committed to a trajectory of continuous improvement, aimed at progressively reducing the negative health and safety impacts of our operations. Within EWL Living, this commitment is managed through the Health, Safety, Environment, and Wellbeing (“HSE&W”) Management System, which utilises the Plan-Do-Check-Act (“PDCA”) methodology

Underpinning our safety approach is a rigorous adherence to international best practices. All EWL Living development sites are certified under the ISO 45001 occupational health and safety standard. This comprehensive framework enables us to manage risks more effectively than previous standards, OHSAS 18001, by embedding safety into the core of our management structure. To translate these standards into on-site protection, EWL Living mandates the use of mandatory 5-point personal protective equipment (“PPE”) across all project sites, ensuring the highest level of physical defense for our workforce. To monitor adherence, a rolling external audit programme is in place; to date, we are proud to report zero significant non-conformances.

We recognise that policy is only effective when clearly communicated and understood. Consequently, our updated procedures have been cascaded through team-based training events and three 3 specific briefing sessions held with all duty holders. These sessions are formally documented, requiring recipients to acknowledge their full understanding of their responsibilities, the specific HSE risks pertinent to their roles, and the protocols for addressing imminent threats. This formal acknowledgement ensures that accountability is clearly defined and accepted at every level.

Fostering an open safety culture requires active participation from all stakeholders. Each project hosts a HSE&W forum co-chaired by the Project Manager and a Senior Director, featuring representatives from Principal Contractors and two volunteer worker representatives to ensure diverse perspectives are heard. This is complemented by a quarterly HSE Forum for sharing lessons learned across projects, and regular Toolbox Talks to reinforce daily guidelines. Culturally, we bolster awareness through our bi-annual employee HSE&W surveys. For FY2025, no survey was conducted for operators and contractors as no construction work was undertaken during the reporting period.

A comprehensive overview of the HSE initiatives planned and implemented by EWL Living is presented below, detailing key activities across four strategic areas system, culture, performance, and assurance.



## EDUCATION AND SKILLS

### Safety Hazard and Risk Assessment

EWL Living upholds a rigorous internal health and safety programme designed to maintain the highest standards of Health, Safety, and Environment (“HSE”) compliance. This multi-layered approach encompasses daily and weekly inspections by site management, independent weekly verifications by the Health and Safety Department, and periodic system audits. Furthermore, comprehensive HSE due diligence is applied to all new projects, strictly adhering to the risk assessment and mitigation protocols defined within our HSE Management System.

Transitioning to a ‘principal contractor’ operational model, the direct management and approval of Risk Assessment Method Statements (“RAMS”) are the responsibility of the appointed Main Contractor. EWL Living maintains governance by requiring confirmation from the Main Contractor that RAMS are in place before any work commences. This assurance process ensures that all site activities particularly those classified as high-risk are conducted under approved safe work systems and supervised by competent personnel, in full compliance with industry safety standards.

We are committed to ensuring that safety information is accessible and universally understood, accounting for differences in language, culture, literacy, and ability. ‘Safety Alerts,’ detailing near misses and positive observations, are widely circulated to staff and contractors to heighten risk awareness. This is reinforced by a proliferation of on-site safety posters, ensuring that Occupational Safety and Health (“OSH”) remains a top-of-mind priority for the workforce at all times.

As EWL Living transitions toward a ‘client-only’ project model, the primary operational responsibility for conducting risk assessments has been delegated to our appointed Principal Contractors. While these partners operate according to their own internal policies and procedures, they are to adhere to the broader HSE goals and strategic guidelines established by EWL Living and EWI Capital.



### Health and Safety Training

Under the stewardship of the Managing Director, EWL Living implements a comprehensive annual health and safety training programme and matrix. This ensures that educational resources are precisely tailored to the functional requirements of each role. To support this strategy, we have significantly enhanced our performance monitoring capabilities following the implementation of the new HSE Management System in FY2023. This system has strengthened the integrity of our data, ensuring the accuracy of training records and facilitating the timely scheduling of necessary recertification and refresher courses.

To ensure a baseline of safety competence across the organisation, all employees are required to complete a mandatory four-stage online HSE training programme annually. This includes rigorous pass / fail assessments to verify comprehension and knowledge retention. Beyond this core curriculum, we provide targeted, high-level training for specific roles, including specialised courses on Directors’ responsibilities and Personal Safety. Additionally, we prioritise the immediate integration of safety culture for new joiners; all new employees undergo a comprehensive health and safety induction programme within their first week of employment to ensure they are fully apprised of relevant workplace risks.

We are pleased to report that our training initiatives have delivered great results for the reporting period. In FY2025, EWL Living achieved 100% compliance with our mandatory HSE training requirements. In total, 38 staff members completed their requisite modules, resulting in a collective total of 190 training hours logged for the year. Types of health and safety programmes held during the year in review include:



### OSH Performance Monitoring

EWL Living maintains a rigorous approach to performance monitoring, capturing a holistic view of workplace safety through the tracking of both leading and lagging indicators. Key metrics recorded include Accident Frequency Rate (“AFR”), Lost Time Incidents (“LTI”), and near-miss data, alongside proactive measures such as safety training compliance and wellness survey results. The collection of this data is centralised within the Health and Safety team, who manage incident reports submitted by site managers via standard forms, telephone, and email channels.

All incident management processes are governed by our ISO 45001 certified HSE Management System, which establishes strict protocols for handling non-conformances. In the event of an accident, investigations are primarily led by site managers, with technical support provided by the Health and Safety team as required. These inquiries are conducted in strict accordance with the internal guideline on Reporting Injuries & Dangerous Occurrences, ensuring a consistent and forensic approach to understanding root causes.

To ensure executive oversight, we have established clear escalation pathways. Significant HSE incidents require site managers to immediately notify the Managing Director, who then escalates the matter to the relevant Board Director. At a strategic level, EWL Living compiles a comprehensive monthly HSE report for Board review. This document provides a granular analysis of safety performance, covering accident and injury statistics, near misses, occurrence rates, manhours worked, and training data. Crucially, the report also integrates qualitative data, such as observations from site visits, safety alerts, and the status of high-risk issues.

For the year under review, EWL Living is pleased to report that there were no major HSE incidents. Furthermore, we have maintained a zero-fatality record for work-related injuries over the past three years.

The breakdown of key OSH performance data over the past 3 years for all project sites is disclosed below.

Project Sites									
	No. of hours worked on site			No. of reportable incidents			AFR <sup>1</sup>		
	FY2023	FY2024	FY2025	FY2023	FY2024	FY2025	FY2023	FY2024	FY2025
New Road Triangle	188,789	309,376	*	0	0	*	0	0	*
Griffin Park Demo	13,946	*	*	0	*	*	0	*	*
Millbrook Block D	5,938	26,808	12,480	0	0	0	0	0	0
Griffin Park Boundary Walls	*	*	4,323	*	*	0	*	*	0
<b>Total</b>	<b>208,673</b>	<b>336,184</b>	<b>16,803</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

OSH Indicator			
	FY2023	FY2024	FY2025
Lost-Time Incident Rate (“LTIR”) <sup>2</sup> - Employees	-	0	0
No. of work-related fatalities - Employees	0	0	0
No. of work-related fatalities - Principal Contractors	0	0	0

Notes:

- \* Denote completed projects or projects that have not started.
- 1. AFR is calculated as Number of Reportable Incidents / Total Hours Worked \* 100,000.
- 2. LTIR is calculated as Number of Lost Time Incidents / Total Hours Worked \* 100,000.
- 3. Number of Lost Time Incidents refer to those incidents where an employee is unable to return to work for at least one full workday following the day of the injury.

## EDUCATION AND SKILLS

### OSH Performance Monitoring

Notably, EWL Living has maintained an AFR of zero, a standout achievement when compared against the industry average of 0.3. This metric serves as a strong validation of the efficacy of our protective measures. This success is the direct result of a systematic, multi-year deployment of HSE initiatives, including targeted training, cultural awareness events such as Wellness Week, and deep engagement with Principal Contractors. Furthermore, the active promotion of near-miss reporting over the past three years has allowed us to address potential hazards proactively before they escalate into incidents.

While Occupational Safety and Health is treated as a critical business priority, EWL Living has taken a deliberate strategic decision not to link Board and Management remuneration directly to OSH performance targets. This policy is designed to uphold the integrity of our data; we aim to eliminate any potential for perverse incentives, such as the under-reporting of incidents to preserve financial rewards. Instead, we drive accountability by setting rigorous goals for our OSH-related KPIs and subjecting all reported data to close and continuous monitoring.

KPIs			
	Type	Target	FY2025 Performance
<b>AFR</b> Industry standard measure of accident prevalence expressed as frequency per 100,000 hours worked	 Lagging Indicators	Less than 0.3	0 – Achieved. 0 reported incidents per 16,803 hours worked.
<b>Near Miss Reports</b> Reporting of incidents that have the potential to cause injury where corrective action can be taken to prevent recurrence. This applies to EWL people and contractors	 Leading Indicators	2 reports per operative per year	0 reports per operative per year – Achieved. No construction work was undertaken for FY2025.
<b>Work Environment Satisfaction</b> Bi-annual survey of all operatives and contractors on working conditions and worker welfare. Example: <b>Question – EWL cares about my health and safety</b>	 Leading Indicators	Average score of 4/5 or higher (1 = Highly Dissatisfied; 5 = Highly Satisfied)	No survey of operatives and contractors was undertaken because there was no construction work carried out in FY2025.
<b>EWL Living Directors’ Health &amp; Safety Tours</b> Tours of project sites with EWL Living’s Managing Director to identify positive safety behaviours and improvement opportunities	 Leading Indicators	2 visits per EWL Living director per year	2 visits per EWL Living director per year – Achieved. 10 visits carried out for 5 directors in FY2025.
<b>Mental Health Training</b> Provision of mental health training for operatives to safeguard the mental health of everyone involved in EWL Living operations	 Leading Indicators	1 Mental Health First Aider (“MHFA”) trained (or recognised equivalent) per 100 operatives	20MHFA trained per 100 operatives – Achieved. 6 EWL Living staff trained as MHFA out of a total 30 operatives in FY2025.

