

**SENA DEVELOPMENT PUBLIC COMPANY LIMITED  
AND ITS SUBSIDIARIES  
INTERIM FINANCIAL INFORMATION  
JUNE 30, 2024  
AND AUDITOR'S REPORT  
ON THE REVIEW OF INTERIM FINANCIAL INFORMATION**

**Auditor's Report on The Review of Interim Financial Information**

To The Board of Directors of Sena Development Public Company Limited

I have reviewed the interim consolidated financial information of Sena Development Public Company Limited and its subsidiaries, and the interim separate financial information of Sena Development Public Company Limited. These comprise the consolidated and separate statements of financial position as at June 30, 2024, the consolidated and separate statements of comprehensive income for the three-month and six-month periods then ended, the consolidated and separate statements of changes in shareholders' equity, and cash flows for the six-month period then ended, and the condensed notes to the interim consolidated and separate financial information. Management is responsible for the preparation and presentation of this interim consolidated and separate financial information in accordance with the Thai Accounting Standard 34, "Interim Financial Reporting". My responsibility is to express a conclusion on this interim consolidated and separate financial information based on my review.

**Scope of Review**

I conducted my review in accordance with the Thai Standard on Review Engagements 2410, "Review of interim financial information performed by the independent auditor of the entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on Auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

**Conclusion**

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim consolidated and separate financial information is not prepared, in all material respects, in accordance with the Thai Accounting Standard 34, "Interim Financial Reporting".



(Ms. Kojchamon Sunhuan)

Certified Public Accountant Registration No. 11536

Karin Audit Company Limited

Bangkok

August 14, 2024

SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT JUNE 30, 2024

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023
		"UNAUDITED" "REVIEWED"	"AUDITED"	"UNAUDITED" "REVIEWED"	"AUDITED"
<b>ASSETS</b>					
<b>CURRENT ASSETS</b>					
Cash and cash equivalents		497,681,370	2,449,544,858	174,397,397	1,904,544,534
Restricted - Use Bank Deposits		10,170,753	3,125,131	4,446,780	2,814,241
Trade and other current receivables	4	510,952,423	364,373,377	804,048,760	359,656,530
Assets arising from revolving contracts		6,529,501	-	-	-
Cost of acquiring a contract		554,697	486,088	115,025	46,416
Current portion of finance lease receivables	5	1,908,180	1,842,252	-	-
Current portion of loans to customers		7,379,916	241,515	-	-
Short - term loans	3	398,948,721	258,475,476	1,327,425,673	1,359,691,935
Inventories	6	9,701,538,384	9,319,564,126	4,968,720,380	4,661,629,532
Current tax assets		12,590,915	61,862,539	7,154,042	19,998,446
Other current financial assets	7	6,624,672	6,588,527	-	7,423,000
<b>Total current assets</b>		<b>11,154,879,532</b>	<b>12,466,103,889</b>	<b>7,286,308,057</b>	<b>8,315,804,634</b>
<b>NON - CURRENT ASSETS</b>					
Investments in associates and joint ventures	8	6,947,997,894	6,786,968,374	6,777,080,158	6,628,297,552
Investments in subsidiaries	9	-	-	4,787,754,179	4,852,567,759
Deposits at financial institutions with commitment		215,101,584	192,816,223	54,428,031	49,524,247
Trade and other non - current receivables		173,728,330	104,783,590	21,228,633	22,155,793
Finance lease receivables	5	31,947,976	32,917,012	-	-
Finance loans receivables to customers		-	475,994	-	-
Investment property	10	1,773,813,161	1,809,084,114	458,440,558	470,782,024
Property, plant and equipment	11	1,025,800,252	1,003,153,092	129,733,840	132,433,948
Right of use assets	12	246,302,737	226,010,022	210,898,506	213,467,586
Goodwill		16,645,481	16,645,481	-	-
Other intangible assets	13	85,538,147	68,716,437	44,554,869	34,715,129
Deferred tax assets		112,344,628	97,484,839	20,396,770	24,990,855
Other non - current assets	14	2,718,234,368	2,686,795,776	898,450,967	886,583,311
<b>Total non - current assets</b>		<b>13,347,454,558</b>	<b>13,025,850,954</b>	<b>13,402,966,511</b>	<b>13,315,518,204</b>
<b>TOTAL ASSETS</b>		<b>24,502,334,090</b>	<b>25,491,954,843</b>	<b>20,689,274,568</b>	<b>21,631,322,838</b>

SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES  
STATEMENT OF FINANCIAL POSITION  
AS AT JUNE 30, 2024

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023
		"UNAUDITED" "REVIEWED"	"AUDITED"	"UNAUDITED" "REVIEWED"	"AUDITED"
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>					
<b>CURRENT LIABILITIES</b>					
Bank overdrafts and short - term borrowings from financial institutions	15	2,411,470,429	2,334,634,993	2,390,321,279	2,324,634,993
Trade and other current payables		567,499,173	714,117,910	287,474,558	351,158,299
Current contract liabilities		25,935,029	15,343,470	15,031,979	9,910,918
Current portion of long - term borrowings	16	3,516,143,114	4,769,338,815	3,006,778,298	4,097,741,393
Current portion of liabilities under lease agreements	17	51,964,582	17,916,576	39,074,039	6,656,467
Short - term borrowings	3	5,795,839	24,581,901	48,045,465	-
Corporate income tax payable		37,164,873	11,311,084	-	-
Current provisions for employee benefits		100,000	100,000	-	-
Current provisions		7,741,811	5,583,824	783,223	1,216,000
Other current financial liabilities	18	35,983,153	1,324,228	35,983,153	1,324,228
<b>Total current liabilities</b>		<b>6,659,798,003</b>	<b>7,894,252,801</b>	<b>5,823,491,994</b>	<b>6,792,642,298</b>
<b>NON - CURRENT LIABILITIES</b>					
Long - term borrowings	16	7,079,709,855	6,640,388,901	6,246,016,740	6,002,479,816
Lease liabilities	17	315,709,397	337,077,919	290,426,624	312,034,755
Trade and other non - current payables		76,157,667	88,200,115	49,158,685	53,479,923
Deferred tax liabilities		69,314,971	72,649,107	-	-
Non - current provisions for employees benefit		109,936,902	95,717,565	38,011,790	34,240,866
Other non - current provisions		51,734,544	29,287,838	-	-
Non - current financial liabilities	18	8,298,711	67,306,742	8,298,711	67,306,742
<b>Total non - current liabilities</b>		<b>7,710,862,047</b>	<b>7,330,628,187</b>	<b>6,631,912,550</b>	<b>6,469,542,102</b>
<b>TOTAL LIABILITIES</b>		<b>14,370,660,050</b>	<b>15,224,880,988</b>	<b>12,455,404,544</b>	<b>13,262,184,400</b>
<b>SHAREHOLDERS' EQUITY</b>					
<b>Share capital</b>					
<b>Authorized share capital</b>					
1,826,483,120 ordinary shares of Baht 1 each	19.1	1,826,483,120	1,826,483,120	1,826,483,120	1,826,483,120
<b>Issued and paid - up share capital</b>					
1,442,272,937 ordinary shares of Baht 1 each	19.1	1,442,272,937	-	1,442,272,937	-
1,442,272,398 ordinary shares of Baht 1 each	19.1	-	1,442,272,398	-	1,442,272,398
Effect of business acquisition under common control		72,013,979	72,013,979	-	-
Share premium on ordinary shares		608,380,498	608,378,342	608,380,498	608,378,342
<b>Retained earnings</b>					
<b>Appropriated</b>					
Legal reserve	21	182,648,313	182,648,313	182,648,313	182,648,313
Share based payment	20	23,714,423	18,460,134	20,933,839	16,861,989
Unappropriated		6,031,728,252	6,201,488,346	5,997,467,890	6,131,903,490
(Less) Treasury Stock	20	(26,400,718)	(19,245,025)	(17,833,453)	(12,926,094)
<b>Other components of shareholders' equity</b>					
Excess from change of shareholding in subsidiary		(331,460,592)	(331,460,592)	-	-
<b>Total shareholders' equity of parent</b>		<b>8,002,897,092</b>	<b>8,174,555,895</b>	<b>8,233,870,024</b>	<b>8,369,138,438</b>
Non - controlling interests		2,128,776,948	2,092,517,960	-	-
<b>Total shareholders' equity</b>		<b>10,131,674,040</b>	<b>10,267,073,855</b>	<b>8,233,870,024</b>	<b>8,369,138,438</b>
<b>TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY</b>		<b>24,502,334,090</b>	<b>25,491,954,843</b>	<b>20,689,274,568</b>	<b>21,631,322,838</b>

The condensed notes to the interim financial information are an integral part of these interim financial information.

SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES  
STATEMENT OF COMPREHENSIVE INCOME  
FOR THE THREE - MONTH PERIOD ENDED JUNE 30, 2024

"UNAUDITED"  
"REVIEWED"

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		2024	2023	2024	2023
Revenue from sales		258,905,231	523,932,777	153,512,732	294,255,377
Revenue from rental and services		321,604,925	332,768,525	18,748,668	19,774,196
Revenue from solar business		5,076,076	65,360,720	-	-
Revenue from sales of cars business		35,127,140	-	-	-
<b>Total revenues</b>		<b>620,713,372</b>	<b>922,062,022</b>	<b>172,261,400</b>	<b>314,029,573</b>
Cost of sales		(167,100,681)	(345,882,451)	(93,707,961)	(185,204,370)
Cost of rental and services		(204,542,103)	(203,231,568)	(9,576,957)	(10,450,248)
Cost of solar business		(2,414,185)	(55,313,771)	-	-
Cost of sales cars business		(32,275,785)	-	-	-
<b>Total costs</b>		<b>(406,332,754)</b>	<b>(604,427,790)</b>	<b>(103,284,918)</b>	<b>(195,654,618)</b>
<b>Gross profit (loss)</b>		<b>214,380,618</b>	<b>317,634,232</b>	<b>68,976,482</b>	<b>118,374,955</b>
Profit from loss of control in subsidiaries		-	12,653,451	-	-
Gain form sequisition of investment in subsidiaries		-	-	-	-
Dividend received from related parties		-	-	184,950,262	142,626,812
Other income		128,078,723	26,819,437	33,975,497	105,662,385
<b>Profit (loss) before expenses</b>		<b>342,459,341</b>	<b>357,107,120</b>	<b>287,902,241</b>	<b>366,664,152</b>
Cost of distribution		(39,919,451)	(49,144,114)	(23,905,447)	(30,973,563)
Administrative expenses		(209,658,918)	(165,721,325)	(95,669,975)	(119,414,606)
Other expenses		(5,572,319)	(4,647,983)	(5,572,319)	(4,647,983)
<b>Total expenses</b>		<b>(255,150,688)</b>	<b>(219,513,422)</b>	<b>(125,147,741)</b>	<b>(155,036,152)</b>
<b>Profit (loss) before finance costs and</b>					
share of profit (loss) of associates and joint ventures		87,308,653	137,593,698	162,754,500	211,628,000
Profit (loss) from measuring the fair value of the instrument		(2,324,241)	(2,402,104)	(6,035,741)	(13,536,604)
Finance revenue		14,709,255	31,109,303	23,854,688	24,902,800
Finance costs		(86,925,254)	(125,581,056)	(85,153,914)	(99,415,375)
Share of profit (loss) of associates and joint ventures	8	91,861,892	109,329,817	-	-
<b>Profit (loss) before income tax expenses</b>		<b>104,630,305</b>	<b>150,049,658</b>	<b>95,419,533</b>	<b>123,578,821</b>
Tax income (expense)		(4,459,895)	(2,065,758)	1,007,277	4,637,834
<b>Profit (loss) for the period</b>		<b>100,170,410</b>	<b>147,983,900</b>	<b>96,426,810</b>	<b>128,216,655</b>

SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES  
 STATEMENT OF COMPREHENSIVE INCOME  
 FOR THE THREE - MONTH PERIOD ENDED JUNE 30, 2024

"UNAUDITED"

"REVIEWED"

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		2024	2023	2024	2023
<b>Other comprehensive income (expense)</b>					
Items that will not be subsequently reclassified to profit or loss :					
Profit (loss) from measuring new employee benefits		863,405	-	(408,618)	-
<b>Other comprehensive income (expense) for the period - net of tax</b>		<b>863,405</b>	<b>-</b>	<b>(408,618)</b>	<b>-</b>
<b>Total comprehensive income (expense) for the period</b>		<b>101,033,815</b>	<b>147,983,900</b>	<b>96,018,192</b>	<b>128,216,655</b>
<b>Profit (loss) attributable for the period to :</b>					
Owners of the parent		74,600,747	127,024,109	96,426,810	128,216,655
Non - controlling interests		25,569,663	20,959,791	-	-
<b>Profit (loss) for the period</b>		<b>100,170,410</b>	<b>147,983,900</b>	<b>96,426,810</b>	<b>128,216,655</b>
<b>Total comprehensive income (expense) attributable to :</b>					
Owners of the parent		75,464,152	126,792,148	96,018,192	128,216,655
Non - controlling interests		25,569,663	21,191,752	-	-
<b>Total comprehensive income (expense) for the period</b>		<b>101,033,815</b>	<b>147,983,900</b>	<b>96,018,192</b>	<b>128,216,655</b>
<b>Basic earnings (loss) per share</b>					
Basic earnings (loss) per share from continuing operations	22	0.0517	0.0881	0.0669	0.0889
Weighted average number of ordinary shares (share)		1,442,272,937	1,442,272,398	1,442,272,937	1,442,272,398
<b>Diluted earnings (loss) per share</b>					
Diluted earnings (loss) per share from continuing operations	23	0.0517	0.0881	0.0669	0.0889
Weighted average number of ordinary shares (share)		1,442,272,937	1,442,272,398	1,442,272,937	1,442,272,398

SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES  
STATEMENT OF COMPREHENSIVE INCOME  
FOR THE SIX - MONTH PERIOD ENDED JUNE 30, 2024

"UNAUDITED"  
"REVIEWED"

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		2024	2023	2024	2023
Revenue from sales		623,040,092	1,110,856,677	370,357,611	676,829,932
Revenue from rental and services		671,798,226	622,644,951	37,126,982	38,393,593
Revenue from solar business		12,434,423	77,357,865	-	-
Revenue from sales of cars business		54,491,887	-	-	-
<b>Total revenues</b>		<b>1,361,764,628</b>	<b>1,810,859,493</b>	<b>407,484,593</b>	<b>715,223,525</b>
Cost of sales		(405,389,230)	(729,033,395)	(232,723,436)	(426,002,981)
Cost of rental and services		(433,226,736)	(362,706,636)	(18,301,212)	(20,256,129)
Cost of solar business		(7,085,931)	(63,023,197)	-	-
Cost of sales cars business		(49,659,478)	-	-	-
<b>Total costs</b>		<b>(895,361,375)</b>	<b>(1,154,763,228)</b>	<b>(251,024,648)</b>	<b>(446,259,110)</b>
<b>Gross profit (loss)</b>		<b>466,403,253</b>	<b>656,096,265</b>	<b>156,459,945</b>	<b>268,964,415</b>
Profit from loss of control in subsidiaries		194,481	12,653,451	-	-
Gain from sequestration of investment in subsidiaries		4,728,149	-	-	-
Dividend received from related parties		-	-	331,618,653	431,674,590
Other income		197,763,653	49,839,273	129,240,723	164,722,294
<b>Profit (loss) before expenses</b>		<b>669,089,536</b>	<b>718,588,989</b>	<b>617,319,321</b>	<b>865,361,299</b>
Cost of distribution		(83,351,963)	(105,253,826)	(47,399,300)	(63,960,089)
Administrative expenses		(331,356,687)	(332,963,984)	(210,071,897)	(249,120,278)
Other expenses		(12,026,379)	(8,677,475)	(12,026,379)	(8,677,475)
<b>Total expenses</b>		<b>(426,735,029)</b>	<b>(446,895,285)</b>	<b>(269,497,576)</b>	<b>(321,757,842)</b>
<b>Profit (loss) before finance costs and</b>					
<b>share of profit (loss) of associates and joint ventures</b>		<b>242,354,507</b>	<b>271,693,704</b>	<b>347,821,745</b>	<b>543,603,457</b>
Profit (loss) from measuring the fair value of the instrument		24,349,106	(21,877,284)	16,926,106	(44,146,284)
Finance revenue		19,632,966	38,239,166	39,862,981	52,345,955
Finance costs		(197,407,671)	(229,388,534)	(196,143,570)	(199,912,264)
Share of profit (loss) of associates and joint ventures	8	168,223,509	199,121,817	-	-
<b>Profit (loss) before income tax expenses</b>		<b>257,152,417</b>	<b>257,788,869</b>	<b>208,467,262</b>	<b>351,890,864</b>
Tax income (expense)		(37,768,414)	(18,931,185)	(4,696,239)	7,980,112
<b>Profit (loss) for the period</b>		<b>219,384,003</b>	<b>238,857,684</b>	<b>203,771,023</b>	<b>359,870,976</b>

SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES  
STATEMENT OF COMPREHENSIVE INCOME  
FOR THE SIX - MONTH PERIOD ENDED JUNE 30, 2024

"UNAUDITED"  
"REVIEWED"

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		2024	2023	2024	2023
<b>Other comprehensive income (expense)</b>					
Items that will not be subsequently reclassified to profit or loss :					
Profit (loss) from measuring new employee benefits		(1,226,305)	466,309	(408,618)	-
<b>Other comprehensive income (expense) for the period - net of tax</b>		<b>(1,226,305)</b>	<b>466,309</b>	<b>(408,618)</b>	<b>-</b>
<b>Total comprehensive income (expense) for the period</b>		<b>218,157,698</b>	<b>239,323,993</b>	<b>203,362,405</b>	<b>359,870,976</b>
<b>Profit (loss) attributable for the period to :</b>					
Owners of the parent		185,546,804	213,303,704	203,771,023	359,870,976
Non - controlling interests		33,837,199	25,553,980	-	-
<b>Profit (loss) for the period</b>		<b>219,384,003</b>	<b>238,857,684</b>	<b>203,771,023</b>	<b>359,870,976</b>
<b>Total comprehensive income (expense) attributable to :</b>					
Owners of the parent		185,359,504	213,480,249	203,362,405	359,870,976
Non - controlling interests		32,798,194	25,843,744	-	-
<b>Total comprehensive income (expense) for the period</b>		<b>218,157,698</b>	<b>239,323,993</b>	<b>203,362,405</b>	<b>359,870,976</b>
<b>Basic earnings (loss) per share</b>					
Basic earnings (loss) per share from continuing operations	22	0.1286	0.1479	0.1413	0.2495
Weighted average number of ordinary shares (share)		1,442,272,685	1,442,256,520	1,442,272,685	1,442,256,520
<b>Diluted earnings (loss) per share</b>					
Diluted earnings (loss) per share from continuing operations	23	0.1286	0.1479	0.1413	0.2495
Weighted average number of ordinary shares (share)		1,442,272,685	1,442,322,848	1,442,272,685	1,442,322,848



SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES  
STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY  
FOR THE SIX - MONTH PERIOD ENDED JUNE 30, 2024

"UNAUDITED"  
"REVIEWED"

(Unit : Baht)

Consolidated financial statements													
Notes	Shareholders' equity of the parent												
	Retained earnings				Other components of shareholders' equity				Non - controlling interests				
	Issued and paid - up share capital	Effect of business acquisition under common control	Share premium on ordinary shares	Appropriated legal reserve	Share payment transactions	Unappropriated	Treasury Stock	measure the new benefits	Excess from change of shareholding in subsidiary	Include other components of equity	Unappropriated	measure the new benefits	Other comprehensive profit (loss)
	1,442,030,968	72,013,979	607,600,930	181,754,841	10,553,216	5,909,420,317	-	(326,518,987)	7,896,855,264	2,055,905,528	-	-	9,952,760,792
<b>Balance as at January 1, 2023</b>													
<b>Changes in Shareholders' equity</b>													
Change of interest in subsidiaries which interest The control power is unchanged.	-	-	-	-	-	-	-	(5,060,264)	(5,060,264)	-	-	-	(5,060,264)
Warrants to purchase shares	241,430	-	777,412	-	1,391,444	-	-	2,410,286	2,410,286	-	-	-	2,410,286
Employee Joint Investment Program (EJIP)	-	-	-	-	1,438,528	(7,077,325)	-	(5,638,797)	(5,638,797)	-	-	-	(5,638,797)
Dividend payment	-	-	-	-	-	(113,083,071)	-	(113,083,071)	(113,083,071)	-	-	-	(113,083,071)
Comprehensive income (expense) for the period	-	-	-	-	-	213,303,704	-	213,770,013	25,843,744	(289,764)	(289,764)	(289,764)	239,323,993
Transfer to accumulated profit (loss)	-	-	-	-	-	176,545	-	(289,764)	(289,764)	-	-	-	-
Increased (decreased) from change of investment	-	-	-	-	-	22,484	-	22,484	(4,127,040)	-	-	-	(4,104,556)
<b>Total changes in Shareholders' equity</b>	241,430	72,013,979	777,412	181,754,841	2,829,972	109,419,652	(7,077,325)	(5,060,264)	92,130,887	21,716,704	-	-	113,847,591
<b>Balance as at June 30, 2023</b>	1,442,272,398	72,013,979	608,378,342	181,754,841	13,383,188	6,009,839,979	(7,077,325)	(331,579,251)	7,988,986,151	2,077,622,232	-	-	10,066,608,383
<b>Balance as at January 1, 2024</b>	1,442,272,398	72,013,979	608,378,342	182,648,313	18,460,134	6,201,488,346	(19,245,025)	(331,460,592)	8,174,555,895	2,092,517,960	-	-	10,267,073,855
<b>Changes in Shareholders' equity</b>													
Warrants to purchase shares	539	-	2,156	-	1,865,281	-	-	-	1,867,976	-	-	-	1,867,976
Employee Joint Investment Program (EJIP)	-	-	-	-	3,389,008	-	(7,155,693)	(3,766,685)	(3,766,685)	-	-	-	(3,766,685)
Dividend payment	-	-	-	-	-	(355,369,988)	-	(355,369,988)	(355,369,988)	-	-	-	(355,369,988)
Comprehensive income (expense) for the period	-	-	-	-	-	185,546,804	-	184,320,499	32,798,194	1,039,005	(1,039,005)	(1,039,005)	218,157,698
Transfer to accumulated profit (loss)	-	-	-	-	-	(187,300)	-	1,039,005	1,039,005	-	-	-	-
Increased (decreased) from change of investment	-	-	-	-	-	250,390	-	250,390	75	-	-	-	250,465
Share capital increase	-	-	-	-	-	-	-	-	3,460,719	-	-	-	3,460,719
<b>Total changes in Shareholders' equity</b>	539	72,013,979	2,156	182,648,313	5,254,289	(169,760,094)	(7,155,693)	(171,638,803)	36,258,988	-	-	-	(135,399,815)
<b>Balance as at June 30, 2024</b>	1,442,272,937	72,013,979	608,380,498	182,648,313	23,714,423	6,031,728,252	(26,400,718)	(331,460,592)	8,002,897,092	2,128,776,948	-	-	10,131,674,040

SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES  
STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY  
FOR THE SIX - MONTH PERIOD ENDED JUNE 30, 2024

"UNAUDITED"  
"REVIEWED"

(Unit : Baht)

		Separate financial statements									
Notes	Issued and paid - up share capital	Share premium on ordinary shares	Appropriated legal reserve	Retained earnings			Treasury Stock	Profit (loss) from measure the new benefits	Total shareholders' equity	Other Components of shareholders' equity	
				Share premium on ordinary shares	Appropriated legal reserve	Other reserve				Unappropriated	Other comprehensive profit (loss)
	1,442,030,968	607,600,930	181,754,841	10,552,216	5,692,540,882	-	-	7,934,480,837			
Balance as at January 1, 2023											
Changes in Shareholders' equity											
Warrants to purchase shares	241,430	777,412	-	1,391,444	-	-	-	2,410,286			
Employee Joint Investment Program (EJIP)	-	-	-	960,454	-	(4,945,710)	-	(3,985,256)			
Dividend payment	-	-	-	-	(113,027,173)	-	-	(113,027,173)			
Comprehensive income (expense) for the period	-	-	-	-	359,870,976	-	-	359,870,976			
Total changes Shareholders' equity	241,430	777,412	-	2,351,898	246,843,803	(4,945,710)	-	246,843,833			
Balance as at June 30, 2023	1,442,272,398	608,378,342	181,754,841	12,905,114	5,939,384,685	(4,945,710)	-	8,179,749,670			
Balance as at January 1, 2024	1,442,272,398	608,378,342	182,648,313	16,861,989	6,131,903,490	(12,926,094)	-	8,369,138,488			
Changes in Shareholders' equity											
Warrants to purchase shares	539	2,156	-	1,865,281	-	-	-	1,867,976			
Employee Joint Investment Program (EJIP)	-	-	-	2,206,569	-	(4,907,359)	-	(2,700,790)			
Dividend payment	-	-	-	-	(337,798,005)	-	-	(337,798,005)			
Comprehensive income (expense) for the period	-	-	-	-	203,771,023	-	-	203,362,405	(408,618)		
Transfer to accumulated profit (loss)	-	-	-	-	(408,618)	-	-	408,618	-		
Total changes Shareholders' equity	539	2,156	-	4,071,850	(134,435,600)	(4,907,359)	-	(135,268,414)			
Balance as at June 30, 2024	1,442,272,937	608,380,498	182,648,313	20,933,839	5,997,467,890	(17,833,453)	-	8,233,870,024			

SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES  
STATEMENT OF CASH FLOWS  
FOR THE SIX - MONTH PERIOD ENDED JUNE 30, 2024

"UNAUDITED"  
"REVIEWED"

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Profit (loss) before income tax	257,152,417	257,788,869	208,467,262	351,890,864
Adjustments to reconcile profit (loss) to cash received (paid)				
Adjusted finance costs	197,407,671	229,388,534	196,143,570	199,912,264
Adjusted finance revenue	(19,632,966)	(38,239,166)	(39,862,981)	(52,345,955)
Adjusted dividend income	-	-	(331,618,653)	(431,674,590)
Adjusted restricted - Use Bank Deposits (increase) decrease	(7,045,622)	-	(1,632,539)	-
Adjusted trade and other receivables (increase) decrease	(158,619,535)	(198,659,165)	(134,131,179)	(282,248,803)
Adjustment with finance lease receivables (increase) decrease	-	743,324	-	-
Adjusted cost of acquiring a contract (increase) decrease	(68,609)	669,300	(68,609)	669,300
Adjusted current contract assets (increase) decrease	(6,529,501)	-	-	-
Adjusted inventories (increase) decrease	(341,590,766)	(647,045,331)	(172,827,240)	(534,307,657)
Adjusted other non - current assets (increase) decrease	(29,940,808)	(80,634,229)	(11,867,656)	(85,651,702)
Adjusted trade and other payables increase (decrease)	(146,356,529)	64,549,017	(55,243,838)	(12,247,529)
Adjusted contractual liabilities - current increase (decrease)	9,678,315	20,458,570	5,121,061	7,941,260
Adjusted other non - current liabilities increase (decrease)	-	(6,314,779)	-	-
Adjustment by depreciation, depletion and amortization	63,540,841	65,260,693	38,701,614	39,663,461
Adjusted provision for employee benefits (reverse)	12,686,458	9,778,613	3,260,151	2,787,481
Adjusted provision	24,604,693	11,789,448	(432,777)	161,900
Adjustment by loss (gain) from fair value adjustment	(24,349,106)	21,877,284	(16,926,106)	44,146,284
Adjusted with loss (profit) from write - off and termination of assets	6,318,582	(908,403)	(50,783)	(22,510)
Adjusted share of (profit) loss of joint ventures	(168,223,509)	(199,121,817)	-	-
Adjusted with (reversal of allowance for) loss on devaluation of inventories	(102,009,200)	-	-	-
Adjustment for Gain (Loss) on Investment Trading	(4,922,459)	13,169,484	-	8,909,140
Adjustment for Gain (Loss) from Loss of Control	250,390	-	-	-
Adjustment of unrealized loss (profit) from exchange rate	(31,869)	45,385	-	-
Adjustment of the amortization of withholding tax	755,662	(157,535)	-	-
<b>Total adjustment to reconcile profit (loss)</b>	<b>(694,077,867)</b>	<b>(733,350,773)</b>	<b>(521,435,965)</b>	<b>(1,094,307,656)</b>
<b>Cash flows provided by (used in) operating activities</b>	<b>(436,925,450)</b>	<b>(475,561,904)</b>	<b>(312,968,703)</b>	<b>(742,416,792)</b>
Cash paid for employee benefit obligations	-	(897,740)	-	(897,740)
Adjusted with share - based payment	5,099,300	2,921,859	2,542,088	1,314,143
Income tax (paid)	(40,650,186)	(72,518,599)	(7,154,041)	(8,979,770)
<b>Net cash flows provided by (used in) operating activities</b>	<b>(472,476,336)</b>	<b>(546,056,384)</b>	<b>(317,580,656)</b>	<b>(750,980,159)</b>

SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES  
**STATEMENT OF CASH FLOWS**  
**FOR THE SIX - MONTH PERIOD ENDED JUNE 30, 2024**

"UNAUDITED"

"REVIEWED"

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Deposits at bank pledged as collateral (increase) decrease	(22,285,361)	(50,228,189)	(4,903,784)	(46,559,230)
Cash paid for other financial assets	-	(315,764,262)	-	(315,764,262)
Cash paid for purchasing or paid up of associates investment in joint ventures	(152,583,866)	(870,636,954)	(152,583,866)	(644,987,344)
Cash paid for purchasing or paid up for investment in a subsidiary and joint ventures	-	404,115,411	15,500,198	404,115,411
Cash received from decrease of associates	(5,682,198)	(8,517,150)	(205,182,398)	(212,999,700)
Cash received from sale of proceeds in subsidiaries	3,239,534	-	490,000	24,149,960
Cash paid for purchasing investment property	(6,387,866)	(5,224)	-	-
Cash paid for purchasing property, plant and equipment	(32,569,628)	(9,964,482)	(9,665,041)	(4,486,985)
Cash received from selling of property, plant and equipment	58,500	3,588,490	40,000	40,000
Cash paid for purchase of intangible asset	(20,560,449)	(17,939,116)	(11,197,028)	(229,947)
Cash received from loans				
- Loans to related parties	354,567,539	520,217,907	636,110,000	1,210,760,650
- Cash received from receivables under loan agreements	4,710,244	446,364	-	-
Cash paid from loans				
- Loans to related parties	(264,493,435)	(550,584,485)	(587,501,764)	(666,849,675)
- Cash paid for finance loans receivables to costumers	(9,793,237)	(804,127)	-	-
Cash received from dividend income	153,004,616	256,675,838	270,620,010	410,674,590
Interest income	19,916,484	36,523,368	23,521,006	57,987,007
<b>Net cash flows provided by (used in) Investing activities</b>	<b>21,140,877</b>	<b>(602,876,611)</b>	<b>(24,752,667)</b>	<b>215,850,475</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Cash paid for purchase the issuance of common shares	(7,155,693)	(7,077,325)	(4,907,359)	(4,945,710)
Cash received from capital increase from the exercise of warrants	3,461,256	818,488	2,695	818,488
Cash received from borrowings				
- Borrowings from related parties	-	-	79,000,000	92,300,000
- Borrowings from others	4,930,743,471	5,828,945,892	4,681,732,759	5,486,378,813
Cash paid for borrowings repayment				
- Borrowings from related parties	(18,877,200)	-	-	-
- Borrowings from others	(5,658,034,091)	(5,235,653,675)	(5,453,723,953)	(4,929,525,720)
Cash paid for principal of lease liabilities	(8,347,050)	(1,328,184)	(5,784,564)	(6,602,813)
Dividend payment	(355,369,988)	(113,083,071)	(337,798,005)	(113,027,173)
Interest expenses	(386,494,170)	(310,811,817)	(346,335,387)	(262,611,778)
<b>Net cash flows provided by (used in) financing activities</b>	<b>(1,500,073,465)</b>	<b>161,810,308</b>	<b>(1,387,813,814)</b>	<b>262,784,107</b>
<b>Cash and cash equivalents increase (decrease) - net</b>	<b>(1,951,408,924)</b>	<b>(987,122,687)</b>	<b>(1,730,147,137)</b>	<b>(272,345,577)</b>
<b>Cash and cash equivalents at beginning of the period</b>	<b>2,449,544,858</b>	<b>2,090,036,701</b>	<b>1,904,544,534</b>	<b>733,452,180</b>
<b>Cash decreased (increased) from sale and loss of control in subsidiaries</b>	<b>(454,564)</b>	<b>3,082,321</b>	<b>-</b>	<b>-</b>
<b>Cash and cash equivalents at ending of the period</b>	<b>497,681,370</b>	<b>1,105,996,335</b>	<b>174,397,397</b>	<b>461,106,603</b>

SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES  
 STATEMENT OF CASH FLOWS  
 FOR THE SIX - MONTH PERIOD ENDED JUNE 30, 2024

"UNAUDITED"

"REVIEWED"

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
<b>Supplemental cash flows information</b>				
1) Borrowing cost recorded as inventories	173,855,777	72,049,365	134,242,665	61,078,872
2) Changing investment detail of assets and liabilities of a subsidiaries at the date change of control are summarized as follow :				
Total assets	195,733,119	557,945,130	-	-
Total liabilities	(210,580,927)	(352,388,452)	-	-
Total shareholders' equity	14,393,244	(202,474,357)	-	-
Cash decreased from sale and loss of control in subsidiaries	(454,564)	3,082,321	-	-
3) Transfer investments in subsidiaries to investments in joint ventures	510,000	212,999,600	510,000	212,999,600
4) Transfer investments in subsidiaries to investments in subsidiaries	4,466,249	-	4,466,249	-
5) Purchase of intangible assets on credit	4,444,771	-	-	-
6) Acquisition of rights to use assets under leases agreements	38,271,578	12,752,012	10,407,848	4,586,098
7) lease liabilities terminated during the period	(7,156,346)	(1,027,273)	(350,000)	(170,000)
8) Reclassify land deposit to loans from related parties.	-	-	-	187,199,000
9) Reclassify current period's income tax assets are trade and other receivables.	61,862,539	-	19,998,446	16,114,907
10) Receiving dividends by offsetting debts against short-term loans of related parties.	-	-	31,000,000	21,000,000
11) Accrued dividend	-	-	29,998,643	-
12) Accrued capital receivable from investments in subsidiaries	-	-	259,336,802	-

JUNE 30, 2024

**1. GENERAL INFORMATION****1.1 Legal status and company address**

Sena Development Public Co., Ltd. registered the conversion into a Public Company Limited on December 23, 2005, registration number is 0107548000684. The registered office of the Company is at 448, Ratchadapisek Road, Khwaeng Samsen Nok, Khet Huai Khwang, Bangkok.

The Company listed into The Stock Exchange of Thailand on July 29, 2009.

**1.2 The principle business operations**

The Company's main business is property development for sales.

**2. BASIS FOR INTERIM FINANCIAL STATEMENTS PREPARATION AND PRINCIPLES OF CONSOLIDATION****2.1 Basis for interim financial statements preparation**

These interim financial statements are prepared in accordance with Accounting Standards Pronouncement No.34 “Interim financial reporting” whereby the Company chooses to present condensed interim financial statements. However, additional line items are presented in the financial statements to bring them into the full format similar to the annual financial statements.

The interim financial statements are prepared to provide information in addition to those included in the latest annual financial statements. Accordingly, they focus on new activities, events and circumstances to avoid repetition of information previously reported. These interim financial statements should be read in conjunction with the financial statements for the year ended December 31, 2023.

The interim financial statements are officially prepared in Thai language. The translation of these statutory financial statements to other language must conform to the Thai financial report.

