



Ref No. IR.2025.022

December 15, 2025

Re: Providing financial assistance to SEN X Public Company Limited (Extend the loan term)

To: The President  
The Stock Exchange of Thailand

According to Sena Development Public Company Limited ("**The Company**"), at the meeting of the Executive Committee No. 28/2024 held on 17 December 2024, resolved to provide financial assistance by extending the loan granted to SEN X Public Company Limited ("**SENX**"), in which the Company holds a 49.72% shareholding. The total loan amount is 490,000,000 baht and extended the loan payment was due on December 31, 2025.

In order to align with the current economic conditions, as well as to enable SENX to maintain financial liquidity and sufficient working capital for its business operations, SENX therefore requests an extension of the loan period for an additional one year. In this regard, the Executive Committee Meeting No. 24/2568, held on December 15, 2025, resolved to approve the provision of financial assistance by extending the loan period to SENX, with details as follows:

- 1. Date of transaction** Extend the loan term to SENX in the amount of 490,000 baht on January 1, 2026
- 2. Parties involved**
  - Lender The Company
  - Borrower SEN X Public Company Limited
  - Relationship The Company is a major shareholder of SENX, holding a major share of 49.72%
- 3. General Explanation regarding Nature of the Connected Transaction**
  - Introduction of SENX

<u>Company's Name</u>	SEN X Public Company Limited	
<u>Company establishment date</u>	November 19, 2014 Details of the connected	
<u>Directors</u>	1. Mr. Woramit Krutto	Chairman of The Board of Director
	2. Mrs. Kannigar Kavisuth	Independent Director
	3. Mr. Tiravutti Jirachaisri	Independent Director
	4. Mr. Rapee Moungnont	Independent Director
	5. Ms. Kessara Thanyalakpark	Director
	6. Mrs. Wannipa Wuthiwatana	Director
	7. Miss Sivanan Thanyaluckpark	Director
  - |                           |                       |
|---------------------------|-----------------------|
| <u>Registered capital</u> | 2,625,000,000.00 baht |
| <u>Paid-up capital</u>    | 2,100,037,576.00 baht |



Nature of business

Property & Construction

Major shareholders

1. Sena Development Public Company Limited:	49.72%
2. Mrs. Nidda Juratsakcharoen :	10.50%
3. Mrs. Sutida Upatham	4.41%
4. Mrs. Kaewalin Kamolsuwan :	2.76%

Information as of March 19, 2025

Relationship with the Company

Borrower is a subsidiary of the Company (the Company is a major shareholder Holding 49.72% of the borrower's total shares and is the person who has control over the borrower)

Persons connected to the Company None

- Type of the Transaction Providing financial assistance
- Credit facility Extend the loan term from SENA in the amount of 490,000,000 baht
- Interest Rate 5.91% per year
- Receiving repayment of principal and interest payment Principal repayment at the end of the credit line and interest is paid at the end of each month
- Lending Period Extend the loan period from January 1, 2026 – December 31, 2026, a total of 365 days.
- Objectives For SENX to maintain financial liquidity and have working capital
- Securities as collateral None
- Other borrowing terms None
- Conditions that may affect the rights of shareholders  
None, This financial assistance Does not significantly affect the rights of the shareholders of the Company.

**4. Source of funds utilization**

The Company's excess liquidity and/or borrowings from financial institutions as the Company has higher ability to borrow from financial institutions and this financial assistance does not affect the financial liquidity of the Company and planned business plans.

**5. The total value of the transaction and the criteria used to determine the total value of the transaction.**

<u>Total Value of Transaction</u>	490,000,000 baht (Calculated from principal of 490,000,000 baht plus interest of 365 days)
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Size of Transaction

Transaction size equal to 6.55% of net tangible assets (NTA) (NTA ended September 30, 2025, equivalent to 7,918,454,761 baht)



Therefore, when considering the criteria for providing financial assistance to other according to all 3 items above have a transaction size equal to 6.55%. In addition, the Company has not entered into any related party transactions involving the receipt of financial assistance during the 6 months prior to the execution of this transaction. As a result, the transaction size remains at 6.55% of the Company's net tangible assets (NTA), which is more than 3% of tangible assets (NTA), which is a significant financial assistant. The Company therefore has a duty to disclose information to the Stock Exchange of Thailand. According to the announcement of the regulations of the Stock Exchange of Thailand No. BorJor./Por. 11-00 on rules, conditions and procedures on disclosure of information and any operations of listed companies B.E. 2560.

#### **6. Opinion of the Board of Directors and the Audit Committee on this item**

Board of Directors considered and was of the opinion that the said transaction is necessary because the said loan is intended to support the business continuity of the subsidiary. and/or companies with control and this loan is a short-term loan and the Company is the sole lender. because the company It is a major shareholder and has control power in SENX. In addition, the Company has a stable financial position and operating results. Therefore, it can provide financial assistance without affecting the Company's performance and the Company can closely monitor the performance of SENX. including such loans have interest rate Loan term reimbursement and other appropriate conditions. Therefore, financial assistance is reasonable. To support the operations of the subsidiary and/or companies with control The Audit Committee has no different opinion from the Board of Directors.

The aforementioned items Exempted from complying with the rules on connected transactions 21/2551 Re: Rules for Connected Transactions dated August 31, 2008 (and as amended) and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure. Information and operations of the listed company on the Connected Transaction B.E. 2546 dated 19 November 2003 (and as amended) because SENX is not a connected person of the Company. And it is a transaction that the listed company has made a transaction with a subsidiary that has a connected person holding more than 10% shares and is not a person who has control over the subsidiary.

Please be informed accordingly.

Yours Faithfully,

(Mrs. Weraporn Chaisiriyasavat)

Deputy Managing Director and Secretary of the Company

The Compliance division,  
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