Item	Details
Client	TEAM Consulting Engineering and Management Public Company Limited
Reporting period	1 January 2025 - 31 December 2025
Document version	Initial issue
Number of pages	16
Date of preparation	17 March 2026
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Executive Summary

TEAM Consulting Engineering and Management Public Company Limited provides consulting and engineering services. Its group companies provide consultancy in engineering, energy, design, investment, architectural design and environmental impact assessment reporting. The organizational boundary covers the TEAM Building, 151 Nuan Chan Road, Nuan Chan, Bueng Kum, Bangkok 10230, and the TGC Building, 152 Nuan Chan Road, Nuan Chan, Bueng Kum, Bangkok 10230. The companies within the reporting boundary are TEAMG (company registration no. 0107561000030), ATT (0105533048510), GFE (0105536084347), GOE (0105567125819), TEAM NEXT (0105534066759), TEAM-CM (0125533002552), TLT (0105550040319) and TPP (0105535151431).

The verifier conducted an on-site organizational carbon footprint verification on 9 February 2026. Its purpose was verification and certification for registration with the Thailand Greenhouse Gas Management Organization (Public Organization), or TGO. The criteria included TGO Requirements for Calculation and Reporting of Organizational Carbon Footprints, 8th edition (6th revision, July 2022), and TGO Guidelines for Verification of Organizational Carbon Footprints, 2nd edition (2017). The organizational boundary follows the operational control approach. Verification included interviews, confirmation of reported emission sources at the site, and reconciliation of activity data against supporting records. The engagement was conducted at a limited assurance level with a materiality threshold of 5%, covering the monitoring period 1 January to 31 December 2025. The report provides both base-year and current-year information.

During verification of Scope 1, Scope 2 and Scope 3 GHG emissions, three corrective action requests were issued for matters potentially affecting the reported GHG quantities. The organization completed the corrective actions; the verifier closed all three findings and accepted the report.

1. Introduction

TEAM Consulting Engineering and Management Public Company Limited and its group provide engineering, energy, design, investment, architectural and environmental impact assessment consultancy services.

1.1 Objectives of verification

(1) To verify and certify the organizational carbon footprint for submission to and registration with the Thailand Greenhouse Gas Management Organization (Public Organization).

(2) To verify the accuracy of information on the principles of relevance, transparency and traceability for the period 1 January - 31 December 2025 (current reporting year).

1.2 Scope and verification criteria

The organizational boundary covers TEAM Consulting Engineering and Management Public Company Limited and its subsidiaries operating at TEAM Building and TGC Building, 151 and 152 Nuan Chan Road, Nuan Chan, Bueng Kum, Bangkok 10230. The parent company, TEAMG, has registration number 0107561000030.

– ATT Consultants Co., Ltd. (ATT), no. 0105533048510: consultancy for energy, electricity, oil, gas, petrochemicals, related industries, ports and utilities.

– Geotechnical & Foundation Engineering Co., Ltd. (GFE), no. 0105536084347: geotechnical, foundation and underground-structure engineering consultancy.

– GOE Consultants Co., Ltd. (GOE), no. 0105567125819: integrated design of buildings, underground structures and tunnels.

– TEAM NEXT Co., Ltd. (TEAM NEXT), no. 0105534066759: public- and private-sector project investment, including concessions and construction.

– TEAM Construction Management Co., Ltd. (TEAM-CM), no. 0125533002552: construction management and supervision consultancy.

– TLT Consultants Co., Ltd. (TLT), no. 0105550040319: environmental impact assessment consultancy.

– TEAMPLUS PARTNERS Co., Ltd. (TPP), no. 0105535151431: architectural planning and design, interior design, landscape architecture and urban development.

The monitoring period is 1 January - 31 December 2025, covering both base-year and current-year reporting, for GHG emissions and removals under Scopes 1, 2 and 3.