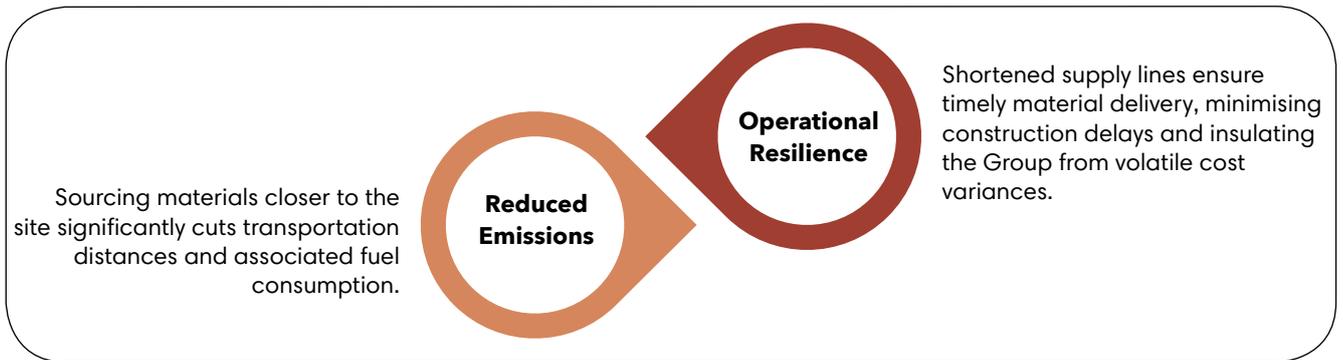
To ensure our safety and environmental practices remain robust and objective, EWL Living engages an independent third-party consultant to conduct a comprehensive annual review of our HSE operations. This independent oversight is complemented by a rigorous accreditation schedule with the British Standards Institution (“BSI”). The

BSI assesses our compliance with ISO 14001 and ISO 45001 standards two times per year, ensuring continuous alignment with international best practices. Our most recent recertification was successfully concluded in December 2024.

# RESPONSIBLE SUPPLY CHAIN MANAGEMENT

EWI Capital recognises that our sustainability footprint extends far beyond our immediate operations. We are dedicated to driving positive change throughout our value chain by enforcing robust environmental and social standards across our supplier network.

Aligned with our vision of "Building Value and Shaping Tomorrow," we leverage our procurement power to support local economies. By actively prioritising local SMEs and vendors, we not only create jobs near our project sites but also facilitate industry knowledge transfer. This local procurement strategy delivers dual benefits:

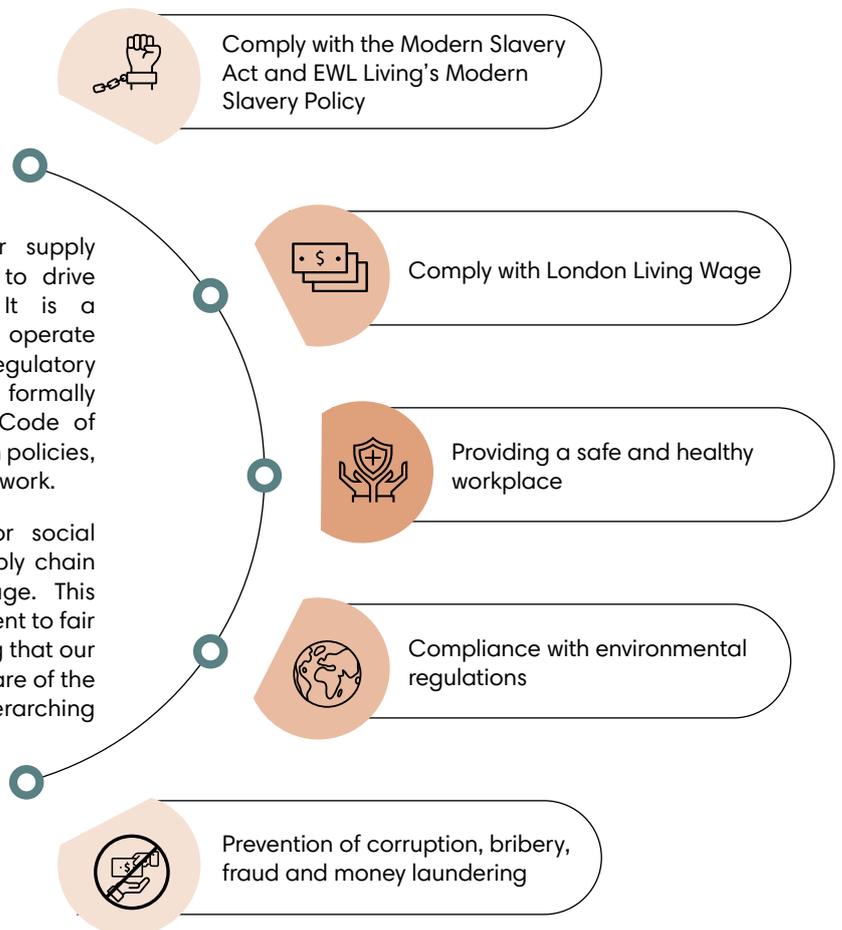


We view our suppliers as strategic partners in innovation. Beyond standard metrics of competitive pricing and quality, our assessment criteria heavily weigh environmental impact and sustainability performance. We actively engage with partners to ensure strict compliance with human rights, labour laws, and occupational safety regulations. Furthermore, we actively seek collaboration opportunities with supply chain entities to implement best practices and innovative solutions, such as in conscious material sourcing in development projects, to continuously elevate the Group's environmental and social performance.

## SUSTAINABLE PROCUREMENT PRACTICES

We enforce strict governance across our supply chain through targeted policies designed to drive environmental and social responsibility. It is a mandatory requirement for all suppliers to operate in full accordance with local laws and regulatory standards. Furthermore, every partner must formally confirm their adherence to EWI Capital's Code of Conduct, Business Ethics, and Anti-Corruption policies, ensuring a baseline of integrity across our network.

Beyond compliance, we also advocate for social equity. EWI Capital actively encourages supply chain partners to adopt the London Living Wage. This initiative is a direct reflection of our commitment to fair and sustainable economic practices, ensuring that our supply chain contributes positively to the welfare of the broader community and aligns with our overarching sustainability goals.



# RESPONSIBLE SUPPLY CHAIN MANAGEMENT

## EWI Malaysia



EWI Malaysia’s supply chain management practices are governed by the Sustainable Procurement Policy, which applies to the company’s employees as well as its partners.

The Sustainable Procurement Policy requires its suppliers and service providers to adhere to its eco-friendly operating practices. This includes using energy efficiency hardware, limiting waste generation, and adopting other best practices for responsible sourcing when procuring essential equipment and office supplies for EWI Malaysia.

## EWI UK



EWI UK’s Sustainable Procurement Policy sets out the criteria for evaluating and selecting its supply chain partners in the procurement of goods, works and services. Beyond price point and competencies, suppliers are also required to adhere to ESG requirements such as:

### ENVIRONMENT



- Procure all timber and timber products from legal and sustainable sources and procure other construction materials with a recognised responsible sourcing schemes.
- Use resource-efficient products and give due consideration to end-of-life uses.
- Promote, specify and source materials which can be reused, and consider future deconstruction and recovery of resources to embrace the circular economy to leave a sustainable legacy across the build environment.
- The policy prioritises traceability and transparency, reducing resource consumption, and mitigating environmental and social impacts, with the goal of increasing value for money and reducing operational risks.
- Reduce unnecessary resource use for business operations.

### SOCIAL



- Ensure fair contracts and terms are applied and respected, and that ethical, human rights and labour standards are met, in line with our Modern Slavery Policy and the UNGC principles.
- Where possible, procure locally, provide opportunities for SMEs, collaborate with the voluntary sector and increase the use of social enterprises to support local employment, diversity and training.
- Ensure goods and services are certified legal or sustainable, where possible.

### GOVERNANCE



- Adhere to the principles of the UNGC.
- Take full cognisance and all appropriate precautions to ensure the procurement of all works and material purchases comply with applicable government, industry and EWL Living protocols and / or policies.
- Prohibit the use of banned materials / substances under relevant regulations.

Since 2015, EWI UK has implemented guidelines within its Sustainable Procurement Policy to encourage and enforce the use of environmentally friendly and locally sourced materials.

The company’s Environmental / Material Management Plan (“EMP” / “MMP”) entails that key building materials used for projects with significant environmental impacts, such as timber, concrete, and rebar products, must have the relevant accreditation and certification such as PEFC, FSC or BES6001 to ensure that they are sourced responsibly or recycled.