**2.2 Principles of consolidation**

The consolidated financial statements include the financial statements of The Company, Subsidiaries and Associates and Joint Ventures that the Company had the significant control in that Company as follows:

Type of Business	Head office's location	Issued and paid - up share capital		Percentage of holding		
		(Million Baht)		direct and indirect		
		2024	2023	2024	2023	
<u>Direct - subsidiaries</u>						
S.N. Asset Development Co., Ltd.	Property development for sale and residential real estate	Bangkok	122.00	122.00	99.65	99.65
S&P Estate Development Co., Ltd.	Property development for sale	Bangkok	14.00	14.00	90.00	90.00
Property Gateway Co., Ltd.	Property development for sale	Bangkok	4.36	279.20	99.77	99.99

**SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

**“UNAUDITED”**

**CONDENSED NOTES TO INTERIM FINANCIAL INFORMATION**

**“REVIEWED”**

**JUNE 30, 2024**

	Type of Business	Head office's location	Issued and paid - up share capital (Million Baht)		Percentage of holding direct and indirect	
			2024	2023	2024	2023
			Eastern Sena Development Co., Ltd.	Services the golf course	Bangkok	665.00
Sena Green Energy Co., Ltd.	Manufacturing and distribute electricity from solar energy	Bangkok	426.00	426.00	99.99	99.99
TK Nawakij Co., Ltd.	Construction of residential real estate	Bangkok	5.00	5.00	99.94	99.94
Sena Vanich Property Co., Ltd.	Property development for sale	Bangkok	151.72	151.72	99.99	99.99
Sena Idea Co., Ltd.	Providing all types of advertising media, all types of advertising, consulting on all types of advertising management	Bangkok	11.00	11.00	99.99	99.99
Metrobox Co., Ltd	Buy, sell and rent real estate	Bangkok	130.00	130.00	99.99	99.99
Ngern Sod Jaidee Co., Ltd.	Provision of advisory services and loans	Bangkok	60.00	60.00	98.99	98.99
Sena Development A1 Co., Ltd.	Property development for sale	Bangkok	345.80	345.80	99.99	99.99
Sena Development A2 Co., Ltd.	Property development for sale	Bangkok	378.86	378.86	99.99	99.99
Sena Development A8 Co., Ltd.	Property development for sale	Bangkok	240.00	240.00	99.99	99.99
Sena Development A9 Co., Ltd.	Property development for sale	Bangkok	238.21	238.21	99.99	99.99
Sena Development H23 Co., Ltd.	Property development for sale	Bangkok	200.50	1.00	99.99	99.97
Sen X Public Co., Ltd.	Property development for sale	Bangkok	2,100.04	2,100.00	49.72	49.72
Sena Management Service Co., Ltd.	Project management service	Bangkok	4.42	4.42	99.99	99.99
The Service Residence Co., Ltd.	For rent and services apartment	Bangkok	135.20	135.20	99.98	99.98
Sena Metrobox Co., Ltd.	Leased Property development	Bangkok	80.00	80.00	99.99	99.99
Sena HHP 13 Co., Ltd.	Property development for sale	Bangkok	8.58	-	99.99	-
Sena HHP Co., Ltd. (Formerly name “THP Co., Ltd.”)	Property development for sale	Bangkok	-	1.00	-	99.98
<u>Indirect - subsidiaries</u>						
Sena Solar Energy Co., Ltd.	Distribute prefab steel, Construction materials, Solar panels and inverter including solar system installment	Bangkok	10.00	10.00	51.00	51.00

## SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

“UNAUDITED”

## CONDENSED NOTES TO INTERIM FINANCIAL INFORMATION

“REVIEWED”

JUNE 30, 2024

	Type of Business	Head office's location	Issued and paid - up share capital		Percentage of holding	
			(Million Baht)		direct and indirect	
			2024	2023	2024	2023
Sena Green Energy 1 Co., Ltd.	Manufacture and distribute electricity	Bangkok	11.00	11.00	93.64	93.64
Sena Green Energy 2 Co., Ltd.	Manufacture and distribute electricity	Bangkok	13.75	13.75	99.64	99.64
Sena Green Automotive Co., Ltd.	Selling electric vehicles, selling spare parts and similar small equipment	Bangkok	10.00	10.00	40.00	40.00
Sena Green Energy 17 Co., Ltd.	Manufacture and distribute electricity	Bangkok	31.00	31.00	99.99	99.99
Sena Green Energy 18 Co., Ltd.	Manufacture and distribute electricity	Bangkok	8.00	8.00	99.99	99.99
Sena Green Energy 19 Co., Ltd.	Manufacture and distribute electricity	Bangkok	53.75	53.75	99.99	99.99
Sena Forestree Co., Ltd (Formerly name “Sena Green Energy 20 Co., Ltd. ”)	Business planting forests	Bangkok	1.00	1.00	99.97	99.97
Sena Reforestation Co., Ltd.	Plant and take care of forest restortion	Bangkok	1.00	1.00	99.97	99.97
Sena Green Energy 22 Co., Ltd.*	Manufacture and distribute electricity	Bangkok	1.00	1.00	99.97	99.97
Sena Green Energy 23 Co., Ltd.*	Manufacture and distribute electricity	Bangkok	1.00	1.00	99.97	99.97
Sena Green Energy 24 Co., Ltd. *	Manufacture and distribute electricity	Bangkok	1.00	1.00	99.97	99.97
Sena Techno Solution Co., Ltd.	Manufacture and distribute electricity	Bangkok	26.37	18.00	60.00	60.00
Sena Shizen Solar energy Co., Ltd.	Manufacture and distribute electricity	Bangkok	0.25	0.25	59.98	59.98
Max Solar Co., Ltd.	Engineering services and construction work on solar energy	Bangkok	2.00	2.00	99.99	99.99
Elite Residence Co., Ltd.	Real Estate Project Management or Services	Bangkok	1.00	1.00	99.70	99.70
Sen X Property Management Co., Ltd. (Formerly name “Victory Management Service Co., Ltd. ”)	Real Estate Project Management and / or Services, Project management	Bangkok	12.06	12.06	99.99	99.99



## SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

“UNAUDITED”

## CONDENSED NOTES TO INTERIM FINANCIAL INFORMATION

“REVIEWED”

JUNE 30, 2024

	Type of Business	Head office's location	Issued and paid - up share capital (Million Baht)		Percentage of holding direct and indirect	
			2024	2023	2024	2023
Acute Realty Co., Ltd.	Agents and brokers provide real estate	Bangkok	10.50	10.50	76.00	76.00
Sin Ban Mongkol Co., Ltd.	Provision of advisory services and loans	Bangkok	5.00	5.00	99.99	99.99
Sampeng 2 Plaza Co., Ltd.	Property development for sale	Bangkok	110.00	110.00	99.99	99.99
Baan Ruenrom 2015 Co., Ltd.	Property development for sale	Bangkok	100.00	100.00	99.99	99.99
Baan Putthachart 2015 Co., Ltd.	Property development for sale	Bangkok	100.00	100.00	99.99	99.99
Baan Puttharaksa 2015 Co., Ltd.	Property development for sale	Bangkok	150.00	150.00	99.99	99.99
J.S.P. Asplus Co., Ltd.	Property development for sale	Bangkok	385.00	385.00	99.99	99.99
Sen X Property Service Co., Ltd. (Formerly name “S.J. Healthcare Co., Ltd.”)	Providing residential accommodation for the elderly with nursing services	Bangkok	25.00	25.00	99.99	99.99
Sena J Property 2 Co., Ltd.	Property development for sale	Bangkok	1.00	1.00	99.97	99.97
ACR Management Co., Ltd.	Real Estate Project Management and / or Services, Project management	Bangkok	3.00	3.00	81.00	81.00
SN Group Marketing Co., Ltd.	Office supplies sales and rent real estate	Bangkok	2.00	2.00	99.97	99.97
Sen X Digital Co., Ltd.	Develop application systems Digital computer systems and computer programs	Bangkok	20.00	3.25	100.00	100.00
<u>Joint ventures</u>						
Aspiration One Co., Ltd.	Trading and development of residential for rental	Bangkok	1,000.00	1,000.00	25.00	25.00
Sena Hankyu 1 Co., Ltd.	Property development for sale	Bangkok	185.00	185.00	51.00	51.00
Sena Hankyu 2 Co., Ltd.	Property development for sale	Bangkok	49.25	49.25	51.00	51.00
Sena Hankyu 3 Co., Ltd.	Property development for sale	Bangkok	1,487.33	1,487.33	51.00	51.00
Sena HHP 4 Co., Ltd.	Property development for sale	Bangkok	380.00	380.00	51.00	51.00
Sena HHP 5 Co., Ltd.	Property development for sale	Bangkok	32.80	32.80	51.00	51.00
Sena HHP 6 Co., Ltd.	Property development for sale	Bangkok	327.58	327.58	51.00	51.00
Sena HHP 7 Co., Ltd.	Property development for sale	Bangkok	1,150.00	1,150.00	51.00	51.00
Sena HHP 8 Co., Ltd.	Property development for sale	Bangkok	1,043.00	1,043.00	51.00	51.00

JUNE 30, 2024

	Type of Business	Head office's location	Issued and paid - up share capital		Percentage of holding	
			(Million Baht)		direct and indirect	
			2024	2023	2024	2023
Sena HHP 9 Co., Ltd.	Property development for sale	Bangkok	619.05	619.05	51.00	51.00
Sena HHP 10 Co., Ltd.	Property development for sale	Bangkok	262.50	262.50	51.00	51.00
Sena HHP 11 Co., Ltd.	Property development for sale	Bangkok	772.91	772.91	51.00	51.00
Sena HHP 12 Co., Ltd.	Property development for sale	Bangkok	390.93	390.93	51.00	51.00
Sena HHP 13 Co., Ltd.	Property development for sale	Bangkok	-	8.58	-	51.00
Sena HHP 14 Co., Ltd.	Property development for sale	Bangkok	417.91	395.46	51.00	51.00
Sena HHP 15 Co., Ltd.	Property development for sale	Bangkok	325.42	325.42	51.00	51.00
Sena HHP 16 Co., Ltd.	Property development for sale	Bangkok	321.45	321.45	51.00	51.00
Sena HHP 17 Co., Ltd.	Property development for sale	Bangkok	370.26	370.26	51.00	51.00
Sena HHP 18 Co., Ltd.	Property development for sale	Bangkok	174.53	174.53	51.00	51.00
Sena HHP 19 Co., Ltd.	Property development for sale	Bangkok	164.56	164.56	51.00	51.00
Sena HHP 20 Co., Ltd. (Formerly name “Sena Development H17 Co., Ltd.”)	Property development for sale	Bangkok	190.00	190.00	51.00	51.00
Sena HHP 21 Co., Ltd.	Property development for sale	Bangkok	143.35	114.88	51.00	51.00
Sena HHP 22 Co., Ltd.	Property development for sale	Bangkok	600.00	600.00	51.00	51.00
Sena HHP 23 Co., Ltd.	Property development for sale	Bangkok	246.18	246.18	51.00	51.00
Sena HHP 24 Co., Ltd.	Property development for sale	Bangkok	294.16	294.16	51.00	51.00
Sena HHP 25 Co., Ltd.	Property development for sale	Bangkok	168.17	168.17	51.00	51.00
Sena HHP 26 Co., Ltd. (Formerly name “Sena Development H26 Co., Ltd.”)	Property development for sale	Bangkok	260.48	220.56	51.00	51.00
Sena HHP 27 Co., Ltd.	Property development for sale	Bangkok	200.00	200.00	51.00	51.00
Sena HHP 28 Co., Ltd. (Formerly name “Sena Development H15 Co., Ltd.”)	Property development for sale	Bangkok	190.86	190.86	51.00	51.00
Sena HHP 29 Co., Ltd. (Formerly name “Sena Development H20 Co., Ltd.”)	Property development for sale	Bangkok	745.40	682.40	51.00	51.00
Sena HHP 34 Co., Ltd.	Property development for sale	Bangkok	221.43	205.48	51.00	51.00
Sena HHP 35 Co., Ltd.	Property development for sale	Bangkok	150.25	150.25	51.00	51.00

JUNE 30, 2024

	Type of Business	Head office's location	Issued and paid - up share capital		Percentage of holding	
			(Million Baht)		direct and indirect	
			2024	2023	2024	2023
Sena HHP 36 Co., Ltd.	Property development for sale	Bangkok	210.00	210.00	51.00	51.00
Sena HHP 37 Co., Ltd.	Property development for sale	Bangkok	84.40	84.40	51.00	51.00
Sena Development H27 Co., Ltd.	Property development for sale	Bangkok	325.35	309.38	51.00	51.00
Charoen Nakhon Land Co., Ltd.	Property development for sale	Bangkok	173.26	173.26	51.00	51.00
TSA Design Co., Ltd.	Design, draft, consult and provide architectural advice	Bangkok	1.00	1.00	49.00	49.00
Sena HHP Co., Ltd. (Formerly name “THP Co., Ltd.”)	Property development for sale	Bangkok	114.67	-	51.00	-
<u>Joint venture indirect held by subsidiary</u>						
B.Grimm Sena Solar Power Co., Ltd.	Manufacture and distribute electricity	Bangkok	835.00	835.00	51.00	51.00
J.S.P. Ocean Co., Ltd. **	Property development for sale	Bangkok	-	25.00	-	54.99
J.S.P. Chongtian Co., Ltd. **	Property development for sale	Bangkok	-	25.00	-	54.99
Sena J HHP 30 Co., Ltd. (Formerly name “Sena J Property 1 Co., Ltd.”)	Property development for sale	Bangkok	155.38	123.01	51.00	51.00
Sena J HHP 31 Co., Ltd. (Formerly name “Sena J Property 4 Co., Ltd.”)	Property development for sale	Bangkok	67.31	67.31	51.00	51.00
<u>Subsidiary of a joint venture</u>						
Solarwa Co., Ltd.	Manufacture and distribute electricity	Bangkok	2.00	2.00	99.98	99.98
TPS Commercial Co., Ltd.	Manufacture and distribute electricity	Bangkok	2.00	2.00	99.90	99.90

\* The company has register the dissolution again on June 20, 2024 , and the accounting process has been complete on July 3, 2024

\*\*JSP Ocean Co., Ltd. On August 7, 2023, the court ordered receivership. Later, on February 1, 2024, the court ordered JSP Ocean Co., Ltd. to be a bankrupt company.

\*\*J.S.P. Chongtian Co., Ltd. The court has ordered receivership. Currently, the court is considering bankruptcy on July 31, 2023.

Balance between the Group and significant transactions have been eliminated from the consolidated financial statements.

Consolidated financial statements are prepared using the same accounting policies for identical accounting entries or similar accounting events.

JUNE 30, 2024

**2.3 Significant accounting policies**

The interim financial statement is prepared by using the same accounting policies and methods of computation as were used for the financial statements for the year ended December 31, 2023.

**2.4 New financial reporting standards**

The revised financial reporting standards which are effective for financial statements for accounting periods beginning on or after January 1, 2024 and January 1, 2025 do not have any significant effect on the Group's financial statements.

**2.5 Judgments and estimates**

When preparing the interim financial statements, management undertake judgments, estimates and assumptions about recognition and measurement of assets, liabilities, income and expenses. The actual results may differ from the judgments, estimates and assumptions made by management.

The judgments, estimates and assumptions applied in the interim financial statements, including the key sources of estimation were the same as those applied in the preparation of annual financial statements for the year ended December 31, 2023.

**3. TRANSACTIONS WITH PERSON AND RELATED PARTIES**

The Company has extensive transactions with the Company, person and related parties the part of transactions between related parties are assets, liabilities, revenues, costs and expenses. These company and person are related through shareholdings or with directorship. The effect of these transactions is the normal business have included in the financial statement with the agreement between the Company and the related companies. The person and related parties

The significant transactions between the Group and related company and persons have reflected in the financial statements as at June 30, 2024 and December 31, 2023 as follows:

	(Unit: Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	As at June	As at December	As at June	As at December
	30, 2024	31, 2023	30, 2024	31, 2023
<u>Trade and other receivables</u>				
Subsidiaries	-	-	518,455,327	212,384,816
Associates and joint ventures	61,443,596	59,673,903	3,467,252	48,877,256
Related parties	654,581	968,937	145,833	2,386
Total trade and other receivables	62,098,177	60,642,840	522,068,412	261,264,458

JUNE 30, 2024

(Unit: Baht)

	Consolidated financial statements			As at June 30, 2024
	As at December 31, 2023	Increase	(Decrease)	
<u>Short - term loans</u>				
<u>Associates and joint ventures</u>				
Sena Hankyu 3 Co., Ltd.				
Principal	5,200,000	42,534,000	(14,280,000)	33,454,000
Accrued interest receivables	753,914	627,583	(1,381,497)	-
Total	5,953,914	43,161,583	(15,661,497)	33,454,000
Sena HHP 7 Co., Ltd.*				
Principal	15,000,000	-	(15,000,000)	-
Accrued interest receivables	-	368,402	(368,402)	-
Total	15,000,000	368,402	(15,368,402)	-
Sena HHP 12 Co., Ltd.				
Principal	-	21,420,000	(12,240,000)	9,180,000
Accrued interest receivables	-	204,681	(204,681)	-
Total	-	21,624,681	(12,444,681)	9,180,000
Sena HHP 14 Co., Ltd.				
Principal	20,400,000	28,560,000	-	48,960,000
Accrued interest receivables	-	941,254	(87,258)	853,996
Total	20,400,000	29,501,254	(87,258)	49,813,996
Sena HHP 19 Co., Ltd.				
Principal	-	45,000,000	(45,000,000)	-
Accrued interest receivables	-	383,930	(383,930)	-
Total	-	45,383,930	(45,383,930)	-
Sena HHP 20 Co., Ltd.				
Principal	15,300,000	-	-	15,300,000
Accrued interest receivables	-	412,745	(412,745)	-
Total	15,300,000	412,745	(412,745)	15,300,000

JUNE 30, 2024

(Unit: Baht)

	Consolidated financial statements			As at June 30, 2024
	As at December	Increase	(Decrease)	
	31, 2023			
<u>Short - term loans</u>				
Sena HHP 21 Co., Ltd.				
Principal	8,160,000	32,640,000	(32,640,000)	8,160,000
Accrued interest receivables	-	394,300	(394,300)	-
Total	8,160,000	33,034,300	(33,034,300)	8,160,000
Sena HHP 24 Co., Ltd.				
Principal	85,170,000	17,850,000	(17,850,000)	85,170,000
Accrued interest receivables	-	2,260,537	(2,260,537)	-
Total	85,170,000	20,110,537	(20,110,537)	85,170,000
Sena HHP 26 Co., Ltd.				
Principal	-	10,200,000	(10,200,000)	-
Accrued interest receivables	-	60,397	(60,397)	-
Total	-	10,260,397	(10,260,397)	-
Sena HHP 29 Co., Ltd.				
Principal	99,450,000	18,830,000	(18,830,000)	99,450,000
Accrued interest receivables	-	2,843,874	(2,843,874)	-
Total	99,450,000	21,673,874	(21,673,874)	99,450,000
Sena HHP Co., Ltd.**				
Principal	103,000,000	184,600,000	(211,100,000)	76,500,000
Accrued interest receivables	1,119,511	2,032,763	(3,152,274)	-
Total	104,119,511	186,632,763	(214,252,274)	76,500,000
J.S.P. Ocean Co., Ltd.****				
Principal	-	-	-	-
Accrued interest receivables	43,527,229	-	(43,527,229)	-
(Less) Expected credit loss	(43,527,229)	-	43,527,229	-
Total	-	-	-	-

JUNE 30, 2024

(Unit: Baht)

	Consolidated financial statements			As at June 30, 2024
	As at December 31, 2023	Increase	(Decrease)	
<u>Short - term loans</u>				
J.S.P. Chongtian Co., Ltd.****				
Principal	207,961,100	-	(207,961,100)	-
Accrued interest receivables	131,479,035	-	(131,479,035)	-
(Less) Expected credit loss	(339,440,135)	-	339,440,135	-
Total	-	-	-	-
<u>Related persons</u>				
The Board of director – subsidiaries***				
Principal	21,593,812	-	(606,643)	20,987,169
Accrued interest receivables	795,756	137,800	-	933,556
Total	22,389,568	137,800	(606,643)	21,920,725
Total short - term loans	375,942,993	412,302,266	(389,296,538)	398,948,721

The group agrees to charge interest at an annual rate of 1.30 % - 5.62 % and an average MLR minus a rate of 1.25 % - 3.50 %  
This type of loan is used for normal operations.