The verification was undertaken in accordance with the following TGO and international requirements:

– TGO Requirements for Calculation and Reporting of Organizational Carbon Footprints, 8th edition (6th revision, July 2022).

– TGO Guidelines for Verification of Organizational Carbon Footprints, 2nd edition (2017).

– ISO 14064-3:2019, Greenhouse gases - Part 3: Specification with guidance for the verification and validation of greenhouse gas statements.

– ISO 14065:2020, General principles and requirements for bodies validating and verifying environmental information.

1.3 Level of assurance

Limited assurance

1.4 Materiality level for assessment and reporting

Materiality threshold: 5%

2. Verification Plan

2.1 Risk analysis

1) Inherent risk

The preliminary review of calculation documents and the strategic analysis and risk assessment dated 19 January 2026 identified potential errors in the collection and processing of activity data. Risks include incomplete, missing or incorrectly recorded information at the source and through subsequent data-processing stages.

2) Control risk

The preliminary calculation report described an activity-data collection plan, from the original source through consolidation and preparation of the report, and data quality review. Responsibilities for controlling and checking activity information were clearly assigned, providing a degree of control over this risk.

3) Detect risk

Under TGO verification guidelines, detection risk is the possibility that a verifier fails to identify a material deficiency. Factors include verifier competence, verification plan, methodology and time available. The verifier assessed this risk by reviewing on-site systems, considering additional evidence, investigating unusual values, sampling significant emission sources, interviewing data custodians and confirming key measuring equipment.

2.2 Risk of material misstatement

Initial review revealed incomplete boundary-confirmation documentation, reporting issues for electricity generated by solar cells, activity-data conversion factors inconsistent with the units of selected emission factors,

and incorrect transfer of data. Incomplete reporting of GHG emission sources and the use of figures unsupported by consistent sources were also considered significant risks.

2.3 Data sampling plan

Type of Evidence	Verification Method	Risk Level	Number of Samples Reviewed	Remarks
SCOPE 1: Direct Greenhouse Gas Emissions (Direct GHG Emissions)				
Category 1.1: Greenhouse Gas Emissions from Mobile Combustion				
Diesel Fuel Combustion - Employee commuting using company vehicles - Business travel using employees' personal vehicles based on mileage	Fleet Card Company's Welfare Online System (Mileage)	Low	2 Records	
- Business travel using employees' personal vehicles or company rental vehicles based on Fuel Log records	Company's Fuel Log System			
Gasohol 91 Fuel Combustion - Employee commuting using company vehicles - Business travel using employees' personal vehicles or company rental	Fleet Card Company's Fuel Log System	Low	2 Records	

vehicles based on Fuel Log records				
Gasohol 95 Fuel Combustion - Employee commuting using company vehicles - Business travel using employees' personal vehicles or company rental vehicles based on Fuel Log records	Fleet Card Company's Fuel Log System	Low	2 Records	
Category 1.2: Fugitive Greenhouse Gas Emissions				
Greenhouse gas emissions from the use of employee restrooms	Tiger Web Server Plus System - Regular Employees TEAM ATT GFE TPP TEAM-CM TLT GOE TEAM NEXT - Contract Employees - Housekeeping Staff and Security Guards	Medium	2 Records	
SCOPE 2: Energy Indirect Greenhouse Gas Emissions (Energy Indirect GHG Emissions)				

Electricity - Company's electricity consumption	Electricity Bills	Low	2 Records Mar, May	Compared with monthly summary reports
SCOPE 3: Other Indirect Greenhouse Gas Emissions (Other Indirect GHG Emissions)				
Greenhouse gas emissions from purchased goods and services - Construction materials, contractors - Tools and equipment - Machinery, vehicles and related equipment	Company's Procurement System	Low	2 Records	

3. Verification Process

3.1 Verification planning

The verifier explained the schedule, preliminary arrangements, scope, objectives, criteria, level of assurance and materiality threshold. The on-site verification took place over one day, on 9 February 2026, at TEAM Consulting Engineering and Management Public Company Limited.