Its commitment to local sourcing also saw the establishment of two yearly KPIs to that effect, ensuring that:



at least **60%** of EWI Capital UK annual procurement spend by contract value are awarded to **Local Companies within the UK** respectively



**50%** of EWL Living annual procurement spend is allocated to SMEs

The Group’s procurement performance can be found in the Local Economic Development / Enterprising Communities section of this report.

**ENSURING FREE AND FAIR COMPETITION**

EWL Living adopts a merit-based vendor selection process that fosters open and fair competition. All interested parties are invited to participate, with the multi-staged evaluation process governed by the Tender and Procurement Committee (“TPC”).

Before entering the tender phase, prospective vendors undergo a stringent pre-qualification assessment in the form of questionnaires. This initial screening evaluates their capabilities and alignment with our ESG framework, including the Group’s environmental, social and governance standards. Key criteria include labour and fair-trade practices, environmental and safety records, regulatory compliance, and recognition from international standards bodies such as ISO.

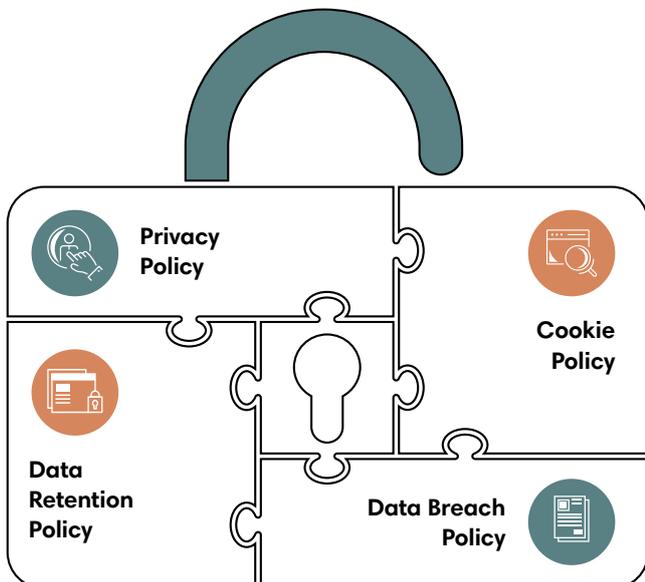
Only vendors who clear the pre-qualification hurdle are eligible for tender. Final selection is driven by merit, focusing on proposals that deliver superior customer value while advancing positive social and environmental outcomes.

Eligibility is not a one-time achievement. To retain contract status, suppliers must continuously meet all specified criteria. Our procurement teams, highly trained in vendor management, conduct regular desktop audits and physical inspections to identify any potential non-compliance issues, such as fraud or violations of environmental and social regulations, ensuring the supply chain remains aligned with the Group’s high standards.

**CUSTOMER DATA PRIVACY**

As a real estate developer and manager, EWI Capital is entrusted with substantial volumes of customer data. We recognise the sensitivity of this information and are steadfast in our commitment to safeguarding it, ensuring full adherence to the Personal Data Protection Act 2010 (“PDPA”).

Our data governance is anchored by a suite of rigorous policies that dictate the lifecycle of data, from collection and usage to security and breach protocols:



Oversight of these protocols falls under the purview of the Data Protection Team. However, the duty of confidentiality extends to every individual in our ecosystem. Through our Code of Conduct and Business Ethics, all employees, suppliers, and business partners are legally mandated to protect customer information. This obligation is further solidified for third-party vendors handling sensitive data, who must execute binding Non-Disclosure Agreements (“NDAs”) prior to engagement.

Data Privacy and Security			
	FY2023	FY2024	FY2025
Number of substantiated complaints concerning breaches of customer privacy and loss of customer data	0	0	0

Our robust management systems have delivered tangible results. Over the past three years, EWI Capital has maintained a flawless record:

**ZERO**

- Zero incidents of data leaks, theft, or loss.
- Zero substantiated complaints regarding privacy breaches.
- Zero fines, penalties, or regulatory warnings for non-compliance.



## TRANSPARENT DISCLOSURES

EWI Capital views robust corporate governance as the foundation of our brand credibility. We prioritise prompt and transparent disclosure to all stakeholders, reinforcing that accountability is the key to maintaining long-term trust.

Our commitment to transparency is demonstrated through a consistent frequency of reporting. This includes the regular release of quarterly and annual financial results, alongside real-time corporate announcements published directly on our website. These formal disclosures are complemented by a suite of internal and external communication channels, further detailed in the Stakeholder Engagement section of this report.

We maintain active dialogue with our key stakeholders to understand their evolving needs, expectations and concerns. This continuous engagement allows us to accurately assess material issues, directly shaping the content and focus of our disclosures to ensure they remain relevant.

The table below highlights EWI Capital's compliance with statutory requirements for timely disclosures, serving as a quantitative testament to our transparency:

	FY2023	FY2024	FY2025
AGM Filing Date	23 February 2024	26 February 2025	27 February 2026
AGM Date	25 March 2024	27 March 2025	31 March 2026
Number of days between the date of notice and date of meeting	30	28	31

## SUSTAINABILITY CULTURE

EWI Capital is dedicated to embedding sustainability into the very fabric of our corporate culture. We strive to foster a mindset where environmental and social considerations are central to every business decision, directly supporting our Group vision of creating an Exceptional Environment, Connected Community, and Outstanding Organisation. To achieve this, we have ramped up internal education over the past year, utilising formal training and diverse engagement channels to deepen sustainability knowledge across our workforce.

Our influence extends beyond office hours. We actively inspire our employees to carry these values home, developing initiatives that encourage sustainable living in their personal lives.

In addition, EWL Living encourages every employee to make a tangible difference through volunteerism, which encourages staff to dedicate a minimum of 8 working hours annually to community activities. These initiatives not only reinforce our commitment to social responsibility but also bridge the gap between our teams and the communities we serve, allowing employees to experience the impact of sustainability in action.

# CORPORATE GOVERNANCE

At EWI Capital, the Board assumes ultimate responsibility for the Group’s governance. This mandate encompasses risk management, regulatory compliance, anti-bribery and anti-corruption matters and the strategic integration of sustainability into our international decision-making processes. In FY2025, we continued to refine this approach, treating governance not just as a compliance requirement but as a pivotal driver of organisational resilience.

Our commitment to excellence is codified in a comprehensive suite of policies covering ethical conduct, data protection, anti-bribery, and whistleblowing. These frameworks define the expected behaviours for every individual at EWI Capital, including the Board and Senior Management. To ensure these standards are lived daily, policies are actively disseminated via publication on the corporate website (where applicable), employee induction programmes and mandatory annual training.

Specific focus areas of governance matters are detailed in the respective policy documents. All group-wide policies are implemented by EWI Capital’s top management, with the Board responsible for reviewing and ensuring compliance with legal, regulatory, and ethical obligations.

We strictly adhere to the Malaysian Code on Corporate Governance (“MCCG”) 2021, specifically applying the sustainability-related requirements in Practices 4.1 to 4.5. Furthermore, we have embraced Practice 5.9 to promote

gender diversity. In FY2025, female representation on our Board reached 50%, exceeding the 30% minimum threshold set out in the Board Charter and reinforcing the Group’s commitment to board diversity and inclusive leadership.

Board of Directors Data	
	FY2025
Number of Board of Directors (Excluding Alternate Director)	6
Number of Independent Directors on the Board	5
Number of Women on the Board	3

Moving forward, EWI Capital remains steadfast in its mission to set the benchmark for transparency, accountability, and sustainable governance. We invite our stakeholders to examine the depth of our commitment through our detailed disclosures. Comprehensive insights into our governance framework can be found in the Corporate Governance Overview Statement within the Integrated Annual Report 2025, as well as in the standalone Corporate Governance Report 2025 which is accessible via <https://ewi.capital/investor-relations/#annualreports>

## RISK MANAGEMENT

EWI Capital has enhanced its Risk Management Framework to extend beyond traditional financial metrics, placing greater emphasis on ESG considerations. The Board and Management actively assess and quantify the impact of ESG factors on key business drivers, including brand reputation, employee engagement, and financial performance. These considerations are integrated into strategic discussions through clearly defined goals, targets, and KPIs.

The Group remains focused on the risk of non-compliance with sustainability commitments. Such risks are closely monitored and, where necessary, escalated to the Group’s RMC and the Board to ensure regulatory compliance and accountability.

Throughout the financial year, the RMC conducted ongoing reviews of all identified risks and assessed the effectiveness of existing mitigation measures, reinforcing the Group’s commitment to responsible and sustainable business practices.



## CORPORATE GOVERNANCE

### REGULATORY COMPLIANCE

EWI Capital recognises that our continued ability to operate depends on strict adherence to a complex regulatory landscape. We are aware that compliance failures, ranging from corruption and data privacy breaches to pollution and modern slavery carry risks that extend far beyond financial penalties. They threaten our fundamental social licence to operate and our alignment with core ESG principles.

