Ref No. IR.2025.019

7 October, 2025

Subject: Progress Report on Connected Transactions in relation to Financial Assistance to Connected Persons

To: President, The Stock Exchange of Thailand

According to the resolution of the Board of Directors' Meeting No. 1/2023 of Sena Development Public Company Limited ("**The Company**"), held on February 27, 2023 at 10:30 a.m. at the Company's meeting room, Thanaluckpak Building, P Floor, No. 448 Ratchadapisek Road, Samsen Nok Sub-district, Huai Khwang District, Bangkok 10310, the Board of Directors approved the execution of a connected transaction in the category of providing or receiving financial assistance. The transaction involved granting a loan to Ms. Srianong Keeritawaranon, who is a director of the Company's subsidiary (S & P Estate Development Co., Ltd.), and has a relationship as the mother of Ms. Kessara Thanyalakpark and Ms. Umaporn Thanyalakpark, both directors of the Company. The total loan amount was Baht 21,600,000, with a loan period of three (3) years, carrying an interest rate of 1.3% per annum which is a rate higher than the interest rates on deposits with general financial institutions. The loan term commenced from March 1, 2023 to February 28, 2026 (interest payable amounting to Baht 842,400). Therefore, the transaction constitutes a connected transaction pursuant to the Notification of the Capital Market Supervisory Board No. Tor Chor. 21/2551 Re: Rules on Connected Transactions, dated August 31, 2008 (as amended), and the Notification of the Stock Exchange of Thailand Re: Disclosure of Information and Operations of Listed Companies Concerning Connected Transactions B.E. 2546, dated November 19, 2003 (as amended).

Therefore, when considering the transaction size under the aforesaid connected transaction rules at that time, the transaction size was equivalent to 0.29% of the Net Tangible Assets ("NTA"). The Company had not entered into any connected transactions in the category of providing or receiving financial assistance during the 6 months prior to this transaction. As a result, the transaction size was 0.29%, which did not exceed Baht 100 million and did not exceed 3% of the Company's NTA based on the consolidated financial statements as of December 31, 2022. Accordingly, the transaction required approval from the Company's Board of Directors and disclosure pursuant to the Notification of the Stock Exchange of Thailand No. Bor Jor./Por. 11-00 Re: Rules, Conditions and Procedures on Disclosure of Information and Other Acts of Listed Companies B.E. 2560 (2017). However, due to a misunderstanding regarding the criteria for related party transactions, the Company did not immediately disclose the information to the Stock Exchange of Thailand. Nevertheless, the Company disclosed such related party transaction in the Annual Registration Statement (Form 56-1 One Report) for the year 2024. The loan amount granted to the subsidiary's director did not have any impact on the Company's business operations.

As of now, with respect to the related party transaction in the form of financial assistance with Mrs. Srianong Keeratiwaranon, the Company has already received full repayment of the loan together with interest on October 7, 2025. S&P Estates Development Co., Ltd. continues to remain a subsidiary of the Company.

Please be informed accordingly.

Yours Faithfully,

(Mrs. Weraporn Chaisiriyasavat)

Deputy Managing Director and Secretary of the Company

The Compliance division,

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