3.2 Assessment of the GHG information system and controls

The auditors reviewed the requirements and guidelines for calculating and reporting the organization’s greenhouse gas emissions in accordance with the guidelines of the Thailand Greenhouse Gas Management Organization (TGO), including the audit plan, strategic analysis, risk assessment, and sampling plan.

The auditors conducted interviews and inquiries with report preparers, data owners, and relevant departments involved in greenhouse gas assessment to understand data collection methods, data storage procedures, data transfer processes, and data entry practices within the company's systems, including the roles

and responsibilities defined in the information systems or established procedures, as well as the personnel responsible for relevant documentation.

3.3 Assessment of the accuracy of GHG information

The auditor reviewed the organization's documents, including gas emission and dispersion reports, the greenhouse gas inventory, supporting documentation, and other relevant documents used to support the calculation of the organization's greenhouse gas emissions.

The auditor verified the information against various supporting documents using a reasonable assurance approach. The auditor performed recalculations to ensure that the reported greenhouse gas emissions were accurate and assessed the identified discrepancies. The auditor determined that the discrepancy in the combustion category had a level of materiality that was considered significant.

Therefore, the organization was requested to make corrections and recalculate its greenhouse gas emissions to ensure that the information was consistent with the applicable materiality threshold.

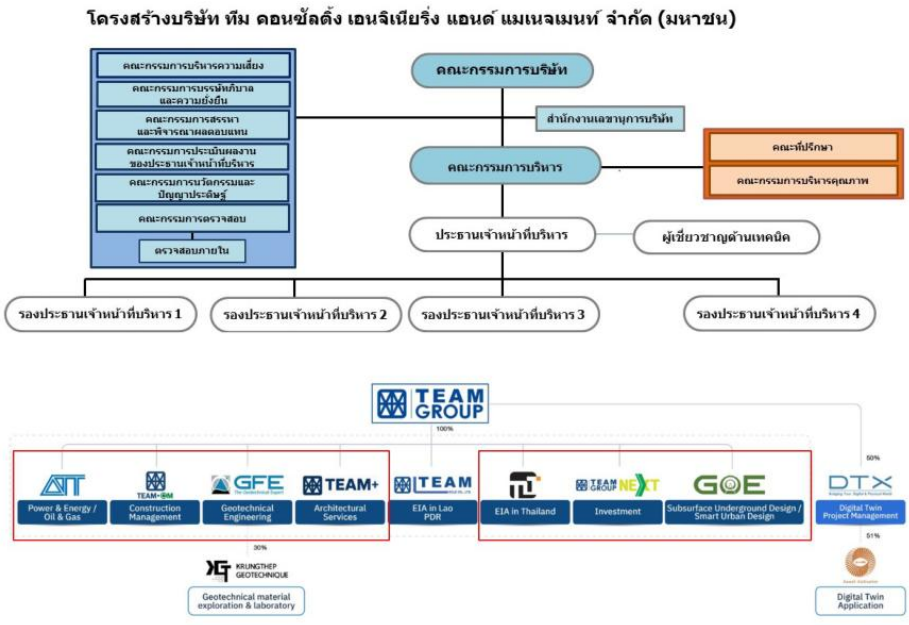
4. Verification Findings

4.1 Status of GHG information and management

- Organizational structure

Organization chart showing the organizational GHG reporting boundary:

- โครงสร้างขององค์กร



แผนผังองค์กรที่แสดงขอบเขตของการรายงานก๊าซเรือนกระจกระดับองค์กร

- **Organizational boundary and GHG management status of organizations within the verified reporting boundary**

Item	Description
1) Boundary-setting approach	Operational control
2) Facilities/areas covered	1. TEAM Building: 151 Nuan Chan Road, Nuan Chan, Bueng Kum, Bangkok 10230 2. TGC Building: 152 Nuan Chan Road, Nuan Chan, Bueng Kum, Bangkok 10230
3) Boundary confirmation documents	Company registration certificates: TEAMG 0107561000030 ATT 0105533048510 GFE 0105536084347 GOE 0105567125819 TEAM NEXT 0105534066759 TEAM-CM 0125533002552 TLT 0105550040319 TPP 0105535151431

Note: The organization selected the operational control approach to determine which GHG emission activities fall within its reporting boundary.

