

Universal Design and Building Accessibility Report

Singha Estate 2026

Scope: Buildings Designed and Constructed by the Company

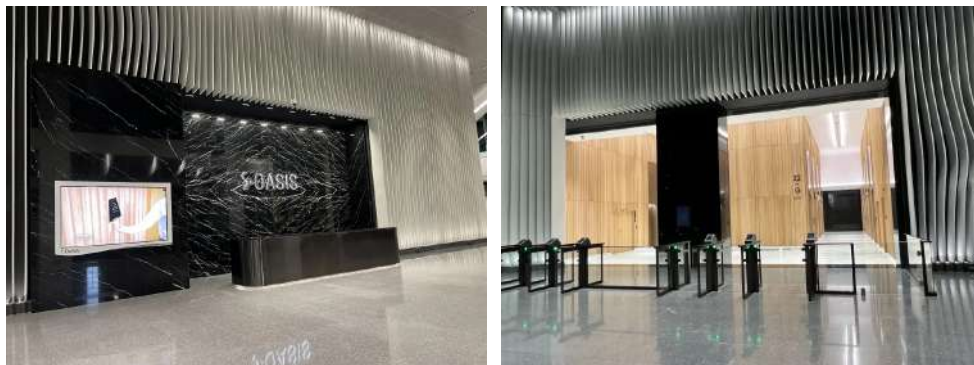
1. Policy Commitment

Singha Estate is committed to designing, developing and operating buildings that can be reached, entered and used safely, independently and with dignity by all people – including persons with disabilities, older persons, pregnant women and families with young children. Universal Design is applied from the earliest design stage, not retrofitted as a compliance exercise, and accessibility requirements are embedded in our design briefs, tender specifications and contractor scopes of work.

2. Scope and Coverage

Singha Estate incorporates Universal Design and accessibility considerations into relevant design and construction processes to support safe, convenient and equitable access for all users. For this disclosure, the Company focuses on projects for which Singha Estate managed or oversaw development and construction. The initial project-level basis is S-OASIS and SINGHA COMPLEX. Singha Estate's considered through Universal Design and accessibility features for all groups, including people with disabilities. Universal Design is incorporated and identifies S-District as using the Universal Design concept.

S-OASIS



S-OASIS is an office building developed with a focus on enhancing the quality of life and well-being of its occupants. The building emphasizes modern, convenient, and safe spaces that accommodate the diverse needs of users, including accessibility for persons with disabilities and those with limited mobility, supporting an inclusive and equitable environment for all building users.

Accessibility feature	Publicly disclosed information	Status
External access ramp	Ramp provided for access from outside the building into the project.	✓
Parking-to-retail access	Ramp connects the parking area to the Retail Turnstile area.	✓

Accessibility feature	Publicly disclosed information	Status
Wheelchair-accessible turnstile	Turnstile width is designed to accommodate wheelchair users.	✓
Accessible toilets	Accessible toilets are provided on every floor.	✓
Elevator controls	Elevators in the parking area and retail area have buttons designed to support use by people with disabilities. / Passenger elevator voice announcement system is scheduled to be upgraded in 2026 to enhance accessibility for building users.	✓
Accessible parking	Accessible parking to support use by people with disabilities on every level of parking floor.	✓
Emergency evacuation arrangements	There are evacuation plans and regular evacuation drills.	✓
Access to public transport	Bus stop in front of the building, next to Vibhavadi Road.	✓

SINGHA COMPLEX – Publicly Facilities



Singha Complex is an office and commercial development designed with consideration for the quality of life, convenience, and safety of its occupants. The development emphasizes accessible spaces and facilities that accommodate diverse users, including people with disabilities and those with limited mobility, promoting equitable and inclusive access for all building users.

Accessibility feature	Publicly disclosed information	Status
External access ramp	Ramp provided for access from outside the building into the project.	✓
Parking-to-retail access	Ramp connects the parking area to the Retail Turnstile area.	✓
Wheelchair-accessible turnstile	Turnstile width is designed to accommodate wheelchair users.	✓
Accessible toilets	Accessible toilets are provided on every floor.	✓

Accessibility feature	Publicly disclosed information	Status
Elevator controls	Elevators in the parking area and retail area have buttons designed to support use by people with disabilities. / Passenger Elevator no have but there are plans for them to happen in the future.	✓
Accessible parking	Accessible parking to support use by people with disabilities in the parking area.	✓
Emergency evacuation arrangements	There are evacuation plans and regular evacuation drills.	✓
Access to public transport	There is bus parking available in front of the building on Asok Montri Road, and connected to Asok MRT station	✓

Short Term Plan

Year	Initiative	Description
2026	Passenger Elevator Accessibility Improvement	Upgrade passenger elevators at S-Oasis to enhance accessibility for people with disabilities.
2027	Accessibility & Inclusive Service Training	Provide reception employee training on appropriate assistance and inclusive services for people with disabilities and individuals requiring special assistance.
2028	Accessibility Assessment & Improvement Review	Conduct an accessibility assessment of relevant building facilities and identify opportunities for further improvement based on the assessment results.