To mitigate these risks, the Group's RMC maintains a vigilant watch over legislative changes across our diverse markets. This ensures that we not only adapt to new laws swiftly but also maintain full compliance with the existing frameworks in every country where we operate in. Key regulations governing our operations include:

MALAYSIA 	UNITED KINGDOM 	AUSTRALIA 
<ul style="list-style-type: none"> <li>• Anti-Money Laundering, Anti-Terrorism Financing and Proceeds of Unlawful Activities Act 2001</li> <li>• Capital Markets and Services Act 2007</li> <li>• Companies Act 2016</li> <li>• Employment Act 1955</li> <li>• Foreign Exchange Administration Rules &amp; Notices</li> <li>• General Data Protection Regulation ("GDPR")</li> <li>• Main Market Listing Requirements</li> <li>• Malaysian Anti-Corruption Commission Act 2009</li> <li>• Malaysian Code on Corporate Governance 2021</li> <li>• Malaysian Code on Take-Overs and Mergers 2016</li> <li>• Minimum Wages Order 2024</li> <li>• Personal Data Protection Act 2010</li> <li>• Trademarks Act 2019</li> </ul>	<ul style="list-style-type: none"> <li>• Bribery Act 2010</li> <li>• Building Safety Act 2024</li> <li>• Building Act 1984</li> <li>• Code of Considerate Practice</li> <li>• Companies Act 2006</li> <li>• Construction (Design and Management) Regulations 2015</li> <li>• Corporation Tax Act 2010</li> <li>• Data Protection Act 2018</li> <li>• Employment Act 2008</li> <li>• Employment Rights Act 2025</li> <li>• Energy Performance of Buildings (England and Wales) Regulations 2012</li> <li>• Environmental Impact Assessment Regulations 2011</li> <li>• Environmental Protection Act 1990</li> <li>• General Data Protection Regulation ("GDPR")</li> <li>• Housing Grants, Construction and Regeneration Act 1996</li> <li>• Land Registration Act 2002</li> <li>• Law of Property (Miscellaneous Provisions) Act 1989</li> <li>• Modern Slavery Act 2015</li> <li>• National Minimum Wage Act 1998</li> <li>• Sanctions and Anti-Money Laundering Act 2018</li> <li>• The Building Regulations 2010</li> <li>• Town and Country Planning Act 1990</li> <li>• UK Data Protection and Digital Communications (No.2) Bill</li> <li>• Modern Slavery Act (Amendment) Bill</li> <li>• Insurance Act 2015</li> <li>• London Plan</li> <li>• National Planning Policy Framework</li> <li>• National Development Management Policies</li> <li>• Economic Crime and Corporate Transparency Act 2023</li> <li>• Criminal Finances Act 2017</li> </ul>	<ul style="list-style-type: none"> <li>• Building Act 1993</li> <li>• Conveyancing Act 1919</li> <li>• Corporations Act 2001</li> <li>• Criminal Code Act 1995</li> <li>• Domestic Building Contracts Act 1995</li> <li>• Duties Act (NSW) 1997</li> <li>• Environmental Planning and Assessment Act 1979</li> <li>• Fair Work Act 2009</li> <li>• Foreign Acquisitions and Takeovers Act 1975</li> <li>• Home Building Act 1989</li> <li>• National Minimum Wage Order 2025</li> <li>• Occupational Health and Safety Act 2004</li> <li>• Planning and Environment Act 1987</li> <li>• Property Law Act 1958</li> <li>• Real Property Act 1900</li> <li>• Retail Leases Act 2003</li> <li>• Sale of Land Act 1962</li> <li>• Subdivision Act 1988</li> <li>• Work Health and Safety Act 2011</li> </ul>

Guided by our Code of Conduct and Business Ethics, EWI Capital maintains an unwavering commitment to fair competition. We enforce a zero-tolerance policy against any form of collusion with potential competitors or leveraging our market position for unfair advantages. This prohibition strictly covers anti-competitive behaviour, including practices such as price fixing, bid coordination, market or output restrictions, as well as allocations related to customers, suppliers, geographic areas, and product lines.

To ensure these standards are upheld, the Group's RMC convenes on a quarterly basis. During these sessions, the committee conducts a comprehensive review of risk registers across all business and support units, including subsidiaries and joint ventures, to discuss and approve necessary mitigation strategies for any risks.

This vigilance is reflected in our FY2025 performance. The Group maintained a clean compliance sheet, with zero recorded incidents of non-compliance and no legal actions regarding environmental, social, or economic regulations.

Regulatory Compliance			
	FY2023	FY2024	FY2025
Has the company and / or subsidiaries been fined or censured for any environmental non-compliance?	No	No	No
Has the company and / or subsidiaries been fined or censured for any socioeconomic non-compliance?	No	No	No
Incidents of non-compliance with regulations resulting in a fine or penalty;	0	0	0
Incidents of non-compliance with regulations resulting in a warning;	0	0	0
Total monetary value of significant fines (RM/£/AUD);	0	0	0
Total number of non-monetary sanctions;	0	0	0
Cases brought through dispute resolution mechanisms.	0	0	0

## ANTI-CORRUPTION

EWI Capital enforces a strict zero-tolerance policy regarding bribery and corruption. We are aware of the potential legal consequences under Section 17A of the Malaysian Anti-Corruption Commission Act 2009 ("MACC Act"), recognising that failure to implement adequate preventive measures exposes both the Company and its Management to severe legal repercussions.

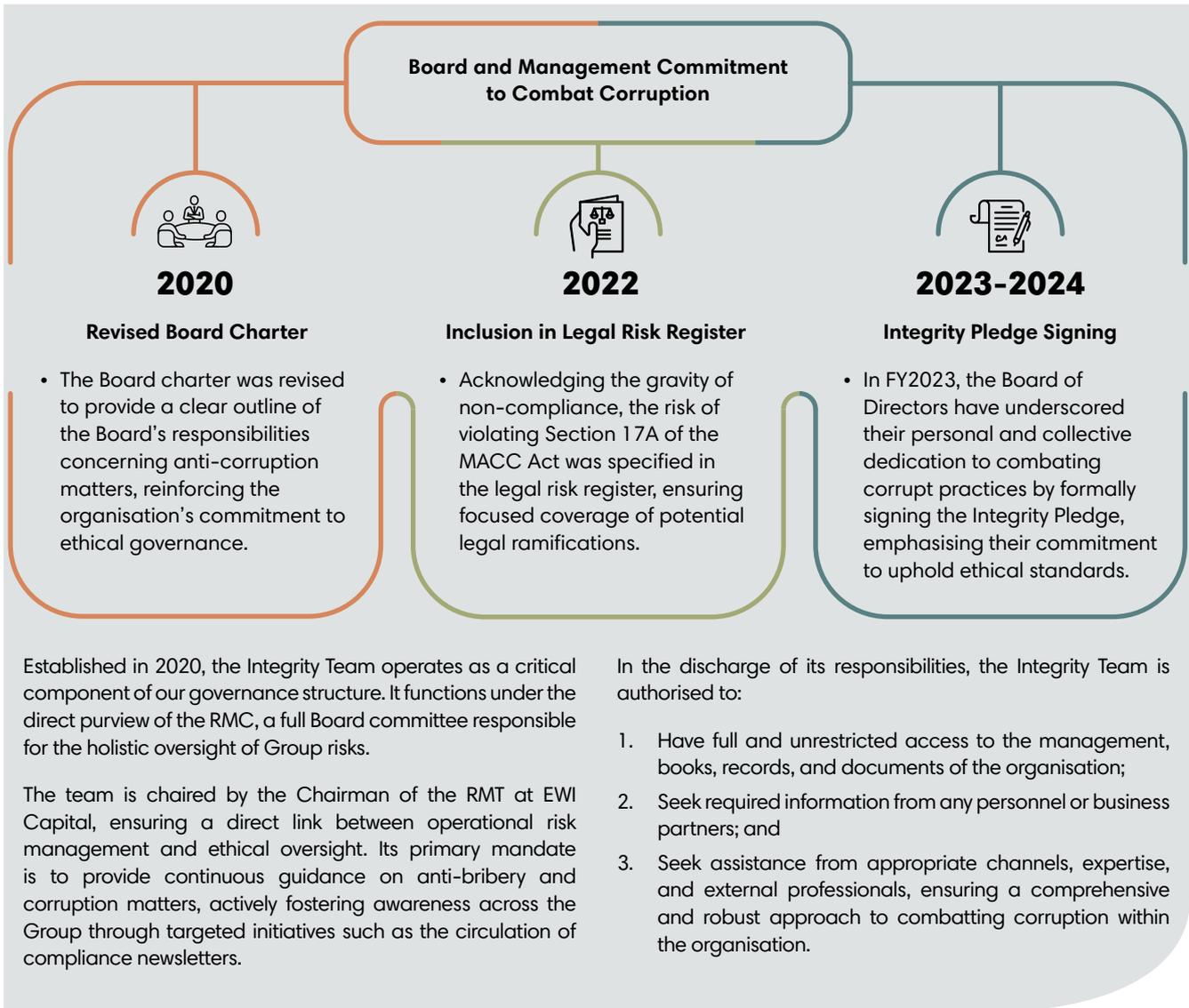
To mitigate these risks, the Group operates under a robust Anti-Bribery and Anti-Corruption Policy ("ABC Policy"), established in March 2020. This comprehensive framework governs our approach to preventing misconduct, explicitly prohibiting all forms of corrupt behaviour, such as bribery, gift giving and receiving, sponsorships, donations and political contributions contrary to the ABC Policy, it extends to any other forms of favours and gratification given or received to secure business contracts, rewards and other incentives from or for EWI Capital, the representatives, employees, subsidiaries and business partners.