Included: TEAMG headquarters, its eight business units, and group companies operating within TEAM Building and TGC Building.

Excluded: emissions from areas leased to external organizations that are not under TEAMG operational control, including Faklight Co., Ltd. (AIS), Bangkok Bank ATM, coffee shop on the TEAM Building ground floor, MAA Consultants on the second floor of TGC Building, and Asian Engineering Consultants on the second floor of TGC Building. Refrigerant emissions from drinking-water dispensers and refrigerators are also outside the organizational carbon footprint calculation boundary.

- **GHG information data flow diagram**

Activity	Data owner	Data source / evidence	Format	Data collection procedure
SCOPE 1: Direct GHG emissions				
1.1 Mobile combustion				
Diesel and gasoline use by	ADS		PDF	1. Obtain Fleet Card report on the first of each month.

employees travelling in company vehicles Gasoline Consumption for Employee Travel Using Company Vehicles		KBank Fleet Card Report		2. Enter data in “CFO TEAM_1-1 Employee Travel Fuel Use”, categorized by vehicle, fuel and travel location.
Diesel and gasoline used for business travel in employee-owned vehicles Gasoline Consumption from Employee Business Travel Using Personal Vehicles	ADS	Company Welfare Online (Mileage)	Excel	1. Download Welfare Online data on the first of every month. 2. Enter in “CFO TEAM_1-2 Mileage” by vehicle type, fuel type and distance (km).
Diesel and gasoline used for company work by employee-owned or rented vehicles Gasoline Consumption from Business Travel by Employees Using Personal Vehicles or Company-Rented Vehicles	ADS	Company Fuel Log	Excel	1. Employees enter fuel quantities from receipts. 2. Accounting approves entries. 3. Download Fuel Log. 4. Transfer to “CFO TEAM_Fuel_Fuellog_Report”, classified by vehicle, fuel and distance (km).
1.2 Stationary combustion				

Diesel emergency generator	ADS	Fuel station receipts	PDF	Record quantity and refuelling date in CFO TEAM_1-2 Generator (Gen) and Fire Pump (Fp) fuel records.
1.3 Methane (CH4) emissions from septic tank				
Septic tank emissions	ADS	Tiger Web Server Plus; contracts for security, cleaning and gardening	Excel / hard copy	1. Collect monthly employee entry and exit data from the Report Face Scan Time Attendance file generated by the Tiger Web Server Plus system. Categorize employees by Business Unit (BU), record the dates of facial scans for clocking in and out, and calculate the total number of employees who clocked in and out each month. 2. Divide the monthly employee entry and exit counts by the number of working days in each month to calculate the average number of employees entering and exiting the company per working day, with the averages calculated separately for each BU. 3. Collect data on the number of security guards, housekeepers, and gardeners working at the company based on the monthly staffing levels agreed upon with the supplier under the service contract. 4. Record the data from Items 1–3 in the “CFO TEAM_1-3 จำนวนพนักงานเข้า-ออก” form for calculation of the quantity of greenhouse gas emissions.