\* The quoted amount for the above items is due to the change in the shareholding percentage of investment in a joint venture to a subsidiary.

\*\* The quoted amount for the above items is due to the change in the shareholding percentage of investment in a subsidiary to a joint venture.

\*\*\* The quoted amount for the above items is due to the change in the business non - related with company.

\*\*\*\* The decrease in transactions of the joint venture is due to the reversal caused by the bankruptcy and receivership as in Note 8.

JUNE 30, 2024

(Unit: Baht)

	Separate financial statements			As at June 30, 2024
	As at December	Increase	(Decrease)	
	31, 2023			
<u>Short - term loans</u>				
<u>Subsidiaries</u>				
Eastern Sena Development Co., Ltd.				
Principal	121,998,156	38,100,000	(11,000,000)	149,098,156
Accrued interest receivables	20,086,635	1,695,061	(2,000,000)	19,781,696
Total	142,084,791	39,795,061	(13,000,000)	168,879,852
S&P Estate Development Co., Ltd.				
Principal	2,539,200	-	-	2,539,200
Accrued interest receivables	76,100	25,253	-	101,353
Total	2,615,300	25,253	-	2,640,553
Sena Development A1 Co., Ltd.				
Principal	1,700,000	400,000	-	2,100,000
Accrued interest receivables	95,159	39,709	-	134,868
Total	1,795,159	439,709	-	2,234,868
Sena Development A2 Co., Ltd.				
Principal	240,000	-	(240,000)	-
Accrued interest receivables	3,724	2,653	(6,377)	-
Total	243,724	2,653	(246,377)	-
Sena Development A8 Co., Ltd.				
Principal	6,200,000	-	-	6,200,000
Accrued interest receivables	789,260	133,565	-	922,825
Total	6,989,260	133,565	-	7,122,825
Sena Development A9 Co., Ltd.				
Principal	1,600,000	8,000,000	-	9,600,000
Accrued interest receivables	8,654	169,024	-	177,678
Total	1,608,654	8,169,024	-	9,777,678



JUNE 30, 2024

(Unit: Baht)

	Separate financial statements			As at June 30, 2024
	As at December	Increase	(Decrease)	
	31, 2023			
<u>Short - term loans</u>				
Sena Development H23 Co., Ltd.				
Principal	462,089,507	14,600,000	(209,500,000)	267,189,507
Accrued interest receivables	18,620,573	8,251,267	-	26,871,840
Total	480,710,080	22,851,267	(209,500,000)	294,061,347
Sen X Public Co., Ltd.				
Principal	310,000,000	70,000,000	(40,000,000)	340,000,000
Accrued interest receivables	-	8,665,115	(1,440,574)	7,224,541
Total	310,000,000	78,665,115	(41,440,574)	347,224,541
Metrobox Co., Ltd.				
Principal	1,800,000	2,000,000	-	3,800,000
Accrued interest receivables	31,613	65,989	-	97,602
Total	1,831,613	2,065,989	-	3,897,602
Sena Metrobox Co., Ltd.				
Principal	55,328,000	-	-	55,328,000
Accrued interest receivables	2,105,192	1,364,636	-	3,469,828
Total	57,433,192	1,364,636	-	58,797,828
Sena Vanich Property Co., Ltd.				
Principal	730,000	-	(730,000)	-
Accrued interest receivables	22,333	7,836	(30,169)	-
Total	752,333	7,836	(760,169)	-
Sena Management Service Co., Ltd.				
Principal	15,000,000	-	(15,000,000)	-
Accrued interest receivables	74,404	109,846	(184,250)	-
Total	15,074,404	109,846	(15,184,250)	-
Sin Ban Mongkol Co., Ltd.				
Principal	-	7,000,000	(2,000,000)	5,000,000
Accrued interest receivables	-	132,533	(110,246)	22,287
Total	-	7,132,533	(2,110,246)	5,022,287

JUNE 30, 2024

(Unit: Baht)

	Separate financial statements			As at June 30, 2024
	As at December	Increase	(Decrease)	
	31, 2023			
<u>Short - term loans</u>				
Property Gateway Co., Ltd.				
Principal	-	2,500,000	(2,500,000)	-
Accrued interest receivables	-	10,772	(10,772)	-
Total	-	2,510,772	(2,510,772)	-
Sena Green Energy Co., Ltd.				
Principal	-	50,267,764	-	50,267,764
Accrued interest receivables	-	470,531	-	470,531
Total	-	50,738,295	-	50,738,295
<u>Associates and joint ventures</u>				
Sena Hankyu 3 Co., Ltd.				
Principal	5,200,000	42,534,000	(14,280,000)	33,454,000
Accrued interest receivables	753,914	627,584	(1,381,498)	-
Total	5,953,914	43,161,584	(15,661,498)	33,454,000
Sena HHP 12 Co., Ltd.				
Principal	-	21,420,000	(12,240,000)	9,180,000
Accrued interest receivables	-	204,681	(204,681)	-
Total	-	21,624,681	(12,444,681)	9,180,000
Sena HHP 14 Co., Ltd.				
Principal	20,400,000	28,560,000	-	48,960,000
Accrued interest receivables	-	941,254	(87,257)	853,997
Total	20,400,000	29,501,254	(87,257)	49,813,997
Sena HHP 19 Co., Ltd.				
Principal	-	40,000,000	(40,000,000)	-
Accrued interest receivables	-	349,943	(349,943)	-
Total	-	40,349,943	(40,349,943)	-

JUNE 30, 2024

(Unit: Baht)

	Separate financial statements			As at June 30, 2024
	As at December	Increase	(Decrease)	
	31, 2023			
<u>Short - term loans</u>				
Sena HHP 20 Co., Ltd.				
Principal	15,300,000	-	-	15,300,000
Accrued interest receivables	-	412,745	(412,745)	-
Total	15,300,000	412,745	(412,745)	15,300,000
Sena HHP 21 Co., Ltd.				
Principal	8,160,000	32,640,000	(32,640,000)	8,160,000
Accrued interest receivables	-	394,300	(394,300)	-
Total	8,160,000	33,034,300	(33,034,300)	8,160,000
Sena HHP 24 Co., Ltd.				
Principal	85,170,000	17,850,000	(17,850,000)	85,170,000
Accrued interest receivables	-	2,260,537	(2,260,537)	-
Total	85,170,000	20,110,537	(20,110,537)	85,170,000
Sena HHP 26 Co., Ltd.				
Principal	-	10,200,000	(10,200,000)	-
Accrued interest receivables	-	60,397	(60,397)	-
Total	-	10,260,397	(10,260,397)	-
Sena HHP 29 Co., Ltd.				
Principal	99,450,000	16,830,000	(16,830,000)	99,450,000
Accrued interest receivables	-	2,842,921	(2,842,921)	-
Total	99,450,000	19,672,921	(19,672,921)	99,450,000
Sena HHP Co., Ltd.				
Principal	103,000,000	184,600,000	(211,100,000)	76,500,000
Accrued interest receivables	1,119,511	3,026,603	(4,146,114)	-
Total	104,119,511	187,626,603	(215,246,114)	76,500,000
Total short - term loans	1,359,691,935	619,766,519	(652,032,781)	1,327,425,673

The Group mutually agree to charge interest rate 2.00 % - 5.74 % and an average MLR minus a rate of 0.50 % - 3.50% This type of loan is used for normal operations.

JUNE 30, 2024

Lease liabilities

The movement transactions for the six - month period ended June 30, 2024 as follow:

	(Unit: Baht)
	Consolidated financial statements
As at December 31, 2023	1,979,371
Add Increase in period	-
(Less) Payment	20,629
(Less) Decrease due to contract cancellation	(2,000,000)
As at June 30, 2024	-
(Less) The portion due within one year	-
Total lease liabilities	-

	(Unit: Baht)			
	Consolidated financial statements		Separate financial statements	
	As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023
<u>Trade and other current payables</u>				
Subsidiaries	-	-	66,421,761	51,229,660
Associates and joint ventures	79,566,175	2,635,916	62,060	382,879
Related parties	186,955	415,976	124,830	178,072
Total trade and other current payables	79,753,130	3,051,892	66,608,651	51,790,611

JUNE 30, 2024

(Unit: Baht)

	Consolidated financial statements			As at June 30, 2024
	As at December 31, 2023	Increase	(Decrease)	
	<u>Short - term borrowings</u>			
<u>Related persons</u>				
Board of director - Subsidiaries				
Principal	24,267,200	-	(18,877,200)	5,390,000
Accrued interest expenses	314,701	192,778	(101,640)	405,839
Total short - term borrowings	<u>24,581,901</u>	<u>192,778</u>	<u>(18,978,840)</u>	<u>5,795,839</u>

The Group mutually agree to charge interest rate 0.50 % - 5.27 % per annum on loans for use in normal operations.

(Unit: Baht)

	Separate financial statements			As at June 30, 2024
	As at December 31, 2023	Increase	(Decrease)	
	<u>Short - term borrowings</u>			
<u>Subsidiaries</u>				
S.N. Asset Development Co., Ltd.				
Principal	-	10,000,000	(10,000,000)	-
Accrued interest expenses	-	69,062	(69,062)	-
Total	<u>-</u>	<u>10,069,062</u>	<u>(10,069,062)</u>	<u>-</u>
Sena Management Service Co., Ltd.				
Principal	-	69,000,000	(21,000,000)	48,000,000
Accrued interest expenses	-	227,524	(182,059)	45,465
Total	<u>-</u>	<u>69,227,524</u>	<u>(21,182,059)</u>	<u>48,045,465</u>
Total short - term borrowings	<u>-</u>	<u>79,296,586</u>	<u>(31,251,121)</u>	<u>48,045,465</u>

The Group mutually agree to charge interest rate 5.378 % per annum on borrowings for use in normal operations.

JUNE 30, 2024

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June	As at December	As at June	As at December
	30, 2024	31, 2023	30, 2024	31, 2023
<u>Provision for employee benefits</u>				
Directors and executives	28,196,281	24,577,943	23,802,299	24,577,943

The Group have significant transactions between person and related companies for the three - month and six - month period ended June 30, 2024 and 2023 are as follows:

		(Unit: Baht)			
		Consolidated financial statements			
		For the three - month period ended June 30		For the six - month period ended June 30	
Pricing policy	2024	2023	2024	2023	
<u>Revenue from project management</u>					
Associates and joint ventures	Agreement	201,987,455	220,282,205	425,629,048	408,526,995
Related parties	Agreement	-	1,000,002	1,000,002	2,000,004
Total revenue from project management		201,987,455	221,282,207	426,629,050	410,526,999
<u>Revenue from sales</u>					
Associates and joint ventures	Market price	1,317,423	621,060	6,397,594	1,091,901
Related parties	Market price	419,082	-	419,082	-
Related persons	Market price	-	33,241,774	-	33,241,774
Total revenue from sales		1,736,505	33,862,834	6,816,676	34,333,675
<u>Revenue from commission fee</u>					
Associates and joint ventures	Agreement	1,389,974	351,252	1,736,868	645,252
<u>Revenue from rental and services</u>					
Associates and joint ventures	Agreement	4,889,449	2,014,954	8,045,760	3,939,652
Related parties	Agreement	328,036	88,107	572,325	170,607
Total revenue from rental and services		5,217,485	2,103,061	8,618,085	4,110,259
<u>Revenue from sell management</u>					
Associates and joint ventures	Agreement	2,492,141	-	8,755,007	-

JUNE 30, 2024

(Unit: Baht)

		Consolidated financial statements			
		For the three - month period		For the six - month period	
		ended June 30		ended June 30	
Pricing	policy	2024	2023	2024	2023
<u>Revenue from corporate management</u>					
Associates and joint ventures	Agreement	1,325,890	1,940,583	4,052,328	4,959,933
<u>Interest income</u>					
Associates and joint ventures	4.40% - 5.62% per annum and average MLR minus 1.25% - 3.50% per annum	6,282,211	8,249,283	10,530,466	14,417,290
Related parties	4.50 % per annum	-	16,829	-	33,473
Related persons	1.30 % per annum	68,359	71,181	137,800	126,647
Total interest income		6,350,570	8,337,293	10,668,266	14,577,410
<u>Contractor fees and materials cost</u>					
Related parties	Market price	187,774	157,510	347,163	345,255
<u>Interest expenses</u>					
Related persons	4.50 - 5.27 % per annum	67,814	60,472	192,778	120,279
<u>Director and management expenses</u>					
Project costs for employee benefits		1,185,940	946,358	2,112,051	1,892,717
Others		14,308,310	6,470,125	18,403,865	11,524,258
Total director and management expenses		15,494,250	7,416,483	20,515,916	13,416,975

JUNE 30, 2024

(Unit: Baht)

		Separate financial statements			
		For the three - month period		For the six - month period	
		ended June 30		ended June 30	
Pricing		2024	2023	2024	2023
policy					
<u>Revenue from project management</u>					
Subsidiaries	Agreement	72,921	328,351	158,679	328,351
<u>Revenue from sales</u>					
Subsidiaries	Agreement	15,995,702	5,518,440	19,169,428	9,389,237
Associates and joint ventures	Agreement	1,812,745	1,750,276	3,625,490	3,567,109
Related parties	Agreement	136,347	67,795	185,432	135,589
Total revenue from rental and services		17,944,794	7,336,511	22,980,350	13,091,935
<u>Revenue from Business Management System</u>					
Subsidiaries	Mutually agree	12,700,504	94,181,949	82,074,704	145,180,813
<u>Interest income</u>					
	2.00 - 5.74 %				
Subsidiaries	per annum	10,412,940	15,380,551	21,143,790	36,615,439
	4.40 - 5.6175 %				
	per annum and				
	average MLR minus				
Associates and joint ventures	0.50 - 3.50%	6,080,357	7,527,501	11,120,965	13,035,853
Total interest income		16,493,297	22,908,052	32,264,755	49,651,292
<u>Contractor fees and materials cost</u>					
Subsidiaries	Market price	2,136,032	733,743	5,453,960	3,678,390
Related parties	Market price	178,603	122,490	324,838	242,184
Total contractor fees and materials cost		2,314,635	856,233	5,778,798	3,920,574
<u>Commission fees</u>					
Subsidiaries	Agreement	16,030	50,850	90,462	866,191
<u>Marketing fees</u>					
Subsidiaries	Agreement	2,910,017	3,379,741	6,005,259	6,423,285
<u>Rental and services expenses</u>					
Subsidiaries	Agreement	746,849	92,900	1,111,460	153,900



JUNE 30, 2024

(Unit: Baht)

		Separate financial statements			
		For the three - month period		For the six - month period	
		ended June 30		ended June 30	
	Pricing policy	2024	2023	2024	2023
<u>Juristic person management and project management</u>					
Subsidiaries	Agreement	-	17,560,769	29,461,950	39,652,218
<u>Interest expenses</u>					
	5.378%				
Subsidiaries	per annum	45,465	2,540,794	296,586	4,907,901
<u>Director and management expenses</u>					
Project costs for employee benefits		1,185,940	946,358	2,112,051	1,892,717
Others		4,386,379	3,701,625	9,914,328	6,784,758
Total director and management expenses		5,572,319	4,647,983	12,026,379	8,677,475

JUNE 30, 2024

## 4. TRADE AND OTHER CURRENT ACCOUNTS RECEIVABLES

As at June 30, 2024 and December 31, 2023 consist of;

	(Unit: Baht)			
	Consolidated financial statements		Separate financial statements	
	As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023
Trade receivables - non related parties				
Not yet due	22,983,961	33,329,595	2,991,156	2,696,898
<u>Overdue</u>				
Not over 3 months	4,605,053	9,479,065	1,263,996	1,152,743
3 - 6 months	1,146,922	1,090,036	161,364	79,399
6 - 12 months	885,599	1,691,498	101,227	85,353
Over 12 months	49,103,138	48,633,182	-	-
(Less) Expected Credit Loss	(45,730,085)	(45,207,201)	-	-
Total trade receivables - non related parties	32,994,588	49,016,175	4,517,743	4,014,393
Other current receivables - non related parties				
Advance payment	76,633,944	58,464,613	29,255,140	19,567,971
Prepaid expenses	40,177,363	36,156,109	21,575,448	24,886,241
Deposits	192,127,679	44,815,339	186,413,600	30,000,000
Revenue Department receivable	70,083,370	46,601,364	37,294,097	17,239,745
Other	46,030,499	77,870,134	2,924,320	2,683,722
(Less) Expected Credit Loss	(9,193,197)	(9,193,197)	-	-
Total other current receivables - non related parties	415,859,658	254,714,362	277,462,605	94,377,679
Trade receivables - related parties				
Not yet due	25,252,456	6,310,185	-	-
<u>Overdue</u>				
Not over 3 months	28,721,710	1,774,757	-	-
3 - 6 months	1,091,244	1,202,586	-	-
6 - 12 months	1,237,521	154,674	-	-
Over 12 months	141,582	1,528,058	-	-
(Less) Expected Credit Loss	-	(1,315,155)	-	-
Total trade receivables - related parties	56,444,513	9,655,105	-	-
Other current receivables - related parties	5,653,664	54,837,735	522,068,412	261,264,458
(Less) Expected Credit Loss	-	(3,850,000)	-	-
Total trade receivables - related parties (Note 3)	62,098,177	60,642,840	522,068,412	261,264,458
Total trade and other current receivables	510,952,423	364,373,377	804,048,760	359,656,530

JUNE 30, 2024

**5. FINANCE LEASE RECEIVABLES**

As at June 30, 2024 and December 31, 2023 consist of;

(Unit: Baht)

	Consolidated financial statements					
	Portion due		Portion due		Total	
	Within one year		more than one year			
	As at	As at	As at	As at	As at	As at
June	December	June	December	June	December	
30, 2024	31, 2023	30, 2024	31, 2023	30, 2024	31, 2023	
Finance lease receivables	6,122,076	6,139,927	61,495,168	64,541,701	67,617,244	70,681,628
(Less) Unearned interest income	(4,213,896)	(4,297,675)	(29,547,192)	(31,624,689)	(33,761,088)	(35,922,364)
Finance lease receivables - net	1,908,180	1,842,252	31,947,976	32,917,012	33,856,156	34,759,264

**6. INVENTORIES**

As at June 30, 2024 and December 31, 2023 consist of;