The ABC Policy applies universally to all employees, subsidiaries, and business partners. We maintain a rigorous enforcement protocol; violations are met with penalties proportionate to the severity of the offence, ranging from suspension and contract termination to legal proceedings and reporting to statutory authorities.

To ensure our governance remains effective, we revised the ABC Policy in FY2025 to improve clarity and relevance:

- Clarification that both giving and accepting gratification are prohibited under the ABC policy;
- Inclusion of an additional requirement to report requests for facilitation payments to the head of department; and
- Re-routing of consultations on offering corporate hospitality to public officials from the immediate supervisor to the head of department

# CORPORATE GOVERNANCE



## Training and Communication on ABC Policy

EWI Capital ensures that our anti-corruption stance is ingrained in the corporate DNA through a multi-channel communication strategy. We continuously disseminate the ABC Policy via email campaigns, employee induction programmes, training sessions and quarterly newsletters from the Integrity Team. For ease of reference, the policy remains permanently accessible on our corporate website.

Our training strategy for FY2025 prioritised practical application. The curriculum focused on providing a refresher on what bribery is, learning about anti-bribery laws in Malaysia, identifying red flags and recognising bribery and reporting bribery incidents to adopt ethical conduct within EWI Capital.

To ensure competency, we set a high bar for compliance. All employees must pass an online assessment covering the ABC and Whistleblowing Policies with a mandatory 90% passing score to ensure that the policies are well understood.

At EWL Living, this commitment is further reinforced. Annual ABC training is mandatory for all employees, temporary workers and contractors. We enforce this through a strict escalation procedure where failure to complete training after three reminders triggers immediate line manager intervention. To maintain quality, the General Counsel ("GC") reviews all training materials annually to ensure relevance and alignment with the business.

In FY2025, the Group achieved a 100% completion rate for anti-corruption training. The following table showcases the number and percentage of employees who have received training on anti-corruption by employee category:

Employees who have received training on anti-corruption						
	FY2023		FY2024		FY2025	
	Number of pax	%	Number of pax	%	Number of pax	%
Senior Management	34	100%	13	100%	10	100%
Management Staff	47	100%	19	100%	14	100%
Executives	15	100%	18	100%	13	100%
Non-Executives	13	100%	4	100%	2	100%
<b>Total</b>	<b>109</b>	<b>100%</b>	<b>54</b>	<b>100%</b>	<b>39</b>	<b>100%</b>

### Cascading Anti-Corruption Practices to the Supply Chain

We extend our ethical standards to our supply chain, specifically targeting business partners and vendors across our Malaysia and Australia operations. Prior to any formal engagement, partners are provided with our ABC Policy and must sign an Anti-Corruption Declaration Form, formally acknowledging their commitment to adhere to our standards throughout the business relationship.

We conduct rigorous due diligence on all prospective suppliers and partners before the award of any contract. We also actively monitor vendor practices to ensure sustained adherence to our ethical requirements throughout the tenure of their contract.

### Establishment of a Gifts Register

To ensure absolute transparency in our business dealings, EWI Capital has maintained an Online Gifts Register since FY2020 for employees in Malaysia and Australia. Administered by the Integrity Team, this platform facilitates the mandatory declaration of gifts in strict alignment with our ABC Policy.

Our primary stance is one of avoidance. Employees are generally prohibited from soliciting, giving, or accepting gifts, entertainment, or hospitality that could be perceived as creating improper influence. However, the policy permits limited, strictly conditional exceptions, such as festive gifts and those received at work-related conferences, provided they meet specific criteria outlined in the ABC Policy.

Any irregularities identified in the register are immediately escalated to the RMC for assessment and mitigation. If required, significant breaches are further escalated to the Board, ensuring top-level intervention to uphold our ethical standards and compliance within the organisation.

### Group-wide Anti-Corruption Compliance

Our anti-corruption efforts extend beyond Malaysia and Australia to fully encompass our UK entities, EWL Living and EWI-Ballymore. This alignment is evidenced by the adoption and proactive updating of internal Anti-Bribery, with a recent update to the Anti-Bribery and Corruption Policy of EWL Living in June 2025, ensuring we stay ahead of evolving compliance standards.

EWL Living and EWI-Ballymore employ a multi-layered defence strategy involving regular risk assessments. EWL Living includes a suite of specialised policies and strategies comprising Corporate Criminal Offence Policy; Anti-Money Laundering and Terrorist Finance Policies, Controls and Procedures; Whistleblowing Policy; Anti-Bribery and Corruption Risk Assessment; and an Anti-Money Laundering Risk Assessment.

To ensure daily compliance, EWL Living maintains a Gifts and Hospitality Register, overseen by the Company Secretary and Compliance Manager. This is reinforced by a rigorous training regime where new recruits must complete mandatory compliance learning, while existing staff undergo annual refresher courses. To maintain currency, the GC reviews all training materials annually ensuring relevance and alignment with the business.

External risk assessment on bribery and corruption and risks associated with facilitating tax evasion by others in EWL Living is conducted by Keystone Law on an annual basis, concluding that the controls in place were both adequate and effective.

# CORPORATE GOVERNANCE

## Whistleblowing Policy and Procedures

In strict compliance with MCCG 2021 and Listing Requirements and supporting the implementation of the Group’s anti-corruption compliance programme (“ABC Programme”), EWI Capital champions a culture of openness, accountability and integrity through a robust Whistleblowing Policy. This framework provides secure avenues for employees, business partners, and the public to report misconduct without fear of reprisal.

We maintain distinct reporting channels for stakeholders, including employees, business partners, third-party vendors, and members of the public to voice their concerns to ensure appropriate handling:

- Stakeholders can report issues ranging from all forms of misconduct including fraud, suspected bribery and corruption, theft or embezzlement, misuse of position or abuse of power, violation of laws and regulations breaches of company codes or policies, unethical behaviour or practices, or any intentional act deliberately designed to cause loss to the EWI Capital Group via the Whistleblower Reporting Form on our website: [https://ewi.capital/policies\\_and\\_code/whistleblowing-policy-2/](https://ewi.capital/policies_and_code/whistleblowing-policy-2/). These reports are channelled directly to the Whistleblowing Committee (“WBC”), comprised entirely of Independent Non-Executive Directors.
- Specific concerns regarding bribery and corruption can be directed to the Integrity Team via email at [integrityteam@ewi.capital](mailto:integrityteam@ewi.capital).
- Employee grievances are handled via a separate mechanism managed by Group Talent Management. Employees can access the Grievance Form via the Group’s intranet portal.

We take confidentiality and non-reprisal for all reports made in good faith seriously. Investigations are conducted impartially under specific SOPs, which set out steps to handle and manage reports received by the WBC and the Integrity Team. This includes “Handling Complaints of Misconduct or Improper Activities Lodged by Whistleblower”, and “Handling Complaints or Reports of Corruption or Violation of the ABC Policy”. The SOP ensures that findings are escalated to the RMC and the Board where necessary and appropriate measures are implemented to resolve the matter if required.

## Political Donations

EWI Capital adheres to a strict policy of political neutrality. We do not endorse, promote, or provide support to any political party. Our ABC Policy provides that any request for a political donation is subject to pre-approval by the Board and must be supported by a satisfactory legal opinion from qualified local counsel confirming its legality.

While the company remains neutral, we vigorously uphold the democratic rights of our workforce. We support the freedom of association, ensuring every employee is free to join any political organisations, civil society groups, or NGOs and to exercise their citizen’s rights to participate in the democratic process, including the right to vote as long as such employees have made clear that any political views and actions are personal and not reflective of EWI Capital.

## ASSESSMENT OF ANTI-CORRUPTION CONTROLS

We maintain a robust internal control environment designed to proactively manage integrity risks. Throughout the year, we actively identify and assess potential exposures, applying heightened vigilance to operational areas with a higher inherent risk of corruption.

To guarantee transparency, we enforce strict Limits of Authority. This mechanism ensures higher-value transactions require mandatory escalation and approval from Senior Management.

This commitment to counter corruption is underpinned by the Group’s TRUST framework:

- T** **Top-level Commitment**  
from the Board and Management of EWI Capital on the development and implementation of a holistic ABC Programme.
- R** **Risk Assessment**  
carried out to identify risk exposures across the organisation. The fraud risk assessment which commenced in June 2023 has involved high-risk departments and no significant fraud or corruption risks were identified.  
Specific SOPs are in place, including Limits of Authority, to establish checks and balances within business operations.
- U** **Undertaking Control Measures**  
to provide reasonable assurance in the prevention and detection of bribery and corruption incidents, that is proportionate to the level of its risk exposure.
- S** **Systematic Review, Monitoring and Enforcement**  
are carried out regularly, adapting to evolving risk environments, including updating the risk register, revising policies, and enhancing control procedures via internal audits.
- T** **Training and Communication**  
of the ABC Programme and Policy to all employees and relevant stakeholders to ensure they are made aware of the requirements of the ABC Programme, as well as the consequences of violating the Policy.

EWI Capital reported zero incidents of corruption in FY2025, reflecting the effectiveness of the Group's corruption risk control measures.

