

**SENA DEVELOPMENT PUBLIC COMPANY LIMITED  
AND ITS SUBSIDIARIES  
INTERIM FINANCIAL INFORMATION  
JUNE 30, 2023  
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, 2023, 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 15, 2023

SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT JUNE 30, 2023

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		As at June 30, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022
		"UNAUDITED"		"UNAUDITED"	
		"REVIEWED"	"AUDITED"	"REVIEWED"	"AUDITED"
<b>ASSETS</b>					
<b>CURRENT ASSETS</b>					
Cash and cash equivalents		1,105,996,335	2,090,036,701	461,106,603	733,452,180
Trade and other current receivables	4	365,612,262	302,119,544	279,375,327	133,011,486
Cost of acquiring a contract		439,672	1,108,972	-	669,300
Current portion of finance lease receivables	5	1,520,838	1,463,781	-	-
Current portion of loans to customers		45,800	5,409	-	-
Short - term loans	3	974,574,967	515,134,779	2,186,424,646	2,548,777,673
Inventories	6	9,204,474,082	8,736,014,211	4,700,273,104	4,104,886,574
Current tax assets		18,869,331	38,713,927	8,979,770	16,114,907
Other current financial assets	7	355,109,151	39,304,892	334,321,762	40,826,500
Non - current assets held for sale	9	-	-	-	26,060,000
<b>Total current assets</b>		<b>12,026,642,438</b>	<b>11,723,902,216</b>	<b>7,970,481,212</b>	<b>7,603,798,620</b>
<b>NON - CURRENT ASSETS</b>					
Investments in associates and joint ventures	8	6,271,413,612	5,875,507,107	6,149,796,969	5,695,816,969
Investments in subsidiaries	9	-	-	5,143,822,387	5,149,691,745
Deposits at financial institutions with commitment		199,127,771	148,899,582	107,814,476	61,255,246
Trade and other non - current receivables		124,250,098	143,668,418	39,375,090	74,574,220
Finance lease receivables	5	30,932,643	31,733,024	-	-
Finance loans receivables to customers		804,066	486,695	-	-
Investment property	10	1,706,945,823	1,688,851,829	486,371,887	498,771,938
Property, plant and equipment	11	841,957,191	869,786,265	126,581,628	134,806,548
Right of use assets	12	237,092,622	269,590,909	223,622,844	232,272,042
Goodwill		16,205,792	16,205,792	-	-
Other intangible assets	13	50,967,540	35,366,221	28,620,787	29,894,539
Deferred tax assets		94,071,973	83,686,735	19,117,948	11,137,836
Other non - current assets	14	2,561,502,089	2,475,650,396	742,546,758	656,895,057
<b>Total non - current assets</b>		<b>12,135,271,220</b>	<b>11,639,432,973</b>	<b>13,067,670,774</b>	<b>12,545,116,140</b>
<b>TOTAL ASSETS</b>		<b>24,161,913,658</b>	<b>23,363,335,189</b>	<b>21,038,151,986</b>	<b>20,148,914,760</b>

SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT JUNE 30, 2023

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		As at June 30, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022
		"UNAUDITED"		"UNAUDITED"	
		"REVIEWED"	"AUDITED"	"REVIEWED"	"AUDITED"
LIABILITIES AND SHAREHOLDERS' EQUITY					
CURRENT LIABILITIES					
Bank overdrafts and short - term borrowings from financial institutions	15	2,794,126,080	3,569,770,337	2,778,910,286	3,562,891,306
Trade and other current payables		593,878,509	548,158,589	226,239,269	242,419,213
Current contract liabilities		65,746,352	45,287,781	23,726,680	15,785,420
Current portion of long - term borrowings	16	3,225,705,669	2,613,070,627	2,541,266,688	2,324,798,190
Current portion of liabilities under lease agreements	17	20,166,553	17,581,585	7,489,208	7,805,504
Short - term borrowings	3	5,552,956	5,432,677	357,301,050	286,001,050
Corporate income tax payable		15,184,824	39,671,964	-	-
Current provisions for employee benefits		100,000	99,355	-	-
Current provisions		23,534,308	3,379,525	1,752,900	1,591,000
Total current liabilities		6,743,995,251	6,842,452,440	5,936,686,081	6,441,291,683
NON - CURRENT LIABILITIES					
Long - term borrowings	16	6,656,111,071	5,904,437,513	6,450,648,997	5,330,911,256
Lease liabilities	17	340,477,645	332,695,233	309,236,982	304,570,407
Trade and other non - current payables		88,919,805	86,521,234	50,572,237	50,169,583
Deferred tax liabilities		75,046,524	75,522,289	-	-
Non - current provisions for employees benefit		81,896,791	73,599,450	30,973,347	29,083,607
Other non - current provisions		28,573,516	36,938,851	-	-
Non - current financial liabilities	18	80,284,672	58,407,387	80,284,672	58,407,387
Total non - current liabilities		7,351,310,024	6,568,121,957	6,921,716,235	5,773,142,240
TOTAL LIABILITIES		14,095,305,275	13,410,574,397	12,858,402,316	12,214,433,923
SHAREHOLDERS' EQUITY					
Share capital					
Authorized share capital					
1,817,548,405 ordinary shares of Baht 1 each	19.1		1,817,548,405		1,817,548,405
1,826,483,120 ordinary shares of Baht 1 each	19.1	1,826,483,120		1,826,483,120	
Issued and paid - up share capital					
1,442,030,968 ordinary shares of Baht 1 each	19.1	-	1,442,030,968	-	1,442,030,968
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		608,378,342	607,600,930	608,378,342	607,600,930
Retained earnings					
Appropriated					
Legal reserve	21	181,754,841	181,754,841	181,754,841	181,754,841
Share based payment		13,383,188	10,553,216	12,905,114	10,553,216
Unappropriated		6,009,839,979	5,909,420,317	5,939,384,685	5,692,540,882
Less Treasury stock		(7,077,325)	-	(4,945,710)	-
Other components of shareholders' equity					
Excess from change of shareholding in subsidiary		(331,579,251)	(326,518,987)	-	-
Total shareholders' equity of parent		7,988,986,151	7,896,855,264	8,179,749,670	7,934,480,837
Non - controlling interests		2,077,622,232	2,055,905,528	-	-
Total shareholders' equity		10,066,608,383	9,952,760,792	8,179,749,670	7,934,480,837
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		24,161,913,658	23,363,335,189	21,038,151,986	20,148,914,760

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



## STATEMENT OF COMPREHENSIVE INCOME

"REVIEWED"

FOR THE THREE - MONTH PERIOD ENDED JUNE 30, 2023

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		2023	2022	2023	2022
Revenue from sales		523,932,777	508,774,234	294,255,377	349,718,208
Revenue from rental and services		332,768,525	454,037,915	19,774,196	17,891,741
Revenue from solar business		65,360,720	3,411,364	-	-
<b>Total revenues</b>		<b>922,062,022</b>	<b>966,223,513</b>	<b>314,029,573</b>	<b>367,609,949</b>
Cost of sales		(345,882,451)	(376,602,583)	(185,204,370)	(227,627,074)
Cost of rental and services		(203,231,568)	(138,248,097)	(10,450,248)	(8,598,596)
Cost of solar business		(55,313,771)	(1,930,625)	-	-
<b>Total costs</b>		<b>(604,427,790)</b>	<b>(516,781,305)</b>	<b>(195,654,618)</b>	<b>(236,225,670)</b>
<b>Gross profit (loss)</b>		<b>317,634,232</b>	<b>449,442,208</b>	<b>118,374,955</b>	<b>131,384,279</b>
Profit from loss of control in subsidiaries		12,653,451	7,722,931	-	-
Dividend received from related parties		-	-	142,626,812	230,802,670
Other income		26,819,437	143,500,342	105,662,385	141,014,377
<b>Profit (loss) before expenses</b>		<b>357,107,120</b>	<b>600,665,481</b>	<b>366,664,152</b>	<b>503,201,326</b>
Cost of distribution		(49,144,114)	(90,356,361)	(30,973,563)	(35,264,615)
Administrative expenses		(165,721,325)	(154,275,906)	(119,414,606)	(96,588,399)
Other expenses		(4,647,983)	(3,898,542)	(4,647,983)	(3,898,542)
<b>Total expenses</b>		<b>(219,513,422)</b>	<b>(248,530,809)</b>	<b>(155,036,152)</b>	<b>(135,751,556)</b>
<b>Profit (loss) before finance costs and</b>					
<b>share of profit (loss) of associates and joint ventures</b>		<b>137,593,698</b>	<b>352,134,672</b>	<b>211,628,000</b>	<b>367,449,770</b>
Profit (loss) from measuring the fair value of the instrument		(2,402,104)	(37,859,422)	(13,536,604)	(26,724,922)
Finance revenue		31,109,303	4,419,935	24,902,800	18,288,995
Finance costs		(125,581,056)	(93,946,266)	(99,415,375)	(72,404,306)
Share of profit (loss) of associates and joint ventures	8	109,329,817	(24,748,489)	-	-
<b>Profit (loss) before income tax expenses</b>		<b>150,049,658</b>	<b>200,000,430</b>	<b>123,578,821</b>	<b>286,609,537</b>
Tax income (expense)		(2,065,758)	47,843,276	4,637,834	(853,898)
<b>Profit (loss) for the period</b>		<b>147,983,900</b>	<b>247,843,706</b>	<b>128,216,655</b>	<b>285,755,639</b>