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June	As at December	As at June	As at December
	30, 2024	31, 2023	30, 2024	31, 2023
<u>Real estate project development costs</u>				
Land and buildings under development	7,760,522,767	8,639,111,161	4,306,222,078	3,963,506,612
Land and buildings developed	1,613,264,623	508,128,067	473,801,399	508,128,067
Land for development	155,299,841	165,065,116	155,299,841	165,065,116
Total real estate project development costs	9,529,087,231	9,312,304,344	4,935,323,318	4,636,699,795
<u>Finished Goods</u>				
Finished Goods	155,919,865	105,695,130	30,312,819	21,845,494
(Less) Allowance for diminution	(4,069,105)	(104,930,294)	-	-
Hire purchase products	20,600,393	6,494,946	3,084,243	3,084,243
Total Inventories	9,701,538,384	9,319,564,126	4,968,720,380	4,661,629,532

JUNE 30, 2024

The projects of the Group are as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023
Number of projects on hand at the beginning of period	65	62	35	33
Number of closed projects	(1)	(5)	-	-
Number of the new projects	-	7	-	2
Number of projects of additional subsidiaries purchased during the period	-	1	-	-
Number of projects on hand at the end of period (Project)	64	65	35	35
Amount of sale contracts (Million Baht)	34,484	37,637	24,089	23,538
Percentage of total sales in projects on hand (%)	71	72	76	79

As at June 30, 2024 and December 31, 2023, The Group have inventories to be mortgaged as collateral for a borrowing as per Note 15 and 16, as follows:

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023
Land and building	6,989.34	7,224.83	3,153.78	3,492.41
Land for development	155.30	157.12	155.30	157.12
Total	7,144.64	7,381.95	3,309.08	3,649.53

The movement transactions for the six - month period ended June 30, 2024 and 2023, the Group recorded finance costs as part of inventory costs as follows:

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2024	2023	2024	2023
Finance costs	173.86	72.05	134.24	61.08

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**7. OTHER CURRENT FINANCIAL ASSETS**

As at June 30, 2024 and December 31, 2023 consist of;

	(Unit: Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	As at June	As at December	As at June	As at December
	30, 2024	31, 2023	30, 2024	31, 2023
<b><u>Other current financial assets</u></b>				
Financial assets measured at fair value through profit (loss)				
<b><u>Warrants</u></b>				
Investment in warrants - cost	-	-	37,115,000	37,115,000
Add Profit (loss) from valuation on financial assets	-	-	(37,115,000)	(29,692,000)
Investment in warrants - net	-	-	-	7,423,000
<b><u>Investment in Open - end Fund</u></b>				
Investment in Open - end Fund - Cost	3,025,761	2,980,208	-	-
Add Unrealized gain (loss) from adjustment of investment value	(28,871)	(15,187)	-	-
Investment in Open - end Fund - Fair value	2,996,890	2,965,021	-	-
Fixed deposits	3,627,782	3,623,506	-	-
Total other current financial assets	6,624,672	6,588,527	-	7,423,000

**Investment in warrants**

The movement transactions for the six - month period ended June 30, 2024, as follow:

	(Unit: Baht)
	Separate financial statements
As at December 31, 2023	7,423,000
Add Increase from investment in warrant	-
Add profit (loss) on valuation of financial	(7,423,000)
As at June 30, 2024	-

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Warrant

## (A) Warrant to purchase ordinary share (SENAJ-W1)

Number of warrants issued and offered	1,050,000,000 units
Method of allotment of warrants	4 shares: 1 warrant
Offering price (per unit)	Baht 0.10 per unit
Tenor of warrants	2 years from the date of issuance of the warrants. (June 22, 2022)
Warrants issuance and offering date	July 1, 2022
Exercise ratio	1 warrant: 1 share
Exercise price	Baht 1.50 per shares
Exercise period	The first exercise date will be on the last business day of July. After the date of issuance of the warrants which falls on July 31, 2022 (“the first exercise date”) and the last exercise date is the date the warrants expire 2 years from the date of issuance which falls on June 21, 2024 (“Last Exercise Date”). On April 30, 2024, the warrant holders can exercise their rights to purchase the Company's ordinary shares according to the said exercise date.
First exercise date	July 31, 2022
Record date	May 17, 2022

## (B) Warrant to purchase ordinary share. The detail are as follows:

Project	Contract Period (year)	Exercised date	Expiration date	Number of Rights issued (unit)	Exercised date Ratio Per 1 unit Warrant	Exercised price (Baht per share)	Remaining unit quantity
SENAJ-W1	2 Years	July 31, 2022	June 21, 2024	371,150,000	1 right per 1 share	0.10	37,115,000

The current recognition of losses from the valuation of financial assets has already been recorded in the profit and loss statement.

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**Investment in Open - end Fund**

The movement transactions for the six - month period ended June 30, 2024, as follow:

	(Unit: Baht)
	<u>Consolidated</u> <u>financial statements</u>
As at December 31, 2023	2,965,021
Add Profit (loss) from unrealized changes in value of investments	31,869
As at June 30, 2024	<u>2,996,890</u>

**Fixed deposits**

As at June 30, 2024 and December 31, 2023, the Group has fixed deposits with maturity over 3 months but not over 1 year. The Group held for general investment purposes.

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8. INVESTMENT IN ASSOCIATES AND JOINT VENTURES

Details of investments in associates and joint ventures consist of:

Company's name	Paid - up Capital	Holding Portion (Percent)	Consolidated financial statements		Separate financial statements		Dividend for the six - month	
			Equity Method		Cost Method		period ended June 30,	
			As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023	2024	2023
Aspiration One Co., Ltd.	1,000,000,000	25	246,199,998	235,073,386	250,000,000	250,000,000	-	-
B.Grimm Sena Solar Power Co., Ltd.	835,000,000	51	474,943,485	469,263,108	-	-	28,574,536	38,752,350
TSA Design Co., Ltd.*	1,000,000	49	-	-	489,800	489,800	1,074,415	921,528
Sena Hankyu 1 Co., Ltd.	185,000,000	51	102,563,291	116,949,890	94,609,644	94,609,644	16,209,313	18,702,638
Sena Hankyu 2 Co., Ltd.	49,250,000	51	28,369,982	37,443,764	25,117,400	25,117,400	11,267,666	28,634,929
Sena Hankyu 3 Co., Ltd.	1,487,333,800	51	586,262,401	598,190,973	758,625,282	758,625,282	-	-
Sena HHP 4 Co., Ltd.	380,000,000	51	195,385,743	202,855,356	193,799,900	193,799,900	14,806,312	103,937,959
Sena HHP 5 Co., Ltd.	32,796,000	51	21,330,587	29,838,097	16,725,000	16,725,000	8,509,346	15,173,105
Sena HHP 6 Co., Ltd.	327,581,500	51	120,698,491	128,242,510	167,155,382	167,155,382	-	-
Sena HHP 7 Co., Ltd.	1,150,000,000	51	581,108,139	582,859,737	586,499,900	586,499,900	-	-
Sena HHP 8 Co., Ltd.	1,043,000,000	51	458,082,130	465,934,965	531,929,900	531,929,900	-	-
Sena HHP 9 Co., Ltd.	619,050,000	51	287,029,886	271,469,025	315,739,895	315,739,895	-	-
Sena HHP 10 Co., Ltd.	262,500,000	51	106,899,800	110,314,685	133,874,900	133,874,900	-	-

(Unit: Baht)



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Company's name	Paid - up Capital	Holding Portion (Percent)	Consolidated financial statements		Separate financial statements		Dividend for the six - month period ended June 30,
			Equity Method		Cost Method		
			As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023	
			2024	2023	2024	2023	
Sena HHP 11 Co., Ltd.	772,905,700	51	424,400,210	419,298,646	394,425,857	394,391,961	-
Sena HHP 12 Co., Ltd.	390,934,000	51	165,188,206	170,422,082	199,426,994	199,426,994	-
Sena HHP 13 Co., Ltd.	-	-	-	7,235,848	-	4,466,249	21,677,144
Sena HHP 14 Co., Ltd.	417,914,500	51	150,318,192	140,277,588	213,216,884	201,786,879	-
Sena HHP 15 Co., Ltd.	325,424,000	51	168,197,133	168,793,080	166,036,686	166,036,686	28,876,185
Sena HHP 16 Co., Ltd.	321,451,000	51	185,436,871	181,072,940	164,102,067	164,102,067	-
Sena HHP 17 Co., Ltd.	370,260,000	51	197,444,700	217,011,417	189,171,480	189,050,387	37,262,887
Sena HHP 18 Co., Ltd.	174,530,000	51	96,168,583	100,015,363	89,171,867	89,171,867	14,798,149
Sena HHP 19 Co., Ltd.	164,560,000	51	130,992,122	68,062,479	83,954,894	83,954,894	-
Sena HHP 20 Co., Ltd.	190,000,000	51	83,804,311	81,371,173	96,899,900	96,899,900	-
Sena HHP 21 Co., Ltd.	143,350,000	51	54,021,929	40,589,517	73,279,865	58,823,852	-
Sena HHP 22 Co., Ltd.	600,000,000	51	342,177,209	349,790,645	305,999,900	305,999,900	20,501,993
Sena HHP 23 Co., Ltd.	246,180,000	51	169,330,270	146,335,813	125,639,882	125,639,882	-
Sena HHP 24 Co., Ltd.	294,160,000	51	153,237,555	144,870,690	150,021,500	150,021,500	-
Sena HHP 25 Co., Ltd.	168,170,000	51	80,041,616	80,399,766	85,898,873	85,898,873	-

(Unit: Baht)

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Company's name	Paid - up Capital	Holding Portion (Percent)	Consolidated financial statements		Separate financial statements		Dividend for the six - month	
			Equity Method		Cost Method		period ended June 30,	
			As at June	As at December	As at June	As at December	2024	2023
			30, 2024	31, 2023	30, 2024	31, 2023	2024	2023
Sena HHP 26 Co., Ltd.	260,480,000	51	116,799,159	95,518,237	133,079,852	112,759,844	-	-
Sena HHP 27 Co., Ltd.	200,000,000	51	102,393,875	76,538,433	101,999,900	101,999,900	-	-
Sena HHP 28 Co., Ltd.	190,856,000	51	79,447,950	81,658,979	97,559,854	97,559,854	-	-
Sena HHP 29 Co., Ltd.	745,400,000	51	351,119,530	322,713,378	380,153,900	348,023,900	-	-
Sena J HHP 30 Co., Ltd.	155,380,000	51	77,952,327	79,967,536	-	-	-	-
Sena J HHP 31 Co., Ltd.	67,305,000	51	8,421,628	9,544,075	-	-	-	-
Sena HHP 34 Co., Ltd.	221,430,000	51	105,301,431	101,282,174	112,929,200	104,796,740	-	-
Sena HHP 35 Co., Ltd.	150,250,000	51	72,709,213	74,414,600	76,627,400	76,627,400	-	-
Sena HHP 36 Co., Ltd.	210,000,000	51	103,593,358	105,488,839	107,099,900	107,099,900	-	-
Sena HHP 37 Co., Ltd.	84,400,000	51	39,353,312	42,326,945	43,043,900	43,043,900	-	-
Sena Development H27 Co., Ltd.	325,350,000	51	150,132,023	150,144,307	165,928,400	157,784,720	-	-
JSP Ocean Co., Ltd.	-	-	-	-	-	-	-	-
J.S.P. Chongfian Co., Ltd.	-	-	-	-	-	-	-	-
Charoen Nakhon Land Co., Ltd.	173,260,000	51	76,968,515	83,388,328	88,362,500	88,362,500	-	-

(Unit: Baht)

SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

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CONDENSED NOTES TO INTERIM FINANCIAL INFORMATION

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Company's name	Paid - up Capital	Holding Portion (Percent)	Consolidated financial statements		Separate financial statements		Dividend for the six - month period ended June 30,	
			Equity Method		Cost Method			
			As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023	2024	2023
Sena HHP Co., Ltd.	114,670,100	51	54,172,733	-	58,481,700	-	-	-
Total investments in associates and joint ventures			6,947,997,894	6,786,968,374	6,777,080,158	6,628,297,552	153,004,617	256,675,838

\* The Company has not recognized losses relating to certain investments accounted for using the equity method where its share of losses exceeds the carrying amount of those investments. As at June 30, 2024, the company has a share of accumulated loss was Baht 2.73 million. The Company has no obligation in respect of these losses.

JUNE 30, 2024

The movement transactions for the six - month period ended June 30, 2024, as follow:

	(Unit: Baht)	
	Consolidated financial statements (Equity Method)	Separate financial statements (Cost Method)
As at December 31, 2023	6,786,968,374	6,628,297,552
Additional Investment	152,583,866	152,583,866
Transfer In (Out) from change in proportion (Note 9)	(3,956,249)	(3,956,249)
Share based payment	154,989	154,989
Share of profit (loss) from associates and joint ventures	168,223,509	-
Increase (Decrease) from changing investment from associates to joint ventures	(202,380)	-
Increase (Decrease) from changing investment from an associate company to a subsidiary (Note 9)	(2,769,598)	-
Dividend received	(153,004,617)	-
As at June 30, 2024	<u>6,947,997,894</u>	<u>6,777,080,158</u>

Changes in investments in associates and joint ventures for the six - month period ended June 30, 2024 are as follows:

**Payment of share**

**SENA HHP 21 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No.1/2024 of Sena HHP 21 Co., Ltd. on February 7, 2024, it was resolved to approve the additional payment of shares in the amount of Baht 14.46 million and the Company had already paid on the February 20, 2024.

**SENA HHP 14 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No.2/2024 of Sena HHP 14 Co., Ltd. on March 1, 2024, it was resolved to approve the additional payment of shares in the amount of Baht 11.43 million and the Company had already paid on the March 27, 2024.

**SENA HHP 29 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No.2/2024 of Sena HHP 29 Co., Ltd. on March 1, 2024, it was resolved to approve the additional payment of shares in the amount of Baht 32.13 million and the Company had already paid on the March 27, 2024.

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**SENA HHP 26 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No.2/2024 of Sena HHP 26 Co., Ltd. on March 1, 2024, it was resolved to approve the additional payment of shares in the amount of Baht 20.32 million and the Company had already paid on the March 27, 2024.

**SENA Development H27 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No.2/2024 of Sena Development H27 Co., Ltd. on March 1, 2024, it was resolved to approve the additional payment of shares in the amount of Baht 8.14 million and the Company had already paid on the March 27, 2024.

**SENA HHP 34 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No.2/2024 of Sena HHP 34 Co., Ltd. on March 1, 2024, it was resolved to approve the additional payment of shares in the amount of Baht 8.13 million and the Company had already paid on the March 27, 2024.

**Change of status from subsidiaries to associates and joint ventures****SENA HHP CO., LTD.**

According to the resolution of Executive Committee Meeting No.2/2024 on February 20, 2024, approved the entering into the Joint venture agreement and signed a share subscription agreement including share purchase agreement and/or share subscription agreement with Hankyu Hanshin Properties Corporation (“Hankyu”) which is not the related person of the Company, in the investment ratio of 51: 49, for develop a condominium project by joint venture in SENNA HHP Co., Ltd. The details are as follows:

- (1) The Company will dispose of investment in ordinary shares of Sena HHP Co., Ltd. in the amount of 4,900 shares with a par value of Baht 100 per share, representing 49.00% of the issued and paid-up shares of Sena HHP Co., Ltd. to Hankyu Hanshin Properties Corporation (“Hankyu”) at the purchase price of all shares in the amount of Baht 0.49 million. by Hankyu Hanshin Properties Corporation (“Hankyu”) will be transfer of payment for such common shares within March 1, 2024.
- (2) Sena HHP Co., Ltd. will increase its registered capital in the amount of Baht 421.00 million. From the original registered capital of Baht 1.00 million to Baht 422.00 million by issuing new 4,210,000 shares with a par value of Baht 100 each.
- (3) On March 8, 2024, Sena HHP Co., Ltd. Has called for additional payment for shares in amount of Baht 113.67 million The Company has already paid into the Joint venture agreement amount of Bath 57.97 million on March 12, 2024.

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**Receivership**

**J.S.P. Chongtian Co., Ltd.**

On July 31, 2023, the court ordered the receivership of J.S.P. Chongtian Co., Ltd. Which is currently considering bankruptcy.

**Bankruptcy**

**JSP Ocean Co., Ltd.**

On August 7, 2023, the court ordered the receivership of JSP Ocean Co., Ltd. into receivership. Later, On February 1, 2024, the court ordered JSP Ocean Co., Ltd. was a bankrupt company.

**Share - based payment**

During the period, the Company issued warrants to purchase ordinary shares to the employees of the Group. In the consolidated financial statements, under the equity method, such warrants will be recorded as an increase in equity. And the separate financial statements are recorded as if it was an increase in investments in associates and joint ventures.

**SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**  
**CONDENSED NOTES TO INTERIM FINANCIAL INFORMATION**

**“UNAUDITED”**  
**“REVIEWED”**

**JUNE 30, 2024**

**9. INVESTMENT IN SUBSIDIARIES**

Detail of investments in subsidiaries to consist of:

Company's name	Separate financial statements										Dividend for the six - month (Baht) period ended June 30,
	Paid - up capital (Baht)		Portion of investment (%)		Cost method (Baht)						
	As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023				2024	
S.N. Asset Development Co., Ltd.	122,000,000	122,000,000	99.65	99.65	121,587,514	121,582,676	17,040,150	13,951,000	-	-	-
S&P Estate Development Co., Ltd.	14,000,000	14,000,000	90.00	90.00	12,600,000	12,600,000	-	-	-	-	-
Property Gateway Co., Ltd.	4,363,000	279,200,000	99.77	99.99	4,501,882	279,338,882	-	-	-	-	21,099,619
Eastern Sena Development Co., Ltd.	665,000,000	665,000,000	99.99	99.99	590,000,000	590,000,000	-	-	-	-	-
Sena Green Energy Co., Ltd.	426,000,000	426,000,000	99.99	99.99	426,469,161	426,404,545	78,842,165	38,699,818	-	-	-
Sena Development A1 Co., Ltd.	345,800,000	345,800,000	99.99	99.99	345,799,700	345,799,700	-	-	-	-	-
Sena Development A2 Co., Ltd.	378,863,000	378,863,000	99.99	99.99	378,862,700	378,862,700	-	-	-	-	-
Sena Development A8 Co., Ltd.	240,000,000	240,000,000	99.99	99.99	239,998,000	239,998,000	-	-	-	-	-
Sena Development A9 Co., Ltd.	238,207,500	238,207,500	99.99	99.99	238,207,200	238,207,200	-	-	-	-	-
TK Nawakij Co., Ltd.	5,000,000	5,000,000	99.94	99.94	5,190,670	5,190,670	-	-	-	-	-
Sena Vanich Property Co., Ltd	151,720,000	151,720,000	99.99	99.99	151,719,700	151,719,700	-	-	-	-	-
Sena Development H23 Co., Ltd.	200,500,000	1,000,000	99.99	99.97	200,499,700	999,700	-	-	-	-	-
Sena Idea Co., Ltd.	11,000,000	11,000,000	99.99	99.99	10,999,700	10,999,700	8,999,754	-	-	-	-

**SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**  
**CONDENSED NOTES TO INTERIM FINANCIAL INFORMATION**

**JUNE 30, 2024**

**“UNAUDITED”**  
**“REVIEWED”**

Separate financial statements											
Company's name	Paid - up capital (Baht)		Portion of investment (%)		Cost method (Baht)		Dividend for the six - month (Baht)				
	As at June	As at December	As at June	As at December	As at June	As at December	As at June	As at December	period ended June 30,		
	30, 2024	31, 2023	30, 2024	31, 2023	30, 2024	31, 2023	2024	2023			
Metrobox Co., Ltd.	130,000,000	130,000,000	99.99	99.99	130,005,553	130,005,553	-	-			
Ngern Sod Jaidee Co., Ltd.	60,000,000	60,000,000	98.99	98.99	59,555,620	59,521,725	-	-			
Sen X Public Co., Ltd.	2,100,037,576	2,100,000,004	49.72	49.72	1,640,276,001	1,640,230,853	17,310,349	-			
Sena Management Service Co., Ltd.	4,420,000	4,420,000	99.99	99.99	6,160,930	4,934,655	84,996,154	140,000,665			
The Service Residence Co., Ltd.	135,200,000	135,200,000	99.98	99.98	135,172,000	135,172,000	-	-			
Sena HHP Co., Ltd	-	1,000,000	-	99.98	-	999,800	-	-			
Sena Metrobox Co., Ltd.	80,000,000	80,000,000	99.99	99.99	79,999,700	79,999,700	-	-			
Sena HHP 13 Co., Ltd.	8,581,760	-	99.99	-	10,148,448	-	-	-			
Total investment in subsidiaries	4,787,754,179	4,852,567,759			207,188,572	213,751,102					



JUNE 30, 2024

The movement transactions for the six - month period ended June 30, 2024 as follow:

	(Unit: Baht)
	Separate financial statements (Cost Method)
As at December 31, 2023	4,852,567,759
Additional investments	205,182,398
Share based payment	1,374,773
(Less) Sale of investments (Note 8)	(490,000)
(Less) Decrease of investments	(274,837,000)
Transfer In (Out) to change the proportion of investments (Note 8)	3,956,249
As at June 30, 2024	<u>4,787,754,179</u>

Changes in investments in subsidiaries for the six - month period ended June 30, 2024 are as follow:

#### **Calling for payment of Shares**

##### **Sena Development H23 Co., Ltd.**

According to the resolution of the Board of Directors Meeting No. 1/2024 of Sena Development H23 Co., Ltd. On April 5, 2024, it was resolved to approve the additional payment of shares in the amount of Baht 99.75 million and the Company had already paid on the April 10, 2024.

#### **Capital increase**

##### **Sena Development H23 Co., Ltd.**

According to the resolution of the Extraordinary General Meeting of Shareholders No. 1/2024 on February 8, 2024, it was resolved to approve an increase in the registered capital of the company by Baht 399.00 million from the of Baht 1.00 million to Baht 400.00 million by issuing 3,990,000 new common shares. The value of each share is Baht 100 and the company has paid for additional shares in the amount of Baht 99.75 million on February 13, 2024.

#### **Decrease of registered capital**

##### **Property Gateway Co., Ltd.**

According to the resolution of the Extraordinary General Meeting of Shareholders No.1/2024 of Property Gateway Co., Ltd. on January 12, 2024, it was resolved to approve the reduction of the registered capital of the Company from Baht 279.20 million (279,200 shares, Baht 1,000 per share) remaining Baht 69.80 million (69,800 shares, Baht 1,000 per share). The Company registered the capital reduction with the Department of Business Development Ministry of Commerce on February 16, 2024.

JUNE 30, 2024

According to the resolution of the Extraordinary General Meeting of Shareholders No.2/2024 of Property Gateway Co., Ltd. on February 19, 2024, it was resolved to approve the reduction of the registered capital of the Company from Baht 69.80 million (69,800 shares, Baht 1,000 per share) remaining Baht 17.45 million (17,450 shares, Baht 1,000 per share) The Company registered the capital reduction with the Department of Business Development Ministry of Commerce on March 21, 2024.

According to the resolution of the Extraordinary General Meeting of Shareholders No.3/2024 of Property Gateway Co., Ltd. on March 25, 2024, it was resolved to approve the reduction of the registered capital of the Company from Baht 17.45 million (17,450 shares, Baht 1,000 per share) remaining Baht 4.36 million (4,363 shares, Baht 1,000 per share). The Company registered the capital reduction with the Department of Business Development Ministry of Commerce on April 26, 2024.

**Change of status from associates and joint ventures to subsidiaries**

Regarding to the Executive Committee Meeting No. 5/2024 of Sena Development Public Company Limited (“Company”) held on date March 14, 2024 has considered the details and conditions of the investment and approved the entering into the purchase of shares SENA HHP13 Co., Ltd (“SENA HHP13”), joint venture company at 49% of the paid-up capital and paid-up ordinary shares of SENA HHP13 Co., Ltd at a total value of Baht 5.58 million from Hankyu Hanshin Properties Corporation. (“Hankyu”) who is not the connected person of the company while this transaction is in accordance with the sale purchase agreement with the objective is to provide flexibility in management for projects that have been developed and sold. This is the case acquisition of investment above results in being a subsidiary of the Company. The details of entering into the transaction are as follows:

- (1) Sena Development Public Company Limited will purchase 50,372 ordinary shares of Par Value of Baht 100 per share, representing 49% of the issued and paid-up share capital of the SENA HHP13 Co., Ltd from Hankyu Hanshin Properties Corporation, which is the original shareholder. The company has paid Baht 5.68 million for the shares on March 14, 2024. The transfer resulted in the company gaining control over SENA HHP 13 Co., Ltd. Consequently, the company transferred the investment value in the joint venture using the equity method amount of Baht 2.77 million and recognized a profit from the conversion of investment from joint venture to subsidiary amount of Baht 4.73 million in the comprehensive income statement.
- (2) SENA HHP13 Co., Ltd. submit a change of director registration and change the head office address of SENA HHP13 Co., Ltd. The company has registered changes in its directors with the Department of Business Development on March 27, 2024.

JUNE 30, 2024

**Related Party Transactions and Internal Group Restructuring****Sen X Public Co., Ltd.**

According to the resolution of the General meeting of shareholders on the year 2024, the resolution approving related party transactions and asset acquisitions is as follows:

Resolved to consider and approve the entire business transfer (EBT) of Property Gateway Co., Ltd. which a subsidiary of Sena Development Public Company Limited. The transfer transaction will be completed on August 16, 2024.

**Share - based payment**

During the period, the Company issued warrants to purchase ordinary share to employees of the Group. In the consolidated financial statements under the equity method, such warrants are recorded as an increase in equity and the separate financial statements are recorded as an increase in equity in associates and joint ventures.

**10. INVESTMENT PROPERTY**

The movement transactions for the six - month period ended June 30, 2024 as follows:

	(Unit: Baht)	
	Consolidated financial statements	Separate financial statements
Net book value as at December 31, 2023	1,809,084,114	470,782,024
Add Purchase	6,387,866	-
Decrease due to contract termination	(39,277,734)	-
Add Amortization - Accumulated depreciation	10,828,937	-
Transfer In (Transfer Out) - Cost	4,211,019	-
(Transfer In ) Transfer Out - Accumulated depreciation	233,752	-
(Less) Depreciation for the period	(17,654,793)	(12,341,466)
Net book value as at June 30, 2024	<u>1,773,813,161</u>	<u>458,440,558</u>

As at June 30, 2024 and December 31, 2023, the Group has investment properties, pledged as collateral for a loan, in accordance with Note 15 and 16 as follows:

	(Unit: Million baht)			
	Consolidated financial statements		Separate financial statements	
	As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023
Land and buildings	<u>958.73</u>	<u>952.79</u>	<u>-</u>	<u>-</u>

JUNE 30, 2024

**11. PROPERTY, PLANT AND EQUIPMENT**

The movement transactions for the six - month period ended June 30, 2024 are as follows:

	(Unit: Baht)	
	Consolidated financial statements	Separate financial statements
Net book value as at December 31, 2023	1,003,153,092	132,433,948
Add Purchase	32,569,628	9,665,041
Add Increase from the investment	742,104	-
(Less) Increase from the investment – Accumulated depreciation	(578,130)	-
Transfer In (Transfer Out) - Cost	18,129,864	-
(Transfer In) Transfer Out - Accumulated Depreciation	(233,752)	-
(Less) Amortization - Cost	(9,420,688)	(1,411,100)
Add Amortization - Accumulated depreciation	9,026,539	1,409,998
(Less) Depreciation for the period	(27,588,405)	(12,364,047)
Net book value as at June 30, 2024	<u>1,025,800,252</u>	<u>129,733,840</u>

As at June 30, 2024 and December 31, 2023, the Group has investment properties, plant and equipment as collateral for a loan, in accordance with Note 15 and 16 as follows:

	(Unit: Million Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023
Land and building	<u>218.75</u>	<u>195.68</u>	<u>25.00</u>	<u>25.00</u>

JUNE 30, 2024

**12. RIGHT-OF-USE ASSETS**

The movement transactions for the six - month period ended June 30, 2024 are as follows:

	(Unit: Baht)	
	Consolidated	Separate
	financial statements	financial statements
Net book value as at December 31, 2023	226,010,022	213,467,586
Add Purchase	38,271,578	10,407,848
(Less) Amortization - Cost	(15,773,196)	(10,022,517)
Add Amortization - Accumulated depreciation	13,837,670	9,684,402
(Less) Depreciation for the period	(16,043,337)	(12,638,813)
Net book value as at June 30, 2024	<u>246,302,737</u>	<u>210,898,506</u>

**13. OTHER INTANGIBLE ASSETS**

The movement transactions for the six - month period ended June 30, 2024 are as follows:

	(Unit: Baht)	
	Consolidated	Separate
	financial statements	financial statements
Net book value as at December 31, 2023	68,716,437	34,715,129
Add Purchase	20,560,449	11,197,028
Transfer In (Transfer Out) - Cost	(1,484,433)	-
(Less) Amortization for the period	(2,254,306)	(1,357,288)
Net book value as at June 30, 2024	<u>85,538,147</u>	<u>44,554,869</u>

JUNE 30, 2024

## 14. OTHER NON - CURRENT ASSETS

As at June 30, 2024 and December 31, 2023 consist of;

	(Unit: Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023
<b>Other Non – Current Assets</b>				
Restricted - Use Bank Deposits	-	24,166,272	-	-
Cost of reforestation	7,688,895	2,323,497	-	-
Land awaiting development:				
- Vacant land	2,710,795,473	2,660,556,007	898,450,967	886,583,311
- Allowance for land impairment	(250,000)	(250,000)	-	-
<b>Total</b>	<b>2,718,234,368</b>	<b>2,686,795,776</b>	<b>898,450,967</b>	<b>886,583,311</b>

As at June 30, 2024 and December 31, 2023, the Group has land, mortgaged as collateral for a loan, as Note 15 and 16 as follows:

	(Unit: Million Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023
Land	2,138.78	1,731.17	650.36	648.55

JUNE 30, 2024

## 15. BANK OVERDRAFTS AND SHORT - TERM BORROWINGS FROM FINANCIAL INSTITUTIONS

As at June 30, 2024 and December 31, 2023 consist of;

	(Unit: Baht)			
	Consolidated financial statements		Separate financial statements	
	As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023
Promissory note	1,184,114,270	1,436,797,001	1,174,114,270	1,426,797,001
Bill of exchange	1,230,000,000	900,000,000	1,230,000,000	900,000,000
Short - term loans from financial institutions	11,149,150	-	-	-
(Less) Discounted interest of bill of exchange	(13,792,991)	(2,162,008)	(13,792,991)	(2,162,008)
Total Bank overdraft and short - term borrowings from financial institutions	<u>2,411,470,429</u>	<u>2,334,634,993</u>	<u>2,390,321,279</u>	<u>2,324,634,993</u>

As at June 30, 2024 and December 31, 2023, bank overdrafts and short - term borrowings from financial institutions of the Group are as follows:

	Consolidated financial statements			
	Promissory note		Bill of exchange	
	As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023
Number of editions	13	8	13	7
Interest rate (%)	2.00 - 5.525, MLR-1.555 to 2.90	2.00 - 5.275, MLR-1.555 to 2.90	4.60 - 4.87	4.00 - 4.50
Due date	July 2024 to March 2025	February 2024 to May 2024	August 2024 to November 2024	February 2024 to March 2024
Amount (Million Baht)	1,184.11	1,436.80	1,216.21	897.84
Commitment	- Land and buildings of the Group	- Land and buildings of the Group	-	-
	- Pledge of subsidiary company's share certificate	- Pledge of subsidiary company's share certificate		

JUNE 30, 2024

	Separate financial statements			
	Promissory note		Bill of exchange	
	As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023
Number of editions	12	7	13	7
Interest rate (%)	3.60 - 5.525, MLR-1.555 to 2.90	3.75 - 5.275, MLR-1.555 to 2.90	4.60 - 4.87	4.00 - 4.50
Due date	July 2024 to March 2025	February 2024 to May 2024	August 2024 to November 2024	February 2024 to March 2024
Amount (Million Baht)	1,174.11	1,426.80	1,216.21	897.84
Commitment	- Land and buildings of the Group - Pledge of subsidiary company's share certificate	- Land and buildings of the Group - Pledge of subsidiary company's share certificate	-	-

The movement transactions for the six - month period ended June 30, 2024 are as follows:

	(Unit: Baht)	
	Consolidated financial statements	Separate financial statements
As at December 31, 2023	2,336,797,001	2,326,797,001
Add Drawdown	3,158,252,042	3,070,834,892
(Less) Payment	(3,069,785,623)	(2,993,517,623)
Total	2,425,263,420	2,404,114,270
(Less) Interest discounting of bill of exchange	(13,792,991)	(13,792,991)
As at June 30, 2024	2,411,470,429	2,390,321,279



JUNE 30, 2024

**16. LONG - TERM BORROWINGS**

As at June 30, 2024 and December 31, 2023 consist of;

	(Unit: Baht)			
	Consolidated financial statements		Separate financial statements	
	As at June 30, 2024	As at December 31, 2023	As at June 30, 2024	As at December 31, 2023
Long - term borrowings				
Borrowings from financial institutions	3,523,922,602	3,352,279,641	2,180,864,671	2,042,773,134
Debentures	7,095,000,000	8,082,400,000	7,095,000,000	8,082,400,000
Total long - term borrowings	10,618,922,602	11,434,679,641	9,275,864,671	10,125,173,134
(Less) Current portion of long - term within one year				
Borrowings from financial institutions	(846,143,114)	(1,416,938,815)	(336,778,298)	(745,341,393)
Debentures	(2,670,000,000)	(3,352,400,000)	(2,670,000,000)	(3,352,400,000)
Total current portion of long - term within one year	(3,516,143,114)	(4,769,338,815)	(3,006,778,298)	(4,097,741,393)
(Less) Deferred loan fee	(23,069,633)	(24,951,925)	(23,069,633)	(24,951,925)
Long - term borrowings net	7,079,709,855	6,640,388,901	6,246,016,740	6,002,479,816

**BORROWING FROM FINANCIAL INSTITUTIONS**

The movement transactions for the six - month period ended June 30, 2024 are as follows:

	(Unit: Baht)	
	Consolidated financial statements	Separate financial statements
As at December 31, 2023	3,352,279,641	2,042,773,134
Add Drawdown	877,491,429	715,897,867
(Less) Payment	(705,848,468)	(577,806,330)
As at June 30, 2024	3,523,922,602	2,180,864,671

As at June 30, 2024 loans from financial institutions are guaranteed by inventories in accordance with Note 6. Investment properties in accordance with Note 10. Land buildings and equipment in accordance with Note 11. Other non-current assets in accordance with Note 14.

JUNE 30, 2024

DEBENTURES

As at June 30, 2024 and December 31, 2023, the Company has details of the debentures as follows:

						(Unit: Million Baht)	
						Consolidated / Separate financial statements	
Debentures	Term	Issue Date	Maturity date	Interest (% p.a.)	Interest payment due	As at June	As at December
						30, 2024	31, 2023
						Par value per unit	
1/2020	4 years	February 6, 2020	February 6, 2024	4.50	Every 3 months	-	734
2/2020	3 years 4 months	October 6, 2020	February 6, 2024	4.50	Every 3 months	-	1,110
3/2021	3 years 6 months	September 23, 2021	March 23, 2025	4.40	Every 3 months	1,200	1,200
1/2022	2 years	May 12, 2022	May 12, 2024	3.50	Every 6 months	-	38
2/2022	3 years	September 15, 2022	September 15, 2025	4.70	Every 3 months	1,530	1,530
2/2022	2 years	September 15, 2022	September 15, 2024	4.00	Every 3 months	470	470
1/2023	3 years	February 3, 2023	February 3, 2026	4.70	Every 3 months	2,000	2,000
2/2023	1 year	October 6, 2023	October 6, 2024	4.50	Every 3 months	1,000	1,000
1/2024	2 years	January 31, 2024	January 31, 2026	5.00	Every 3 months	895	-
Total debentures						7,095	8,082
(Less) Current portion within one year						(2,670)	(3,352)
Debentures - net						4,425	4,730

The balance of debentures has a limit amount of not exceeding Baht 12,000 million at all times.

Under the rights and responsibilities of debenture issuer, the Company is required to comply with certain covenants and restrictions, which include the maintenance of a debt-to-equity ratio per the consolidated financial statements of not more than 2.5 : 1 throughout the tenor of the debentures. Debt is defined as financial debt of the debenture issuer described in the consolidated financial statement of debenture issuer. Including financial obligations and portion of any debt that may arise as a result of the debenture issuer's provision of guarantees, a val or the creation of obligations of a similar nature to any other individual or juristic person that is not subsidiaries of the debenture issuer.

The movement transactions for the six - month period ended June 30, 2024 are as follows:

		(Unit: Baht)
		Consolidated / Separate financial statements
As at December 31, 2023		8,082,400,000
Add Increase from the issuance of debentures		895,000,000
(Less) Repayment debenture		(1,882,400,000)
As at June 30, 2024		7,095,000,000

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**17. LEASE LIABILITIES**

The movement transactions for the six - month period ended June 30, 2024 are as follows:

	(Unit: Baht)	
	Consolidated	Separate
	financial statements	financial statements
As at December 31, 2023	354,994,495	318,691,222
Add Increase for the period	38,271,578	10,407,848
(Less) Payment	(8,347,050)	(5,784,564)
Add Unamortized interest expense	7,156,346	6,536,157
(Less) Decrease from termination of lease	(24,401,390)	(350,000)
As at June 30, 2024	367,673,979	329,500,663
(Less) Due within one year	(51,964,582)	(39,074,039)
<b>Total lease liabilities</b>	<b>315,709,397</b>	<b>290,426,624</b>

**18. NON - CURRENT FINANCIAL LIABILITIES**

As at June 30, 2024 and December 31, 2023 consist of;

	(Unit: Baht)	
	Consolidated /	
	Separate financial statements	
	As at June	As at December
	30, 2024	31, 2023
<b>Derivative liabilities</b>		
Interest rate swap contract	44,281,864	68,630,970
(Less) the portion of financial debt that is due within one year	(35,983,153)	(1,324,228)
<b>Total non - current financial liabilities more than one year</b>	<b>8,298,711</b>	<b>67,306,742</b>

The Company uses interest rate swap contracts to manage risks in certain transactions. By entering into such contracts for a period consistent with the interest rate risk of the underlying transaction. Typically, the contract term ranges from 3 months to 4 years.