Corruption Risk & Incidences			
	FY2023	FY2024	FY2025
Total number of confirmed incidents of corruption	0	0	0
Actions taken on dealing with confirmed incidence(s) of corruption in the company	N/A	N/A	N/A
Cost of fines, penalties or settlements in relation to corruption	RM 0	RM0	RM0
Percentage of operations assessed for corruption risks	-	100%^	100%^

^ substantial operations assessed



# ESG PERFORMANCE TABLE

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**EWI Capital**  
BMLR Transition Period

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Bursa (Anti-corruption)	Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category - Senior Management	Percentage	100.00	—	No assurance
Bursa (Anti-corruption)	Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category - Management	Percentage	100.00	—	No assurance
Bursa (Anti-corruption)	Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category - Executive	Percentage	100.00	—	No assurance
Bursa (Anti-corruption)	Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category - Non-executive	Percentage	100.00	—	No assurance
Bursa (Anti-corruption)	Bursa C1(b) Percentage of operations assessed for corruption-related risks	Percentage	100.00	—	No assurance
Bursa (Anti-corruption)	Bursa C1(c) Confirmed incidents of corruption and action taken	Number	0	—	No assurance
Bursa (Community/Society)	Bursa C2(a) Total amount invested in the community where the target beneficiaries are external to the listed issuer	MYR	72,092	—	No assurance
Bursa (Community/Society)	Bursa C2(b) Total number of beneficiaries of the investment in communities	Number	7801	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Senior Management Male	Percentage	70.00	—	No assurance

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**EWI Capital**  
BMLR Transition Period

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Senior Management Female	Percentage	30.00	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Management Male	Percentage	57.00	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Management Female	Percentage	43.00	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Executive Male	Percentage	23.00	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Executive Female	Percentage	77.00	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Non-executive Male	Percentage	100.00	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Non-executive Female	Percentage	0.00	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Senior Management Under 30	Percentage	0.00	—	No assurance

# ESG PERFORMANCE TABLE

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**EWI Capital**  
BMLR Transition Period

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Senior Management Between 31-50	Percentage	40.00	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Senior Management Above 51	Percentage	60.00	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Management Under 30	Percentage	700	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Management Between 31-50	Percentage	86.00	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Management Above 51	Percentage	700	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Executive Under 30	Percentage	31.00	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Executive Between 31-50	Percentage	54.00	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Executive Above 51	Percentage	15.00	—	No assurance

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**EWI Capital**  
BMLR Transition Period

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Non-executive Under 30	Percentage	50.00	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Non-executive Between 31-50	Percentage	50.00	—	No assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Non-executive Above 51	Percentage	0.00	—	No assurance
Bursa (Diversity)	Bursa C3 (b) Percentage of directors by gender and age group - Male	Percentage	50.00	—	No assurance
Bursa (Diversity)	Bursa C3 (b) Percentage of directors by gender and age group - Female	Percentage	50.00	—	No assurance
Bursa (Diversity)	Bursa C3 (b) Percentage of directors by gender and age group - Between 31-50	Percentage	0.00	—	No assurance
Bursa (Diversity)	Bursa C3 (b) Percentage of directors by gender and age group - Between 51-65	Percentage	33.00	—	No assurance
Bursa (Diversity)	Bursa C3 (b) Percentage of directors by gender and age group - Above 66	Percentage	67.00	—	No assurance
Bursa (Energy management)	Bursa C4 (a) Total energy consumption	Gigajoules	451.00	—	No assurance
Bursa (Health and safety)	Bursa C5 (a) Number of work-related fatalities	Number	0	Accident Frequency Rate of less than 0.3	No assurance
Bursa (Health and safety)	Bursa C5 (b) Lost time incident rate	Rate	0.00	Accident Frequency Rate of less than 0.3	No assurance

# ESG PERFORMANCE TABLE

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**EWI Capital**  
BMLR Transition Period

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Bursa (Health and safety)	Bursa C5 (c) Number of employees trained on health and safety standards	Number	38	100% compliance on mandatory HSE training	No assurance
Bursa (Labour practices and standards)	Bursa C6 (a) Total hours of training by employee category - Senior Management	Hours	165.90	At least 80% employees to receive some form of training annually	No assurance
Bursa (Labour practices and standards)	Bursa C6 (a) Total hours of training by employee category - Management	Hours	276.90	At least 80% employees to receive some form of training annually	No assurance
Bursa (Labour practices and standards)	Bursa C6 (a) Total hours of training by employee category - Executive	Hours	373.60	At least 80% employees to receive some form of training annually	No assurance
Bursa (Labour practices and standards)	Bursa C6 (a) Total hours of training by employee category - Non-executive	Hours	15.00	At least 80% employees to receive some form of training annually	No assurance
Bursa (Labour practices and standards)	Bursa C6 (b) Percentage of employees that are contractors or temporary staff	Percentage	8.00	—	No assurance
Bursa (Labour practices and standards)	Bursa C6 (c) Total number of employee turnover by employee category - Senior Management	Number	2	No greater than 23% voluntary turnover in employees	No assurance
Bursa (Labour practices and standards)	Bursa C6 (c) Total number of employee turnover by employee category - Management	Number	1	No greater than 23% voluntary turnover in employees	No assurance
Bursa (Labour practices and standards)	Bursa C6 (c) Total number of employee turnover by employee category - Executive	Number	2	No greater than 23% voluntary turnover in employees	No assurance
Bursa (Labour practices and standards)	Bursa C6 (c) Total number of employee turnover by employee category - Non-executive	Number	0	No greater than 23% voluntary turnover in employees	No assurance

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**EWI Capital**  
BMLR Transition Period

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Bursa (Labour practices and standards)	Bursa C6 (d) Number of substantiated complaints concerning human rights violations	Number	0	—	No assurance
Bursa (Supply chain management)	Bursa C7 (a) Proportion of spending on local suppliers	Percentage	83.00	At least 60% of all procurement contracts signed by value to be with UK local companies	No assurance
Bursa (Data privacy and security)	Bursa C8 (a) Number of substantiated complaints concerning breaches of customer privacy and losses of customer data	Number	0	—	No assurance
Bursa (Water)	Bursa C9 (a) Total volume of water used	Megalitres	0.055578	Ensure all our developments are water neutral by 2035	No assurance

## TCFD, IFRS S1 & S2 INDEX

Recommended Disclosures	IFRS S1 Location / Explanation	IFRS S2 & TCFD Location / Explanation
<b>GOVERNANCE</b>	a) Board Oversight	EWI Capital places sustainability and climate oversight firmly within the purview of the Board of Directors and Management. The Board, aided by the Risk Management Committee (“RMC”), oversees the integration of ESG into business strategy and risk management. Operational support is provided by the Group Sustainability Committee and the Risk Management Team (“RMT”), who oversees the Sustainability Project Control Group (“PCG”) in day-to-day execution.
	b) Management’s Role	Our governance framework relies on a capable Board equipped with climate expertise and a Management team executing established controls. These controls include the PCG’s compliance and data reviews, alongside the RMT’s risk assessments. Furthermore, we continue to weave ESG metrics into our broader strategic planning and risk evaluation processes.  For more details on the Sustainability Governance Structure, please refer to page 18. Further information on the policies and control frameworks supporting this governance can be found on page 19.
<b>STRATEGY</b>	a) Risks and Opportunities	EWI Capital identified a comprehensive range of risks and opportunities across the Environmental, Social, and Governance (“ESG”) spectrum. As detailed in our ESG Risks and Opportunities (pages 30-32), these factors are evaluated based on their potential impact on operational stability, stakeholder confidence, and corporate reputation.  This strategic outlook is underpinned by the Materiality Assessment (pages 28-29). This assessment is crucial for defining the key sustainability issues that influence our business footprint across the UK, Australia, and Malaysia.
	b) Impact on Business Model and Value Chain	EWI Capital outlines the business impacts of its identified material sustainability risks and opportunities within the ESG Risks and Opportunities section (pages 30-32).  Furthermore, extensive details regarding these matters are elaborated upon in the specific topical disclosures across the sustainability report on pages 33-81.
	c) Strategy and Decision-making	EWI Capital integrates sustainability into its core strategy and decision-making via the ESG framework focusing on Exceptional Environment, Connected Community, and Outstanding Organisation (see pages 16-17). This framework is the engine behind our vision of <i>Building Value &amp; Shaping Tomorrow</i> .
	d) Financial Position	For a deeper understanding of how sustainability risks and opportunities influence our strategic direction, please refer to the topical disclosures on pages 33-81. These sections provide detailed elaborations on the Group’s strategic responses and, where feasible, present quantified financial impacts.
	e) Resilience of Strategy	EWI Capital acknowledges climate change as a critical driver shaping our strategy, operations, and financial outlook. We assessed the Group’s exposure to both physical risks (such as extreme weather and flooding) and transition risks (including regulatory evolution and shifting market demand for low-carbon assets).  To ensure our business model remains resilient, these impacts are evaluated across three distinct time horizons, short-term (1-5 years), mid-term (6-10 years), and long-term (beyond 11 years). This multi-tiered approach allows us to align our planning with the extended operational lifecycle of real estate developments.  For a detailed analysis of how these risks and opportunities shape EWI Capital’s strategic planning, please refer to page (pages 35-36).
		Embedded within the Exceptional Environment pillar, EWI Capital’s climate strategy adheres to TCFD standards, focusing on adaptation, mitigation, and resilience. This is operationalised through sustainable construction methods and the adoption of renewable technologies.  For detailed disclosures, please refer to pages 34-36 (Climate Change Adaptation, Mitigation, and Resilience) and pages 37-41 (Energy and Carbon Management).