				Greenhouse gas emissions from leakage from the septic tank system, calculated using the formula prescribed by the Thailand Greenhouse Gas Management Organization (TGO). 5. Combine the greenhouse gas emission data for permanent employees, security guards, housekeepers, and gardeners, and express the total in units of CH_4 (methane) gas.
1.4 Fugitive emissions from refrigerants				
R410a R22 refrigerants R32 refrigerants	ADS	Purchase orders from PRC; air-conditioner inventory	PDF / Excel	1. Collect monthly copies of Purchase Orders (POs) from the PRC department 2. Compare the information in the POs with the air conditioner specification table to identify the type and quantity of refrigerant added, and record the information in the form “CFO TEAM_1-4 Refrigerant Usage of Air Conditioning Systems within the Organization.”
SCOPE 2: Energy indirect GHG emissions				
Purchased electricity	ADS	Electricity bills; monthly electricity-use summaries	PDF / Excel	Collect monthly invoices and electricity usage of the company, departments and tenants; enter in CFO TEAM_2-1 Electricity Use; deduct leased-area electricity.
Electric vehicles owned by	ADS	Welfare Online (Mileage)	Excel	Download monthly data; enter CFO TEAM_1-2 Mileage,

employees and used for company work				categorized by vehicle type, fuel and distance (km).
SCOPE 3: Other indirect GHG emissions				
Hiring Project Consultants and Contractors	PRC	Procurement system	Excel	1. Record purchase order data through the company's procurement system. 2. Enter the data into the PRC_Summary_PO form. 3. Categorize and count the purchase orders for goods and services. 4. Sort the data by total value from highest to lowest.
Analysis, Testing, and Inspection	PRC	Procurement system	PDF / Excel	1. Record purchase order data through the company's procurement system. 2. Enter the data into the PRC_Summary_PO form. 3. Categorize and count the purchase orders for goods and services. 4. Sort the data by total value from highest to lowest.
Purchase of Equipment, Tools, and Machinery	PRC	Procurement system	Excel	1. Record purchase order data through the company's procurement system. 2. Enter the data into the PRC_Summary_PO form. 3. Categorize and count the purchase orders for goods and services.

				4. Sort the data by total value from highest to lowest.
Utility Expenses	PRC	Invoices and Billing Statements from Utility Providers	PDF / Excel	1. Collect monthly utility invoices. 2. Record the utility expenses of the company and its departments, including rental areas. 3. Enter the data from Steps 1 and 2 into the form "CFO TEAM 2-1 Monthly Utility Expenses."
Office Supplies Expenses	PRC	Procurement system	Excel	1. Record purchase order data through the company's procurement system. 2. Enter the data into the "CFO TEAM 3-1 Office Supplies Expenses" form.
Air travel	PRC	Company procurement system	Excel	1. Collect air ticket booking information for employees. 2. Download data from the "Air Ticket Booking Report" in the Procurement Report section and enter it into the "CFO TEAM_3-3 Air Travel Expenses" form.
Waste volume	ADS	Daily waste quantity records	Excel	1. Record waste volume data in the "CFO TEAM 3-4 Organizational Waste Volume" form.

- Other matters relating to material errors:

- None

4.2 Accuracy of GHG emissions calculations in the organizational carbon footprint

- Activity data, emission factors, calculations, spreadsheet formulas, links, conversions, aggregation and disaggregation were examined against the monitoring and verification plan. Data were correctly linked to the calculation formulas.
- Errors, omissions or misstatements: Scope 1 was missing descriptions of HFC-134a refrigerant from the chiller and CH4 from the septic tank for gardeners. Scope 2 did not describe electricity from solar cells.
- Emission factors: the Scope 2 factors for company electricity and electric vehicles in the current reporting year were inconsistent with the base year. The Scope 3 Category 1 factor for purchased goods and services was also incorrect.
- Year-on-year movements: Scope 1 emissions declined due to lower oil/fuel consumption; Scope 2 declined due to the company's electricity-saving standards; Scope 3 increased because the engagement of project consultants and subcontractors doubled.

4.3 Quality of data and supporting evidence

- Sources, nature and supporting records were assessed as reliable.
- The quantity and appropriateness of supporting data were adequate and complete for consideration.
- The referenced evidence was considered reliable.