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**Interest rate swap contract**

The Company enters into interest rate swap contracts to mitigate the interest rate risk of debentures. Details of interest rate swap contracts as at June 30, 2024 are as follows:

Contract no.	Interest rate under swap (% per annum)	Interest rates paid swap contracts	(Unit: Million Baht)
			Consolidated / Separate financial statements
			Principal amount
			As at June 30, 2024
IRS134725TR	4.50%	Floating rate THB-THOR-COMPOUND +3.39% per annum	1,800.00
IRS144084TR	4.50%	Floating rate THB-THOR-COMPOUND +3.39% per annum	1,800.00
IRS104996342	4.40%	Floating rate THB-THOR-COMPOUND 3 months +3.49% per annum	600.00
3580635	4.40%	Floating rate THB-THOR-COMPOUND 3 months +3.54% per annum	600.00
IRS106996106	4.45%	Floating rate THB-THOR-COMPOUND 6 months +3.55% per annum	100.00
IRS143364TR	4.50%	Floating rate THB-THOR-COMPOUND +3.39% per annum	500.00

**19. SHARE CAPITAL AND DIVIDEND PAYMENTS****19.1 Share capital**

The movement transactions for the six - month period ended June 30, 2024 are as follows:

	(Unit: Baht)		
	Consolidated / Separate financial statements		
	Number of shares	Share price	Authorized Share Capital
<u>Authorized Share Capital</u>			
As at December 31, 2023	1,826,483,120	1.00	1,826,483,120
Increase authorized share capital	-		-
(Decrease) authorized share capital	-		-
As at June 30, 2024	1,826,483,120		1,826,483,120
<u>Issue and paid - up capital</u>			
As at December 31, 2023	1,442,272,398	1.00	1,442,272,398
Increase authorized share capital	539	1.00	539
As at June 30, 2024	1,442,272,937		1,442,272,937

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**19.2 Dividend Payments**

Dividends paid for the six - month period ended June 30, 2024 and 2023, are as follows:

Consolidated financial statements							
For the six - month period ended June 30, 2024							
The Company's name	No.	Date	Derived from	Rate (Baht per share)	Amount of shares	Amount (Baht)	Paid date
	Extra	March					March
Sena Idea Co., Ltd.	1/2024	29, 2024	Retained earning	81.820000	3	245	29, 2024
S.N. Asset Development Co., Ltd.	Extra 1/2024	March 15, 2024	Retained earning	140.160000	427	59,850	March 18, 2024
Sena Management Service Co., Ltd.	Extra 1/2024	March 28, 2024	Retained earning as at February 29, 2024	791.860000	2	1,584	April 5, 2024
Sena Green Energy Co., Ltd.	Extra 1/2024	March 22, 2024	Retained earning as at February 29, 2024	118.000000	2	236	April 30, 2024
Sena Solar Energy Co., Ltd.	Extra 1/2024	April 2, 2024	Retained earning as at December 31, 2023	10.000000	2	20	April 2, 2024
Sena Development Public Co., Ltd.	Year 2024	April 26, 2024	Profits of BOI promoted companies	0.005430	1,442,262,237	7,831,483	May 24, 2024
Sena Development Public Co., Ltd.	Year 2024	April 26, 2024	Profits of BOI non - promoted companies	0.228784	1,442,262,237	329,966,522	May 24, 2024
Sen X Public Co., Ltd.	Year 2024	April 24, 2024	Profits of BOI non - promoted companies	0.008290	2,111,900,007	17,507,651	May 21, 2024
Sena Management Service Co., Ltd.	Extra 2/2024	May 7, 2024	Retained earning as at March 31, 2023	452.490000	2	905	May 9, 2024
Sena Management Service Co., Ltd.	Extra 2/2024	June 28, 2024	Retained earning as at May 31, 2024	678.730000	2	1,358	July 12, 2024
Sena Green Energy Co., Ltd.	Extra 2/2024	June 3, 2024	Retained earning as at March 31, 2023	67.080000	2	134	April 2, 2024
					Total	<u>355,369,988</u>	

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Consolidated financial statements							
For the six - month period ended June 30, 2023							
The Company's name	No.	Date	Derived from	Rate (Baht per share)	Amount of shares	Amount (Baht)	Paid date
			Retained earnings				
Sena Management Service Co., Ltd.	Extra 1/2022	March 28, 2023	as of 31 December 2022	2,262.560000	2	4,525	March 31, 2023
			Profits of BOI				
Sena Development Public Co., Ltd.	Year 2023	April 27, 2023	promoted companies	0.009309	1,442,261,788	13,426,015	May 25, 2023
			Profits of BOI non				
Sena Development Public Co., Ltd.	Year 2023	April 27, 2023	- promoted companies	0.069059	1,442,261,788	99,601,158	May 25, 2023
			Retained earnings				
Sena Solar Energy Co., Ltd.	Year 2023	May 12, 2023	as at March 31, 2023	90.850000	2	182	May 19, 2023
			Retained earnings				
S.N. Asset Development Co., Ltd.	Extra 1/2023	June 8, 2023	as at March 31, 2023	114.754000	427	49,000	June 9, 2023
			Retained earnings				
Property Gateway Co., Ltd.	Extra 1/2023	June 8, 2023	as at March 31, 2023	38.127900	10	381	June 9, 2023
			Retained earnings				
Sena Management Service Co., Ltd.	Extra 2/2023	June 29, 2023	as at March 31, 2023	905.020000	2	1,810	June 30, 2023
					Total	<u>113,083,071</u>	

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Separate financial statements							
For the six - month period ended June 30, 2024							
The Company's name	No.	Date	Derived from	Rate (Baht per share)	Amount of shares	Amount (Baht)	Paid date
			Profits of BOI				
Sena Development Public Co., Ltd.	Year 2024	April 26, 2024	promoted companies	0.005430	1,442,262,237	7,831,483	May 24, 2024
			Profits of BOI				
Sena Development Public Co., Ltd.	Year 2024	April 26, 2024	non - promoted companies	0.228784	1,442,262,237	329,966,522	May 24, 2024
					Total	<u>337,798,005</u>	

Separate financial statements							
For the six - month period ended June 30, 2023							
The Company's name	No	Date	Derived from	Rate (Baht per share)	Amount of shares	Amount (Baht)	Paid date
			Profits of BOI				
Sena Development Public Co., Ltd.	Year 2023	April 27, 2023	promoted companies	0.009309	1,442,261,788	13,426,015	May 25, 2023
			Profits of BOI				
Sena Development Public Co., Ltd.	Year 2023	April 27, 2023	non - promoted companies	0.069059	1,442,261,788	99,601,158	May 25, 2023
					Total	<u>113,027,173</u>	

JUNE 30, 2024

**20. WARRANTS****(A) Issuance of warrants (SENA-W1) and Exercise of warrants (SENA-W1)**

According to the resolution of Extraordinary General Meeting of Shareholders No.1/2022, on February 28, 2022, approved to issue and allocate company warrants to purchase the ordinary shares of Sena Development Public Co., Ltd. No. 1 (SENA-W1). The preliminary features of the SENA-W1 are:

Number of warrants issued and offered	Not exceeding 359,425,138 units
Method of allotment of warrants	4 shares: 1 warrant
Offering price (Baht per unit)	Baht 0.00 per unit
Tenor of warrants	Within 2 years after being granted (from March 21, 2022 to March 20, 2024)
Warrants issuance and offering date	March 21, 2022
Exercise ratio	1 warrant unit: 1 newly issued ordinary share (unless there is an adjustment of rights according to the conditions of rights adjustment)
Exercise price	Baht 5.00 per share (unless there is an adjustment of rights according to the conditions of rights adjustment)
Excise period	The last business day of June and December of each year throughout the term of the warrants. The last exercise is the expiration date of the warrants. If the exercise date falls on the Company's holiday, it shall be postponed to the last business day prior to each exercise date.
Expiration of the exercise period	March 20, 2024
Record date	March 8, 2022

Subsequently, on March 23, 2022, the Company had reported the result of the sale of warrants (F53-5) on the Stock Exchange of Thailand's website. The number of allotted warrants is 359,422,552 units and the number of remaining warrants is 2,586 units. The Company will cancel the remaining in full.

As at June 30, 2024, the warrants has expired.



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## (B) Share - based payment

Share-based payments consist of:

	(Unit: Baht)			
	Consolidated financial statements		Separate financial statements	
	As at June	As at December	As at June	As at December
	30, 2024	31, 2023	30, 2024	31, 2023
Employee Stock Option Program - Warrant	15,797,247	13,931,966	15,797,247	13,931,966
Employee Joint Investment Program	7,917,176	4,528,168	5,136,592	2,930,023
Total share-based payment	23,714,423	18,460,134	20,933,839	16,861,989

**Warrant to purchase ordinary share (ESOP). The detail are as follows:**

Project	Contact	Exercised date	Expiration date	Number of Right issued (unit)	Exercised date Ratio per 1 unit Warrant	Exercised price (baht/share)	Remaining unit quantity
	period (year)						
SENA-WF	3 years	June 26, 2017	June 25, 2020	3,000,000	1 right per 1.000 share	1	1,655,000
SENA-WH	2 years	May 7, 2018	May 6, 2020	1,100,000	1 right per 1.000 share	1	1,000,000
SENA-WJ	3 years	May 7, 2018	May 6, 2021	4,150,000	1 right per 1.000 share	1	1,580,000
SENA-WE	5 years	April 26, 2017	April 25, 2022	10,300,000	1 right per 1.171 share	1	875,000
SENA-WG	4 years	May 7, 2018	May 6, 2022	2,500,000	1 right per 1.002 share	1	800,000
SENA-WI	5 years	May 7, 2018	May 6, 2023	3,200,000	1 right per 1.002 share	1	1,061,400
SENA-WK	3 years	June 24, 2019	June 23, 2022	3,050,000	1 right per 1.002 share	1	350,000
SENA-WL	3 years	June 1, 2021	May 31, 2024	7,000,000	1 right per 1.000 share	1	6,215,000
SENA-WM	5 years	June 1, 2021	May 31, 2026	7,800,000	1 right per 1.000 share	1	6,357,500
SENA-WN	5 years	June 30, 2023	June 29, 2028	8,650,000	1 right per 1.000 share	1	8,650,000
SENA-WO	3 years	June 30, 2023	June 29, 2026	2,500,000	1 right per 1.000 share	1	2,500,000
						Total	31,043,900

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The movement transactions for the six - month period ended June 30, 2024 are as follows:

	Consolidated / Separate financial statements	
	Unit	Baht
As at December 31, 2023	31,043,900	13,931,966
Add Warrants during the period	-	1,865,281
(Less) Warrants exercised	-	-
As at June 30, 2024	31,043,900	15,797,247

**The Employee Joint Investment Program (EJIP) are as follow:**

The Company eligible under EJIP	Sena Development Public Co., Ltd., Subsidiaries and Associate company
The Period of EJIP	With a total duration of 5 years.
Eligible employees under EJIP	Employees at Division Manager or equivalent level on the voluntary basis. Directors and advisors of the Company are exclude from this program.
EJIP arrangement	Employee contribution to participate in the project: Not exceeding 10% of the value determined by the company The Company contribution to employees participating in the project: As per the conditions set by the company.
EJIP buying schedule	12 months from the month of project approval.
Conditions for holding the securities	During the 1st year - 3rd year, employee cannot sell any shares After the 3rd year, employee can sell 20% of shares accumulated After the 5th year, employee can sell all shares
EJIP program manager	Globlex Securities Co., Ltd

The movement transactions for the six - month period ended June 30, 2024 are as follows:

	(Unit: Baht)	
	Consolidated financial statements	Separate financial statements
As at December 31, 2023	4,528,168	2,930,023
Add Employee Joint Investment Program	3,389,008	2,206,569
As at June 30, 2024	7,917,176	5,136,592

During the period, the Group contributed Baht 7.16 million to the program (the Company only: Baht 4.91 million).

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## (C) Treasury-Stock

During the period, the Company repurchased capital shares under the Employee Joint Investment Program (EJIP) by way of buying in the Stock Exchange of Thailand in the amount of 2,941.20 shares, Baht 17.83 million and of the Group amount of 3,502.35 shares, Baht 26.40 million, which is shown as a deduction item from the shareholders' equity.

**21. LEGAL RESERVE**

Under the provisions of the Thai Public Co., Ltd. Act B.E. 1992, the Company is required to appropriate at least 5.00% of its annual net income after deduction of the deficit brought forward (if any) as reserve fund until the reserve equal to 10.00% of authorized share capital. The reserve is not available for dividend distribution.

**22. BASIC EARNINGS (LOSS) PER SHARE**

Basic earnings (loss) per share for the period is calculated by dividing the net profit (loss) for the three - month and six - month period ended June 30, 2024 and 2023, attributable to shareholders by the weighted average number of ordinary shares in issue during the period, using the weight to calculated as follow:

	Consolidated financial statements			
	For the three - month period		For the six - month period	
	ended June 30		ended June 30	
	2024	2023	2024	2023
Net profit (loss) for the period (Baht)	74,600,747	127,024,109	185,546,804	213,303,704
Weighted average number of ordinary shares (Share)	1,442,272,937	1,442,272,398	1,442,272,685	1,442,256,520
Basic earnings (loss) per share (Baht per share)	0.0517	0.0881	0.1286	0.1479
	Separate financial statements			
	For the three - month period		For the six - month period	
	ended June 30		ended June 30	
	2024	2023	2024	2023
Net profit (loss) for the period (Baht)	96,426,810	128,216,655	203,771,023	359,870,976
Weighted average number of ordinary shares (Share)	1,442,272,937	1,442,272,398	1,442,272,685	1,442,256,520
Basic earnings (loss) per share (Baht per share)	0.0669	0.0889	0.1413	0.2495

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**23. DILUTED EARNING (LOSS) PER SHARE**

Diluted profit (loss) per share for the period is calculated from profit (loss) for the three-month and six - month period ended June 30, 2024, and 2023 attributable to shareholders' equity of the parent company and the number of diluted equivalent ordinary shares. By the weighted average method, the calculation is shown as follows:

	Consolidated financial statements			
	For the three - month period		For the six - month period	
	ended June 30		ended June 30	
	2024	2023	2024	2023
Net profit (loss) for the period (Baht)	74,600,747	127,024,109	185,546,804	213,303,704
Weighted average number of ordinary shares (Share)	1,442,272,937	1,442,272,398	1,442,272,685	1,442,322,848
Diluted earnings (loss) per share (Baht per share)	0.0517	0.0881	0.1286	0.1479
	Separate financial statements			
	For the three - month period		For the six - month period	
	ended June 30		ended June 30	
	2024	2023	2024	2023
Net profit (loss) for the period (Baht)	96,426,810	128,216,655	203,771,023	359,870,976
Weighted average number of ordinary shares (Share)	1,442,272,937	1,442,272,398	1,442,272,685	1,442,322,848
Diluted earnings (loss) per share (Baht per share)	0.0669	0.0889	0.1413	0.2495

The company has not calculated diluted earnings (loss) per share for the three - month and six - month periods ended June 30, 2024, the fair value of ordinary shares is lower than the exercise price of ordinary shares.

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24. SEGMENT INFORMATION

The Group operates business on single geographic segments that Thailand and business segments have 4 reports consist of Property development for sales, the golf course services, rent and energy group. However, the Group of Company’s revenue from the golf course services does not exceed than 10.00% of total revenue, so this segment information is not present for financial statement.

(Unit : Million Baht)

		Consolidated financial statements													
		For the three - month period ended June 30													
Property development		High rise		Low rise		Rent and services		Solar group		Electric cars		Eliminate segment		Total	
		2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023
Revenue from sales and services		113.44	265.78	145.46	258.15	336.65	395.66	9.36	66.40	35.12	-	(19.32)	(63.93)	620.71	922.06
Cost of sales and services		(53.74)	(173.62)	(99.81)	(173.34)	(217.91)	(266.41)	(5.82)	(57.52)	(32.27)	-	3.22	66.46	(406.33)	(604.43)
Gross profit		59.70	92.16	45.65	84.81	118.74	129.25	3.54	8.88	2.85	-	(16.10)	2.53	214.38	317.63
Net profit														100.17	147.98
Timing of revenue recognition															
Point in time		113.44	265.78	145.46	258.15	6.48	6.91	7.44	64.59	35.12	-	(4.28)	(1.04)	303.66	594.39
Over time		-	-	-	-	330.17	388.75	1.92	1.81	-	-	(15.04)	(62.89)	317.05	327.67
Total income		113.44	265.78	145.46	258.15	336.65	395.66	9.36	66.40	35.12	-	(19.32)	(63.93)	620.71	922.06

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(Unit : Million Baht)

		Consolidated financial statements													
		For the six - month period ended June 30													
		Property development						Solar group		Electric cars		Eliminate segment		Total	
		High rise		Low rise		Rent and services		Solar group		Electric cars		Eliminate segment		Total	
		2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023
Revenue from sales and services		230.99	571.35	392.05	539.51	751.32	775.85	23.14	81.63	54.49	-	(90.23)	(157.48)	1,361.76	1,810.86
Cost of sales and services		(125.41)	(364.80)	(260.50)	(365.63)	(486.74)	(480.04)	(14.37)	(67.03)	(49.66)	-	41.32	122.74	(895.36)	(1,154.76)
Gross profit		105.58	206.55	131.55	173.88	264.58	295.81	8.77	14.60	4.83	-	(48.91)	(34.74)	466.40	656.10
Net profit														219.38	238.86
<b>Timing of revenue recognition</b>															
Point in time		230.99	571.35	392.05	539.51	14.17	14.26	19.65	78.10	54.49	-	(10.71)	(4.27)	700.64	1,198.95
Over time		-	-	-	-	737.15	761.59	3.49	3.53	-	-	(79.52)	(153.21)	661.12	611.91
Total income		230.99	571.35	392.05	539.51	751.32	775.85	23.14	81.63	54.49	-	(90.23)	(157.48)	1,361.76	1,810.86

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(Unit : Million Baht)

	Separate financial statements							
	For the three - month period ended June 30							
	Property development		Low rise		Rent and services		Total	
	High rise	2024	2023	2024	2023	2024	2023	
Revenue from sales and services	60.38	168.21	93.13	126.04	18.75	19.77	172.26	314.02
Cost of sales and services	(33.02)	(104.61)	(60.69)	(80.59)	(9.58)	(10.45)	(103.29)	(195.65)
Gross profit	27.36	63.60	32.44	45.45	9.17	9.32	68.97	118.37
Net profit							96.43	128.22
<b>Timing of revenue recognition</b>								
Point in time	60.38	168.21	93.13	126.04	-	-	153.51	294.25
Over time	-	-	-	-	18.75	19.77	18.75	19.77
Total income	60.38	168.21	93.13	126.04	18.75	19.77	172.26	314.02

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(Unit : Million Baht)

		Separate financial statements						
		For the six - month period ended June 30						
		Property development			Rent and services			Total
	High rise	Low rise						
	2024	2023	2024	2023	2024	2023	2024	
Revenue from sales and services	113.73	405.76	256.62	271.07	37.13	38.39	407.48	
Cost of sales and services	(68.30)	(248.15)	(164.42)	(177.85)	(18.30)	(20.26)	(446.26)	
Gross profit	45.43	157.61	92.20	93.22	18.83	18.13	268.96	
Net profit							203.77	
<b>Timing of revenue recognition</b>								
Point in time	113.73	405.76	256.62	271.07	-	-	370.35	
Over time	-	-	-	-	37.13	38.39	37.13	
Total income	113.73	405.76	256.62	271.07	37.13	38.39	407.48	



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**Segment information of ministrative division**

From the company jointly invests with many co-investors. The total amount of Baht 6,948.00 million amounts to 28.36 of the group's total assets. The Company presents information classified by the Group's business segments, which is performance information that is regularly reviewed by the Group's chief decision maker. In this additional information, management presents the net profit (loss) prepared by the management before eliminating intercompany transactions and before dividing the net profit (loss) to non-controlling interests and other shareholders in the associated company. Associate company which contains additional financial information from the presented financial statements other than what is specified in the financial reporting standards as follows:

Management has taken the operating results of the joint venture group. according to the following list Come together to present the operating results of the business group.