## STATEMENT OF COMPREHENSIVE INCOME

"REVIEWED"

FOR THE THREE - MONTH PERIOD ENDED JUNE 30, 2023

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		2023	2022	2023	2022
<b>Other comprehensive income (expense)</b>					
Items that will not be subsequently reclassified to profit or loss :					
Profit (loss) from measuring new employee benefits		-	13,713,444	-	1,702,702
<b>Other comprehensive income (expense) for the period - net of tax</b>		-	13,713,444	-	1,702,702
<b>Total comprehensive income (expense) for the period</b>		147,983,900	261,557,150	128,216,655	287,458,341
<b>Profit (loss) attributable to :</b>					
Owners of the parent		127,024,109	303,135,092	128,216,655	285,755,639
Non - controlling interests		20,959,791	(55,291,386)	-	-
<b>Profit (loss) for the period</b>		147,983,900	247,843,706	128,216,655	285,755,639
<b>Total comprehensive income (expense) attributable to :</b>					
Owners of the parent		126,792,148	316,848,536	128,216,655	287,458,341
Non - controlling interests		21,191,752	(55,291,386)	-	-
<b>Total comprehensive income (expense) for the period</b>		147,983,900	261,557,150	128,216,655	287,458,341
<b>Basic earnings (loss) per share</b>					
Basic earnings (loss) per share from continuing operations	22	0.0881	0.2108	0.0889	0.1987
Weighted average number of ordinary shares (share)		1,442,272,398	1,437,913,613	1,442,272,398	1,437,913,613
<b>Diluted earnings (loss) per share</b>					
Diluted earnings (loss) per share from continuing operations	23	0.0881	0.2104	0.0889	0.1983
Weighted average number of ordinary shares (share)		1,442,272,398	1,441,072,842	1,442,272,398	1,441,072,842

## STATEMENT OF COMPREHENSIVE INCOME

"REVIEWED"