Recommended Disclosures		IFRS S1 Location / Explanation	IFRS S2 & TCFD Location / Explanation
<b>RISK MANAGEMENT</b>	a) Risk ID and Assessment Processes	EWI Capital has established a robust framework to identify, assess, and mitigate sustainability-related risks, fully integrated into our strategy to realise the vision of Building Value & Shaping Tomorrow. While broader ESG risks are identified through the Materiality Assessment (pages 28-29), we utilise targeted processes to manage specific vulnerabilities.	
	b) Risk Management Processes	This includes a dedicated approach to climate-related issues, supported by EWL Living's assessment as detailed in Climate Change Adaptation, Mitigation, and Resilience (pages 34-36). These mechanisms are embedded within the Group's wider Enterprise Risk Management ("ERM") framework and overseen by the RMC. For further context on our governance structure and internal controls, please refer to the Sustainability Governance Structure (page 19) and the Statement on Risk Management and Internal Control in EWI Capital's Integrated Annual Report 2025.	
	c) Integration into Overall Risk Management		
<b>METRICS &amp; TARGETS</b>	a) Metrics Used	In adherence to Bursa Malaysia's disclosure requirements, EWI Capital presents its FY2025 performance data via the ESG Performance Table (pages 82-87). This data spans quantitative and qualitative indicators anchored in the Group's, Exceptional Environment, Connected Community, and Outstanding Organisation pillars, covering critical areas such as energy consumption, governance, and community investment.	
	b) Performance Data		
	c) Targets Set	<p>A comprehensive view of the Group's historical achievements, forward-looking targets, and granular metrics is further detailed in the Sustainability Scorecard (pages 19-23) and supported by our in-depth topical sections (pages 33-81).</p> <p>In addition, the Group has considered the sector specific metrics from Sustainability Accounting Standards Board ("SASB") and disclosed those deemed material and applicable to its business, with further details set out in the SASB Disclosure Index (pages 95-96).</p>	

# GRI CONTENT INDEX

<b>STATEMENT OF USE:</b>	EWI Capital Berhad has reported the information cited in this GRI content index for the period of 1 November 2024 to 31 October 2025 with reference to the GRI Standards.
<b>GRI 1 USED:</b>	GRI 1: Foundation 2021

GRI STANDARD	GRI CODE	GRI DISCLOSURE	F4GBM ALIGNMENT	LOCATION, DIRECT ANSWER, AND REASONS FOR OMISSIONS, IF APPLICABLE
<b>GRI 2: General Disclosures 2021</b>	2-1	Organisational details	-	About EWI Capital (page 4-11)
	2-2	Entities included in the organisation's sustainability reporting		Reporting Period, Scope and Boundary (page 2)
	2-3	Reporting period, frequency and contact point		Reporting Period, Scope and Boundary (page 2); training data was restated (page 66)
	2-4	Restatements of information		Content Quality and Determination Principles (page 3); Assurance Statement (page 94)
	2-5	External assurance		About EWI Capital (page 4-7)
	2-6	Activities, value chain and other business relationships		Labour Standards
	2-7	Employees	Corporate Governance	
	2-8	Workers who are not employees		
	2-9	Governance structure and composition		
	2-10	Nomination and selection of the highest governance body		
	2-11	Chair of the highest governance body		
	2-12	Role of the highest governance body in overseeing the management of impacts		
	2-13	Delegation of responsibility for managing impacts		
	2-14	Role of the highest governance body in sustainability reporting		
	2-15	Conflicts of interest		
	2-16	Communication of critical concerns		
	2-17	Collective knowledge of the highest governance body		
	2-18	Evaluation of the performance of the highest governance body		
	2-19	Remuneration policies		
	2-20	Process to determine remuneration		
	2-21	Annual total compensation ratio		
	2-22	Statement on sustainable development strategy	Risk Management; Human Rights & Community	President's Message on Sustainability (page 12-13)
	2-23	Policy commitments		Policies and Frameworks (page 19)
	2-24	Embedding policy commitments		

GRI STANDARD	GRI CODE	GRI DISCLOSURE	F4GBM ALIGNMENT	LOCATION, DIRECT ANSWER, AND REASONS FOR OMISSIONS, IF APPLICABLE
	2-25	Processes to remediate negative impacts	Risk Management; Human Rights & Community	Whistleblowing Policy and Procedures (page 80)
	2-26	Mechanisms for seeking advice and raising concerns		
	2-27	Compliance with laws and regulations		Regulatory Compliance (page 76-77)
	2-28	Membership associations		Not available
	2-29	Approach to stakeholder engagement		Stakeholder Management (page 24-27)
	2-30	Collective bargaining agreements	Labour Standards	Not available
<b>GRI 3: Material Topics 2021</b>	3-1	Process to determine material topics	-	Materiality Assessment Process (page 28-29)
	3-2	List of material topics		
	3-3	Management of material topics		ESG Risks and Opportunities (page 30-32); Material topics under the three focus areas Exceptional Environment, Connected Community, and Outstanding Organisation (page 33-81)
<b>GRI 201: Economic Performance 2016</b>	201-1	Direct economic value generated and distributed	-	Local Economic Development / Enterprising Communities (page 54-57)
	201-2	Financial implications and other risks and opportunities due to climate change		Climate Change Adaptation, Mitigation and Resilience (page 34-36)
	201-3	Defined benefit plan obligations and other retirement plans		Not disclosed
	201-4	Financial assistance received from government		Not applicable
<b>GRI 202: Market Presence 2016</b>	202-1	Ratios of standard entry level wage by gender compared to local minimum wage	Human Rights & Community	Not disclosed
	202-2	Proportion of senior management hired from the local community		Not disclosed
<b>GRI 203: Indirect Economic Impacts 2016</b>	203-1	Infrastructure investments and services supported	Human Rights & Community	Local Economic Development / Enterprising Communities (page 54-57)
	203-2	Significant indirect economic impacts		
<b>GRI 204: Procurement Practices 2016</b>	204-1	Proportion of spending on local suppliers	Human Rights & Community	Local Economic Development / Enterprising Communities (page 54-57)
<b>GRI 205: Anti-corruption 2016</b>	205-1	Operations assessed for risks related to corruption	Anti-Corruption	Anti-Corruption (page 77-81)
	205-2	Communication and training about anti-corruption policies and procedures		
	205-3	Confirmed incidents of corruption and actions taken		
<b>GRI 206: Anti-competitive Behavior 2016</b>	206-1	Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	-	Regulatory Compliance (page 76-77)
<b>GRI 207: Tax 2019</b>	207-1	Approach to tax	Tax Transparency	Not disclosed
	207-2	Tax governance, control, and risk management		Not disclosed
	207-3	Stakeholder engagement and management of concerns related to tax		Not available
	207-4	Country-by-country reporting		Not available

## GRI CONTENT INDEX

GRI STANDARD	GRI CODE	GRI DISCLOSURE	F4GBM ALIGNMENT	LOCATION, DIRECT ANSWER, AND REASONS FOR OMISSIONS, IF APPLICABLE
<b>GRI 301: Materials 2016</b>	301-1	Materials used by weight or volume	Pollution & Resources	Circular Economy and Resource Use (page 48-49)
	301-2	Recycled input materials used		
	301-3	Reclaimed products and their packaging materials		
<b>GRI 302: Energy 2016</b>	302-1	Energy consumption within the organisation	Climate Change	Energy and Carbon (page 37-41)
	302-2	Energy consumption outside of the organisation		
	302-3	Energy intensity		
	302-4	Reduction of energy consumption		
	302-5	Reductions in energy requirements of products and services		
<b>GRI 303: Water and Effluents 2018</b>	303-1	Interactions with water as a shared resource	Water Use Pollution & Resources	Water Consumption (page 43-44)
	303-2	Management of water discharge-related impacts		
	303-3	Water withdrawal		
	303-4	Water discharge		
	303-5	Water consumption		
<b>GRI 304: Biodiversity 2016</b>	304-1	Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	Biodiversity	Biodiversity (page 42)
	304-2	Significant impacts of activities, products and services on biodiversity		
	304-3	Habitats protected or restored		
	304-4	IUCN Red List species and national conservation list species with habitats in areas affected by operations		
<b>GRI 305: Emissions 2016</b>	305-1	Direct (Scope 1) GHG emissions	Climate Change	Energy and Carbon (page 37-41)
	305-2	Energy indirect (Scope 2) GHG emissions		
	305-3	Other indirect (Scope 3) GHG emissions		
	305-4	GHG emissions intensity		
	305-5	Reduction of GHG emissions		
	305-6	Emissions of ozone-depleting substances (ODS)	Pollution & Resources	Not disclosed
	305-7	Nitrogen oxides (NOx), sulfur oxides (SOx), and other significant air emissions		Not disclosed
<b>GRI 306: Waste 2020</b>	306-1	Waste generation and significant waste-related impacts	Pollution & Resources	Recycling and Waste Management (page 47-48)
	306-2	Management of significant waste-related impacts		
	306-3	Waste generated		
	306-4	Waste diverted from disposal		
	306-5	Waste directed to disposal		
<b>GRI 308: Supplier Environmental Assessment 2016</b>	308-1	New suppliers that were screened using environmental criteria	Supply Chain (Environment)	Responsible Supply Chain Management (page 71-72); Regulatory Compliance (page 76-77)
	308-2	Negative environmental impacts in the supply chain and actions taken		