4.4 Management system and operations

The collection processes and GHG information management system clearly defined organizational structure, duties and responsibilities. An internal assessment team had been assigned, corrective action was performed within agreed time frames, and management reviewed information prior to verification submission. However, limitations remained in some data custodians' understanding of how to record and retain activity data, affecting data quality and consistent reporting.

5. Corrective Actions and Additional Clarifications

5.1 Corrective Action Requests (CAR)

No.	Finding	Requirement	Organization action	Conclusion
1	Incomplete Identification of Greenhouse Gas Emission Sources Scope 1	Completeness and transparency	- Added information on the HFC-134a refrigerant emission source from chillers in the V-Sheet. - Added information on the CH4 (methane) emission	Closed

	- No identification of refrigerant emissions from R-134a used in the chiller. - No identification of methane (CH_4) emissions from the septic tank used by gardening staff. Scope 2 - No identification of indirect greenhouse gas emissions associated with electricity generated from solar cells.		source from septic tanks used by gardening staff in the V-Sheet. - Added information on electricity generated from solar cells in the V-Sheet.	
2	Incomplete Information in the Greenhouse Gas Emissions and Removals Report and V-Sheet - The boundary address at 152 Chaloem Phrakiat Ratchakan Thi 9 Road, Prawet Subdistrict, Prawet District, Bangkok 10230 (TGC Building) was not specified in Section 2.2. - No supporting documents were provided to confirm the organizational boundaries specified in Section 3 for TEAMG, ATT, GFE, TEAM-CM, TEAM-TPP, and TLT.	Completeness and transparency	- Added the boundary coverage for the site located at 152 Nuan Chan Road, Nuan Chan Subdistrict, Bueng Kum District, Bangkok 10230 (TGC Building) under Section 2.2. - Clarified the boundary verification documents under Section 3 for ATT, GFE, TEAM-CM, TEAM-TPP, and TLT. The companies' certification letters have been attached accordingly. For TEAMG, as it is a trade name of the parent company and its subsidiaries, the parent company's certification	Closed

	- No clarification was provided regarding the exclusion of certain greenhouse gas emission sources, as specified in Section 3.1.5. - No explanation was provided regarding the differences between the current reporting period and the previous greenhouse gas reporting period, as specified in Section 6.3 - No identification of the measuring instruments and equipment used, as required in Section 7.3 - No explanation was provided regarding the estimation methods for wastewater generated from the Welfare Online (Mileage) system, wastewater volume, electricity consumption by vehicles, CH_4 emissions from septic tanks, and diesel consumption in the Data Flow (with reference to Section 4, which describes the calculation methods and emission		letter has been used, as previously submitted to the auditor. - Reviewed the boundary verification information (pending the parent company's certification letter). - The exclusion of greenhouse gas emission sources from water chillers and refrigerators has been clarified in Section 3.1.5. - The differences in greenhouse gas emissions between the base year and the current reporting year have been clarified in Section 6.3. - The activity data and estimation methods for wastewater generated from the Welfare Online (Mileage) system, electricity consumption by vehicles, and CH_4 emissions from septic tanks have been clarified in the appendix. - The relevant measuring instruments and equipment have been specified in Section 7.3.	

	factors in the Excel calculation file). - The capacity of the fire pump was reported incorrectly (1,300 liters). - Biogenic emissions were not reported in Section 4.4. - The incorrect V-Sheet form was used. The required form is “TCFO_R_01 Version 05: 01/01/2026.” - Data Flow – Mobile Combustion: The calculation methodology for GHG emissions (Data Flow) from each type of fuel is identical. It is recommended to combine them into a single flowchart, with separate identification of the relevant emission sources. - Data Flow – Company's Fuel Log System: The description only covers the process in which employees enter fuel consumption data from receipts and save the information in the system.		- The fire pump's water tank capacity has been revised to 1,300 liters. - Biogenic emissions have been reported in Section 4.4 - The V-Sheet version has been updated to "TCFO_R_01 Version 05: 01/01/2026." - Data Flow – Mobile Combustion: The Data Flows for different types of fuel with identical data collection processes have been consolidated into a single Data Flow. - Data Flow – Company's Fuel Log System: Additional details have been provided to clarify the process, from employees entering fuel consumption data based on receipts into the system to the approval of the recorded data by authorized accounting personnel. - R32 refrigerant has been added to the refrigerant Data Flow. - The GHG emission values in Table 5.5 have been revised to whole numbers in	

