

Water Stress Assessment Report

Singha Estate 2026

Water Stress Report

4 business groups • 24 assessed locations

Purpose and scope

This report brings together location-level water stress screening and operational water information to support prioritization, water management planning and performance monitoring across Singha Estate's four business groups. The assessment covers 24 locations in Thailand only. Operations outside Thailand is excluded from this report.

Business group	Sites	Extremely High	High	Medium - High	Medium - Low	Low
Residential	14	3	11	0	0	0
Commercial	5	0	5	0	0	0
Hotels	4	0	2	0	0	2
Industrial Estate & Infrastructure	1	1	0	0	0	0
Total	24	4	18	0	0	2

Overall, 22 of the 24 assessed locations (91.7%) are classified as High or Extremely High. This percentage is based on the number of assessed locations; it is not a share of water withdrawal or consumption.

Interpretation of screening results

WRI Aqueduct is a location-level screening tool. A water stress classification does not mean that an actual water shortage has occurred at a site and does not, on its own, establish a business impact. Results should be considered alongside water sources, supplier reliability, demand, seasonality and site-level evidence. A Low classification also does not remove the need for operational water management.

Covered Sites and Projects

Residential: The assessment covers 14 residential projects in Bangkok. Eleven projects are classified as High and three as Extremely High. All 14 projects (100%) are therefore in High or Extremely High-water stress areas.

Project names	Location	Water stress
S'RIN Ratchaphruek-Sai 1	Bangkok	Extremely High
S'RIN Prannok-Kanchana	Bangkok	Extremely High
SHAWN Wongwaen-Chatuchot	Bangkok	Extremely High
SANTIBURI THE RESIDENCES	Bangkok	High
SIRANINN RESIDENCES	Bangkok	High
SHAWN Panya Indra	Bangkok	High
LA SOIE de S (Sukhumvit 43)	Bangkok	High
SMYTH'S Ramintra	Bangkok	High
SENTRE Pattanakarn	Bangkok	High
THE ESSE Asoke	Bangkok	High
THE ESSE Sukhumvit 36	Bangkok	High
THE ESSE at SINGHA COMPLEX	Bangkok	High
THE EXTRO Phayathai-Rangnam	Bangkok	High
ONE RIVER RAMA III	Bangkok	High

Commercial: The assessment covers five commercial projects in Bangkok. All five projects are classified as High, representing 100% of the assessed projects in this business group.

Project names	Location	Water stress
Sun Tower	Bangkok	High
SINGHA COMPLEX	Bangkok	High
S-Metro	Bangkok	High

Project names	Location	Water stress
S-OASIS	Bangkok	High
The Lighthouse	Bangkok	High

Hotels: The assessment covers four hotels. Two hotels in Samui are classified as High, while two hotels located in Phuket and Krabi are classified as Low. Two of the four hotels (50%) are therefore in High or Extremely High water stress areas.

Project names	Location	Water stress
SAii Koh Samui Villas	Samui	High
Santiburi Koh Samui	Samui	High
SAii Laguna Phuket	Phuket	Low
SAii Phi Phi Island Village	Krabi	Low

Industrial Estate & Infrastructure: The assessment covers one location in Ang Thong, classified as Extremely High. This represents 100% of the assessed locations in this business group.

Project names	Location	Water stress
S Industrial Estate Angthong	Angthong	Extremely High

Risks and Management Approaches

Business Risks and Impacts

Company's assessed operational locations are situated in areas classified as High to Extremely High Water Stress, the Company has not historically experienced significant water shortages that have materially affected most of its business operations.

However, certain hotel operations in Krabi and Koh Samui have experienced water supply constraints due to their limited access to mainland municipal water supply and local water availability. During periods of water shortage, the hotels have been required to purchase water from external suppliers to maintain operational continuity, resulting in additional operating costs and increased exposure to water availability and supply risks.

These experiences highlight the importance of site-specific water risk management. The Company therefore considers local water availability, water supply dependency, operational requirements, and historical impacts when assessing water-related risks and determining appropriate water management and efficiency measures to strengthen long-term water security and business resilience.

Water Management and Efficiency

Singha Estate promotes efficient water use, water conservation, wastewater management, and treated wastewater reuse across its operations. The Company monitors water consumption and considers water scarcity and water stress risks to support appropriate site-specific management measures. As part of its long-term commitment, the Company aims to reduce water consumption intensity by an average of 5% per person per year by 2040, supporting long-term water security and business resilience.