GRI STANDARD	GRI CODE	GRI DISCLOSURE	F4GBM ALIGNMENT	LOCATION, DIRECT ANSWER, AND REASONS FOR OMISSIONS, IF APPLICABLE
<b>GRI 401: Employment 2016</b>	401-1	New employee hires and employee turnover	Labour Standards	Equality, Diversity & Inclusivity (page 59-64)
	401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees		
	401-3	Parental leave		
<b>GRI 402: Labor / Management Relations 2016</b>	402-1	Minimum notice periods regarding operational changes	-	Not disclosed
<b>GRI 403: Occupational Health and Safety 2018</b>	403-1	Occupational health and safety management system	Health & Safety	Occupational Safety and Health (page 66-70)
	403-2	Hazard identification, risk assessment, and incident investigation		
	403-3	Occupational health services		
	403-4	Worker participation, consultation, and communication on occupational health and safety		
	403-5	Worker training on occupational health and safety		
	403-6	Promotion of worker health		
	403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships		
	403-8	Workers covered by an occupational health and safety management system		
	403-9	Work-related injuries		
	403-10	Work-related ill health		
<b>GRI 404: Training and Education 2016</b>	404-1	Average hours of training per year per employee	Labour Standards	Education and Skills (page 65-66)
	404-2	Programmes for upgrading employee skills and transition assistance programmes		
	404-3	Percentage of employees receiving regular performance and career development reviews		
<b>GRI 405: Diversity and Equal Opportunity 2016</b>	405-1	Diversity of governance bodies and employees	Labour Standards	Equality, Diversity & Inclusivity (page 59-64)
	405-2	Ratio of basic salary and remuneration of women to men		
<b>GRI 406: Non-discrimination 2016</b>	406-1	Incidents of discrimination and corrective actions taken	Labour Standards	Equality, Diversity & Inclusivity (page 59-64)
<b>GRI 407: Freedom of Association and Collective Bargaining 2016</b>	407-1	Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk	Labour Standards	Responsible Supply Chain Management (page 71-72)
<b>GRI 408: Child Labor 2016</b>	408-1	Operations and suppliers at significant risk for incidents of child labor	Labour Standards	Responsible Supply Chain Management (page 71-72); Regulatory Compliance (page 76-77) Equality, Diversity & Inclusivity (page 59)

## GRI CONTENT INDEX

GRI STANDARD	GRI CODE	GRI DISCLOSURE	F4GBM ALIGNMENT	LOCATION, DIRECT ANSWER, AND REASONS FOR OMISSIONS, IF APPLICABLE
<b>GRI 409: Forced or Compulsory Labor 2016</b>	409-1	Operations and suppliers at significant risk for incidents of forced or compulsory labor	Labour Standards	Responsible Supply Chain Management (page 71-72); Regulatory Compliance (page 76-77)
<b>GRI 410: Security Practices 2016</b>	410-1	Security personnel trained in human rights policies or procedures	-	Not applicable
<b>GRI 411: Rights of Indigenous Peoples 2016</b>	411-1	Incidents of violations involving rights of indigenous peoples	Human Rights & Community	Not applicable
<b>GRI 413: Local Communities 2016</b>	413-1	Operations with local community engagement, impact assessments, and development programmes	Human Rights & Community	Connected Community (page 50-57)
	413-2	Operations with significant actual and potential negative impacts on local communities		
<b>GRI 414: Supplier Social Assessment 2016</b>	414-1	New suppliers that were screened using social criteria	Supply Chain (Social)	Responsible Supply Chain Management (page 71-72); Regulatory Compliance (page 76-77)
	414-2	Negative social impacts in the supply chain and actions taken		
<b>GRI 415: Public Policy 2016</b>	415-1	Political contributions	Anti-Corruption	Anti-Corruption (page 77-81)
<b>GRI 416: Customer Health and Safety 2016</b>	416-1	Assessment of the health and safety impacts of product and service categories	Customer Responsibility	Not applicable
	416-2	Incidents of non-compliance concerning the health and safety impacts of products and services		Not applicable
<b>GRI 417: Marketing and Labeling 2016</b>	417-1	Requirements for product and service information and labeling	Customer Responsibility	Not applicable
	417-2	Incidents of non-compliance concerning product and service information and labeling		Not applicable
	417-3	Incidents of non-compliance concerning marketing communications		Not applicable
<b>GRI 418: Customer Privacy 2016</b>	418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	Human Rights & Community	Customer Data Privacy (page 73)

## SASB DISCLOSURE INDEX

TOPIC	CODE	METRIC	DISCLOSURE
<b>Land Use &amp; Ecological Impacts</b>	IF-HB-160a.1	Number of (1) lots and (2) homes delivered on redevelopment sites	Most of EWI Capital's real estate projects in the United Kingdom are on redevelopment sites.
	IF-HB-160a.2	Number of (1) lots and (2) homes delivered in regions with High or Extremely High Baseline Water Stress	Not disclosed.
	IF-HB-160a.3	Total amount of monetary losses as a result of legal proceedings associated with environmental regulations	Zero. Please refer to Circular Economy and Resource Use on page 49; and Corporate Governance on page 77.
	IF-HB-160a.4	Discussion of process to integrate environmental considerations into site selection, site design, and site development and construction	Please refer to Sustainable Design & Green Building on pages 45-46; Recycling and Waste Management on page 46; and Circular Economy and Resources Use on page 48.
<b>Workforce Health &amp; Safety</b>	IF-HB-320a.1	(1) Total recordable incident rate (TRIR) and (2) fatality rate for (a) direct employees and (b) contract employees	Zero TRIR and zero fatalities were recorded in FY2025 for both direct employees and contract employees.  Please refer to Occupational Safety and Health ("OSH") Performance Data on page 69 for more information.
<b>Design for Resource Efficiency</b>	IF-HB-410a.1	(1) Number of homes that obtained a certified HERS® Index Score and (2) average score	EWI Capital has not sought HERS® Index Score certification. However, Griffin Park and Duffy projects have been designed with specific carbon reduction targets in mind.  Please refer to Energy and Carbon on page 37 for more information.
	IF-HB-410a.2	Percentage of installed water fixtures certified to WaterSense® specifications	EWI Capital is currently not evaluating its water fixtures according to this certification.  Please refer to Water Consumption on pages 43-44 for more information on the Group's water conservation measures and the specifications adhered.
	IF-HB-410a.3	Number of homes delivered certified to a third-party multi-attribute green building standard	All of EWI-Ballymore and EWL Living properties comply with the Code for Sustainable Homes. EWI-Ballymore's commercial spaces are certified under the Building Research Establishment Environmental Assessment Method ("BREEAM"), confirming their status as sustainably built environments.  Please refer to Sustainable Design & Green Building on page 45 for more information.
	IF-HB-410a.4	Description of risks and opportunities related to incorporating resource efficiency into home design, and how benefits are communicated to customers	Please refer to Circular Economy and Resource Use on pages 46-49 for information on the Group's resource efficiency-related risks and opportunities.

## SASB DISCLOSURE INDEX

TOPIC	CODE	METRIC	DISCLOSURE
Community Impacts of New Developments	IF-HB-410b.1	Description of how proximity and access to infrastructure, services, and economic centers affect site selection and development decisions	Please refer to Sustainable Design & Green Building on pages 46.
	IF-HB-410b.2	Number of (1) lots and (2) homes delivered on infill sites	None. However, the vacant site at Goldsworth Road near the Woking development has been transformed into the Phoenix Cultural Centre, a new community hub for social activities, artistic expression, and culture exchange.
	IF-HB-410b.3	(1) Number of homes delivered in compact developments and (2) average density	Most of EWI Capital's real estate projects in the United Kingdom are located in high population density areas.
Climate Change Adaptation	IF-HB-420a.1	Number of lots located in 100-year flood zones	The company plans to review the technical specifications required to report on this indicator in future reporting cycles.
	IF-HB-420a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	Please refer to Climate Change Adaptation, Mitigation and Resilience on pages 34-36.
Activity	IF-HB-000.A	Number of controlled lots <sup>ii</sup>	No quantitative data available. However, the information about EWI Capital's real estate projects is available at Key Development on pages 9-11.
	IF-HB-000.B	Number of homes delivered <sup>iii</sup>	
	IF-HB-000.C	Number of active selling communities <sup>iv</sup>	

<sup>i</sup> Note to **IF-HB-160a.3** – The entity shall briefly describe the nature, context, and any corrective actions taken as a result of the monetary losses.

<sup>ii</sup> Note to **IF-HB-000.A** – The scope of controlled lots includes all lots owned or contractually available for ownership through option contracts or other equivalent types of contracts as of the last day of the reporting period.

<sup>iii</sup> Note to **IF-HB-000.B** – The scope of homes shall include single-family dwelling units whether detached, attached, or part of multifamily residential buildings.

<sup>iv</sup> Note to **IF-HB-000.C** – The scope of active selling communities includes those communities or developments open for sales with at least five homes or lots remaining to sell as of the last day of the reporting period.

## ASSURANCE STATEMENT

The SR FY2025 has not been reviewed by the Group's internal auditors. All data disclosed has been sourced from internal documents, with verification provided by the respective information owners. The Board of EWI Capital acknowledges its responsibility for ensuring the integrity of the SR FY2025. Based on the Board's assessment, this report provides a fair representation of the Group's ESG performance for FY2025.

**EWI CAPITAL BERHAD**

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