	Additional details are required regarding the approval process by authorized personnel. - Data Flow – R32 Refrigerant Refilling: No Data Flow was provided for R32 refrigerant refilling. If the process is identical to other Data Flows, they may be combined into a single Data Flow. However, the R32 refrigerant refilling activity must be clearly identified. - GHG Emissions in Table 5.5: The emission values must be reported as whole numbers, in accordance with Form Fr.05 of the V-Sheet.		accordance with Form Fr.05 of the V-Sheet.	
3	Incorrect Application of Emission Factors - Scope 2: The Emission Factor (EF) of 0.4750 used for electricity consumption by the company and electric trains in the current reporting year is inconsistent with the base year Emission Factor of 0.4999.	Accuracy	- Update the Scope 2 Emission Factor (EF) for electricity consumption by the company and electric vehicles from 0.4750 to align with the appropriate reference value. - Correct the Emission Factors for Scope 3, Category 1 by revising the CPI value for the year 2022.	Closed

	- Scope 3, Category 1 – Purchased Goods and Services: The Emission Factors used in the 2025 calculations for outsourced project consulting services, subcontractors, tools, equipment, machinery, and related accessories are incorrect.			

5.2 Clarification Requests (CL)

No.	Finding	Requirement	Organization action	Conclusion
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5.3 Forward Action Requests (FAR)

No.	Finding	Requirement	Organization action	Conclusion
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6. Verification Conclusion

Based on the verification of the Organizational Carbon Footprint (CFO) of TM Consulting Engineering and Management Co., Ltd. (Public Company Limited), the following conclusions were made:

- **Limitations or Exceptions Requiring Further Explanation**

- Limitations in accessing refrigerant data: Refrigerant-related activities were recorded in the system; however, no refrigerant refilling was carried out. Therefore, these activities were excluded from the report.

- Changes in Base Year GHG Emissions: The total greenhouse gas emissions for the base year 2024 decreased due to the organization's decision to update the emission factors to the latest values published by the Thailand Greenhouse Gas Management Organization (TGO) in 2025. This adjustment was made to ensure consistency and comparability with the 2025 GHG emissions report. The verifier primarily confirmed the accuracy of the emission factors applied in the 2024 base-year report, while retaining the activity data previously verified.

- **Material Misstatements**

The verifier issued findings requiring corrective actions and requests for additional clarification. The reporting organization provided supporting evidence of the corrective actions taken and successfully closed all findings, as presented in the table above. The verifier found no evidence of material inaccuracies in the reported information. Furthermore, no material discrepancies exceeding the 5% materiality threshold were identified in the organization's carbon footprint, in accordance with the criteria for limited assurance verification.

Therefore, the verifier is able to provide assurance on the organization's greenhouse gas emissions report.

- **Organizational Carbon Footprint Results**

The organization's carbon footprint results, categorized by emission and removal sources, as well as carbon sequestration, are presented as follows:

Organizational carbon footprint by emission/removal category:

Category	**Emissions (tCO2e)**
Scope 1	508
Scope 2	549
Scope 3 (if applicable)	3,610
GHG storage	None

• Comparison of the organizational carbon footprint in the base year and the reporting period:

Reporting period	**Carbon footprint (tCO2e)**
Base year: 1 January 2024 - 31 December 2024	2,835
Period submitted for verification: 1 January 2025 - 31 December 2025	4,667
Decrease or increase	Increase

Lead Verifier Signature



Ms. Sutthida Kaewkhamphaeng

Lead Verifier

Date of issue: 17 March 2026