- |     |                         |     |                       |     |                                    |
|-----|-------------------------|-----|-----------------------|-----|------------------------------------|
| 1.  | Sena Hankyu 1 Co., Ltd. | 15. | Sena HHP 16 Co., Ltd. | 29. | Sena HHP 34 Co., Ltd.              |
| 2.  | Sena Hankyu 2 Co., Ltd. | 16. | Sena HHP 17 Co., Ltd. | 30. | Sena HHP 35 Co., Ltd.              |
| 3.  | Sena Hankyu 3 Co., Ltd. | 17. | Sena HHP 18 Co., Ltd. | 31. | Sena HHP 36 Co., Ltd.              |
| 4.  | Sena HHP 4 Co., Ltd.    | 18. | Sena HHP 19 Co., Ltd. | 32. | Sena HHP 37 Co., Ltd.              |
| 5.  | Sena HHP 5 Co., Ltd.    | 19. | Sena HHP 20 Co., Ltd. | 33. | Sena J HHP 30 Co., Ltd             |
| 6.  | Sena HHP 6 Co., Ltd.    | 20. | Sena HHP 21 Co., Ltd. | 34. | Sena J HHP 31 Co., Ltd             |
| 7.  | Sena HHP 7 Co., Ltd.    | 21. | Sena HHP 22 Co., Ltd. | 35. | Sena HHP Co., Ltd                  |
| 8.  | Sena HHP 8 Co., Ltd.    | 22. | Sena HHP 23 Co., Ltd. | 36. | Sena Development H27 Co., Ltd.     |
| 9.  | Sena HHP 9 Co., Ltd.    | 23. | Sena HHP 24 Co., Ltd. | 37. | Charoen Nakhon Land Co., Ltd.      |
| 10. | Sena HHP 10 Co., Ltd.   | 24. | Sena HHP 25 Co., Ltd. | 38. | B.Grimm Sena Solar Power Co., Ltd. |
| 11. | Sena HHP 11 Co., Ltd.   | 25. | Sena HHP 26 Co., Ltd. | 39. | Aspiration One Co., Ltd.           |
| 12. | Sena HHP 12 Co., Ltd.   | 26. | Sena HHP 27 Co., Ltd. | 40. | TSA Design Co., Ltd.               |
| 13. | Sena HHP 14 Co., Ltd.   | 27. | Sena HHP 28 Co., Ltd. |     |                                    |
| 14. | Sena HHP 15 Co., Ltd.   | 28. | Sena HHP 29 Co., Ltd. |     |                                    |

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Statement of comprehensive income prepared by management before eliminating intercompany transactions and before apportioning net profits (losses). For the six - month period ended June 30, 2024 and 2023 are as follows:

(Unit: Million Baht)

	Management financial statements			
	For the six - month period ended June 30,2024			
	Real estate development	Project management and other services	Clean energy and electric vehicle	Total
Revenue from sales	2,577.74	917.81	346.80	3,842.35
(Less) trade discount	(184.27)	-	-	(184.27)
<b>Total revenues</b>	<b>2,393.47</b>	<b>917.81</b>	<b>346.80</b>	<b>3,658.08</b>
Cost of sales	(1,527.56)	(559.47)	(209.21)	(2,296.24)
<b>Total costs</b>	<b>(1,527.56)</b>	<b>(559.47)</b>	<b>(209.21)</b>	<b>(2,296.24)</b>
<b>Gross profit (loss)</b>	<b>865.91</b>	<b>358.34</b>	<b>137.59</b>	<b>1,361.84</b>

(Unit: Million Baht)

	Management financial statements			
	For the six - month period ended June 30, 2023			
	Real estate development	Project management and other services	Clean energy and electric vehicle	Total
Revenue from sales	4,141.60	890.50	287.61	5,319.71
(Less) trade discount	(301.87)	-	-	(301.87)
<b>Total revenues</b>	<b>3,839.73</b>	<b>890.50</b>	<b>287.61</b>	<b>5,017.84</b>
Cost of sales	(2,662.45)	(500.68)	(148.09)	(3,311.22)
<b>Total costs</b>	<b>(2,662.45)</b>	<b>(500.68)</b>	<b>(148.09)</b>	<b>(3,311.22)</b>
<b>Gross profit (loss)</b>	<b>1,177.28</b>	<b>389.82</b>	<b>139.52</b>	<b>1,706.62</b>

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**25. FAIR VALUES OF FINANCIAL INSTRUMENTS**Carrying amount and fair value

Since the majority of the Group financial instruments are short - term in nature or carrying interest at rates close to the market interest rates, the Group therefore estimated the fair value of financial instruments to approximate their carrying amount in the statement of financial position.

- a) For financial assets and liabilities which have short - term maturity, including cash and cash equivalents, trade and other current receivables, Finance lease receivables, Short - term loans, Other current financial assets, Bank overdrafts and short - term borrowings from financial institutions, Trade and other current accounts payable, and short - term borrowings, their carrying amounts in the statement of financial position approximate their fair value.
- b) Deposits at financial institution with commitment, lease liability and long - term borrowings with carrying interest approximate to the market rate, their carrying amounts in the statement of financial position approximates their fair value.

Book value of the above financial assets and liabilities is measured at amortized cost, exceptional as below mentioned.

As at June 30, 2024 and December 31, 2023, the Group has financial assets and financial liabilities measured at fair value. As shown the carrying amount and fair value of financial assets and financial liabilities, including their levels in the fair value hierarchy, are as follows:

(Unit: Baht)					
Consolidated financial statements as at June 30, 2024					
Carrying amount	Fair Value			Total	
	Level 1	Level 2	Level 3		
<u>Financial assets</u>					
Financial assets measured at fair value through profit or loss					
- Other current financial assets (Note 7)	2,996,890	-	2,996,890	-	2,996,890
Total financial assets	2,996,890	-	2,996,890	-	2,996,890
<u>Financial liabilities</u>					
Financial liabilities measured at fair value through profit or loss					
- Financial liabilities. (Note 18)	44,281,864	-	44,281,864	-	44,281,864
Total financial liabilities	44,281,864	-	44,281,864	-	44,281,864

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(Unit: Baht)

Consolidated financial statements as at December 31, 2023					
Carrying amount	Fair Value			Total	
	Level 1	Level 2	Level 3		
<b>Financial assets</b>					
Financial assets measured at fair value through profit or loss					
- Other current financial assets (Note 7)	2,965,021	-	2,965,021	-	2,965,021
Total financial assets	2,965,021	-	2,965,021	-	2,965,021
<b>Financial liabilities</b>					
Financial liabilities measured at fair value through profit or loss					
- Financial liabilities. (Note 18)	68,630,970	-	68,630,970	-	68,630,970
Total financial liabilities	68,630,970	-	68,630,970	-	68,630,970

(Unit: Baht)

Separate financial statements as at June 30, 2024					
Carrying amount	Fair Value			Total	
	Level 1	Level 2	Level 3		
<b>Financial liabilities</b>					
Financial liabilities measured at fair value through profit or loss					
- Financial liabilities. (Note 18)	44,281,864	-	44,281,864	-	44,281,864
Total financial liabilities	44,281,864	-	44,281,864	-	44,281,864

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(Unit: Baht)

	Separate financial statements as at December 31, 2023				
	Carrying amount	Fair Value			Total
		Level 1	Level 2	Level 3	
<b>Financial assets</b>					
Financial assets measured at fair value through profit or loss					
- Other current financial assets (Note 7)	7,423,000	7,423,000	-	-	7,423,000
Total financial assets	7,423,000	7,423,000	-	-	7,423,000
<b>Financial liabilities</b>					
Financial liabilities measured at fair value through profit or loss					
- Financial liabilities (Note 18)	68,630,970	-	68,630,970	-	68,630,970
Total financial liabilities	68,630,970	-	68,630,970	-	68,630,970

The Group have no transaction transfer between Level 1, Level 2 and Level 3 of the fair value hierarchy during the period.

Other current financial assets of the Group are investments in the close - end funds and warrants. The valuation is measured at the net asset value of the funds as of the reporting date (level 2 fair value) and based on the closing price of the Stock Exchange of Thailand on the reporting date (level 1 fair value).

Other non-current financial liabilities of the Group comprise investments in derivatives. Interest rate swap contracts are measured at the value of the instrument at the reporting date (level 2 fair value).

## 26. FAIR VALUE HIERARCHY

In applying the fair value techniques, the Company and its subsidiaries endeavors to use relevant observable inputs as much as possible. TFRS 13 Fair Value Measurement establishes a fair value hierarchy categorizing such inputs into three levels as follows:

- Level 1** inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.
- Level 2** inputs are other than quoted prices included within Level 1, which are observable for the asset or liability, either directly or indirectly.
- Level 3** inputs are unobservable inputs for the asset or liability.

As at June 30, 2024 and December 31, 2023, The Group had no certain assets and liabilities that were measured or disclosed at fair value in the statement of financial position. Except for other current financial assets and liabilities described in Note 25 to the interim financial statement.

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**27. CONTINGENT LIABILITIES COMMITMENTS**

As at June 30, 2024, the Group had contingent liabilities and commitments with financial institutions as follows:

**27.1 Contractors commitments and other commitments**

As at June 30, 2024, the group had contractors and other commitments as follows:

27.1.1 The Company and its subsidiaries have commitment construction work agreement to sub - contractors amounting of Baht 419.75 million and Baht 314.32 million, respectively.

27.1.2 A subsidiary has entered into memorandum of understanding with 3 non - related persons. A subsidiary being the golf course management and will get profit sharing by 20.00% of net profit, and the remain profit will be shared follow the land ownership of golf course.

27.1.3 The Company entered into a management agreement for the Pattaya Country Club Resort Project with the parent company. There is a period of 3 years from May 1, 2023 to April 30, 2026, with a monthly management fee of 220,000 baht (excluding VAT).

27.1.4 The Company agrees to enter into a joint development agreement for Pattaya Resort Phase 1 to engage in business with Pattaya Country Club Co., Ltd. to develop 84 units of land and buildings in the project. The limit will be given no higher than the price of land and buildings.

A period from December 1, 2013 and ending when the project is finished.

On December 1, 2020, the Company agreed to enter into a joint development contract for the Pattaya Resort Phase 1, in addition to the contract dated December 1, 2013 by allowing the Company to develop the vacant land to sell additional 17 plots.

27.1.5 Subsidiaries have a condominium management and management contract including 7 copies. for a period of 1 - 2 years.

27.1.6 Subsidiaries have commitments from project management contracts with related parties. This is considered a performance bonus because the actual project value is higher than the estimated amount of Baht 67.12 million.

**27.2 Bank guarantees**

The Company and its subsidiaries have obligations with commercial banks in issuing letters of guarantee for the use of electricity, utilities and others in the amount of Baht 389.52 million and Baht 467.33 million, respectively, which are guaranteed by bank accounts of the group and land of the project.

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**27.3 Related party bank guarantees**

As at June 30, 2024, the Company and its subsidiaries had related party guarantees as follows:

27.3.1 The Company has guaranteed credit facilities that related companies have received from commercial banks the total amount is Baht 1,030.85 million. The Company and its subsidiaries land or projects have been pledged as security for the bank credit facilities without charged between them.

27.3.2 The Company has guaranteed the bank credit facilities amount of Baht 100.00 million. The credit facilities are for domestic and foreign purchase of a related party without charged between them.

27.3.3 The Company has guaranteed credit facilities that the joint venture has received from commercial banks. The total amount of Baht 8,590.39 million.

**27.4 Litigation****Sena Development Public Co., Ltd.**

- (1) On September 2, 2008, the Company has entered a memorandum about transferring the leasehold rights from an unrelated company with a long-term land lease from a foundation for a period of 32 years. The Company agrees to pay compensation at the rate of 20% of the net profit after deducting all expenses of the project to the transferor of the leasehold rights.

As the agreement of the project mentioned above, later a lawsuit was filed the Court of First Instance and the Court of Appeal had a verdict to terminate the partnership of the project. The Company is in the process of submitting a petition to the Supreme Court. The damage (if any) cannot be estimated at this time. The transferor of the leasehold rights filed a lawsuit with the court asking to appoint a liquidator for the dissolution of the project partnership. The Company's attorney considers that the cases are not final and are not partners therefore unable to file a lawsuit against this matter.

- (2) On December 2018, the company had contingent liabilities arising from being sued by individuals in various lawsuits due to defraud and demand damages. It resulted to charges of up to Baht 21.39 million.

On February 14, 2023, the Court of First Instance sentenced the Company to repurchase the condominium and pay Baht 2.60 million and Baht 1.00 million for decoration. with interest rate 7.50% per annum from March 10, 2014 to April 10, 2021 and 3.00% per annum on April 11, 2021 onward until it is completed. The company filed an appeal to the Appeal Court. The Company's management and legal counsel believe that the Company is not involved and therefore shall not be liable for such damages. For this reason, the Company does not set aside provisions for contingent liabilities in its accounts.

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**SEN X Public Co., Ltd. and its subsidiaries**

As at June 30, 2024 Sen X Public Co., Ltd. and its subsidiaries have contingent liabilities from being sued by other companies and individuals in various cases arising from breach of contract and others, with the amount sued and may be claimed in the amount of Baht 11.75 million. and Baht 6.02 million, respectively. At present, the case is in the process of court proceedings. However, the Group has recorded provision for contingent liabilities arising from such lawsuits, based on the subsidiary's management's opinion, amounting to Baht 6.80 million in the Consolidated statement of financial position.

As at June 30, 2024, Sen X Public Co., Ltd. has contingent liabilities arising from a lawsuit by another company for breach of a service contract, with the first-instance court ruling that the company must pay Baht 25.10 million. The case is currently under appeal. The company has recorded a full provision for this contingent liability in the financial statements.

**Property Gateway Co., Ltd.**

As at June 30, 2024, Property Gateway Co., Ltd. has liabilities that may arise from being sued by natural persons in various cases for breach of contract. and demanded damages in the amount of Baht 11.04 million. The Court of First Instance ordered the company to pay the amount of Baht 7.84 million. The company therefore appealed to the Court of Appeal. The management and legal advisors of the company believe that the company has not breached the contract and therefore is not responsible for the said damages. For this reason, the company has not set aside provisions for liabilities that may arise in the accounts.

**Sena Hankyu 3 Co., Ltd. and Sena HHP 12 Co., Ltd.**

As at June 30, 2024, The Company was sue by the plaintiff that claim to have suffered from the environmental impact from the construction of a Niche Pride Ekkamai condominium and Niche Mono Bangpho condominium, respectively, Therefore the plaintiff was requesting for the revocation of the construction permit and revoking the approval from the EIA, As of now, The Company has filed a response to the Administrative Court.

**Joint venture group**

As at June 30,2024, the joint venture group had a lawsuit filed as a defendant for damages from several retail customer, with a total value of Baht 91.47 million. Such items are already in the financial statement. The case is currently begin considered by the court.

**28. CAPITAL MANAGEMENT**

The primary objectives of the Group management are to maintain their abilities to continue as a going concern and to maintain an appropriate capital structure.

As at June 30, 2024, in the consolidated financial statements and separate financial statements debt - to - equity ratio is 1.41: 1 and is 1.51: 1, respectively.



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**29. SUBSEQUENT EVENT****Share Payment Request****Sena HHP Co., Ltd.**

According to the resolution of the Board of Directors meeting No. 6/2024 of Sena HHP Co., Ltd. on July 2, 2024, it was resolved to call for additional share payments amounting to Baht 65.26 million. The company has already paid Baht 33.28 million for the shares on July 15, 2024.

**Share Payment****Sen X Public Co., Ltd.**

According to the resolution of the Executive Committee meeting No. 33/2024 of Sen X Public Co., Ltd. on July 10, 2024, it was resolved to approve the purchase of 997 common shares of Elite Residence Co., Ltd. (997 common shares with a par value of Baht 1,325.42 per share) for a total value of Baht 1.32 million, representing 99.97% of the issued and paid-up shares of Elite Residence Co., Ltd. On July 12, 2024, the company completed the full payment for the shares.

**Capital Reduction****Sen X Property Service Co., Ltd.**

According to the resolution of the Extraordinary General Meeting of Shareholders No. 3/2024 of Sen X Property Service Co., Ltd. on July 12, 2024, it was resolved to approve the reduction of the registered capital from the original registered capital of Baht 25.00 million (250,000 common shares with a par value of Baht 100 each) to the remaining registered capital of Baht 6.25 million (62,500 common shares with a par value of Baht 100 each).

**30. APPROVAL OF THE INTERIM FINANCIAL INFORMATION**

The interim consolidated and separate financial information were authorized for issue by the Board of directors on August 14, 2024.