FOR THE SIX - MONTH PERIOD ENDED JUNE 30, 2023

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		2023	2022	2023	2022
Revenue from sales		1,110,856,677	901,121,165	676,829,932	681,966,213
Revenue from rental and services		622,644,951	562,148,667	38,393,593	34,749,530
Revenue from solar business		77,357,865	7,358,793	-	-
<b>Total revenues</b>		<b>1,810,859,493</b>	<b>1,470,628,625</b>	<b>715,223,525</b>	<b>716,715,743</b>
Cost of sales		(729,033,395)	(612,789,293)	(426,002,981)	(449,390,440)
Cost of rental and services		(362,706,636)	(204,138,916)	(20,256,129)	(16,526,160)
Cost of solar business		(63,023,197)	(3,214,183)	-	-
<b>Total costs</b>		<b>(1,154,763,228)</b>	<b>(820,142,392)</b>	<b>(446,259,110)</b>	<b>(465,916,600)</b>
<b>Gross profit (loss)</b>		<b>656,096,265</b>	<b>650,486,233</b>	<b>268,964,415</b>	<b>250,799,143</b>
Profit from loss of control in subsidiaries		12,653,451	7,077,309	-	-
Gain from sequestration of investment in subsidiaries		-	212,833,196	-	-
Dividend received from related parties		-	-	431,674,590	326,299,006
Other income		49,839,273	258,058,817	164,722,294	181,855,335
<b>Profit (loss) before expenses</b>		<b>718,588,989</b>	<b>1,128,455,555</b>	<b>865,361,299</b>	<b>758,953,484</b>
Cost of distribution		(105,253,826)	(132,343,067)	(63,960,089)	(63,567,210)
Administrative expenses		(332,963,984)	(323,502,247)	(249,120,278)	(199,725,388)
Other expenses		(8,677,475)	(12,013,376)	(8,677,475)	(12,013,376)
<b>Total expenses</b>		<b>(446,895,285)</b>	<b>(467,858,690)</b>	<b>(321,757,842)</b>	<b>(275,305,974)</b>
<b>Profit (loss) before finance costs and</b>					
<b>share of profit (loss) of associates and joint ventures</b>		<b>271,693,704</b>	<b>660,596,865</b>	<b>543,603,457</b>	<b>483,647,510</b>
Profit (loss) from measuring the fair value of the instrument		(21,877,284)	(37,859,422)	(44,146,284)	(26,724,922)
Finance revenue		38,239,166	9,846,796	52,345,955	32,803,158
Finance costs		(229,388,534)	(165,996,276)	(199,912,264)	(145,693,218)
Share of profit (loss) of associates and joint ventures	8	199,121,817	74,270,747	-	-
<b>Profit (loss) before income tax expenses</b>		<b>257,788,869</b>	<b>540,858,710</b>	<b>351,890,864</b>	<b>344,032,528</b>
Tax income (expense)		(18,931,185)	75,069,248	7,980,112	(305,641)
<b>Profit (loss) for the period</b>		<b>238,857,684</b>	<b>615,927,958</b>	<b>359,870,976</b>	<b>343,726,887</b>

## STATEMENT OF COMPREHENSIVE INCOME

"REVIEWED"

FOR THE SIX - MONTH PERIOD ENDED JUNE 30, 2023

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		2023	2022	2023	2022
<b>Other comprehensive income (expense)</b>					
Items that will not be subsequently reclassified to profit or loss :					
Profit (loss) from measuring new employee benefits		466,309	13,713,444	-	1,702,702
<b>Other comprehensive income (expense) for the period - net of tax</b>		466,309	13,713,444	-	1,702,702
<b>Total comprehensive income (expense) for the period</b>		239,323,993	629,641,402	359,870,976	345,429,589
<b>Profit (loss) attributable to :</b>					
Owners of the parent		213,303,704	639,479,057	359,870,976	343,726,887
Non - controlling interests		25,553,980	(23,551,099)	-	-
<b>Profit (loss) for the period</b>		238,857,684	615,927,958	359,870,976	343,726,887
<b>Total comprehensive income (expense) attributable to :</b>					
Owners of the parent		213,480,249	653,192,501	359,870,976	345,429,589
Non - controlling interests		25,843,744	(23,551,099)	-	-
<b>Total comprehensive income (expense) for the period</b>		239,323,993	629,641,402	359,870,976	345,429,589
<b>Basic earnings (loss) per share</b>					
Basic earnings (loss) per share from continuing operations	22	0.1479	0.4448	0.2495	0.2391
Weighted average number of ordinary shares (share)		1,442,256,520	1,437,749,478	1,442,256,520	1,437,749,478
<b>Diluted earnings (loss) per share</b>					
Diluted earnings (loss) per share from continuing operations	23	0.1479	0.4435	0.2495	0.2384
Weighted average number of ordinary shares (share)		1,442,322,848	1,442,045,462	1,442,322,848	1,442,045,462



SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE SIX - MONTH PERIOD ENDED JUNE 30, 2023

"UNAUDITED"  
"REVIEWED"

Consolidated financial statements														(Unit : Baht)
Shareholders' equity of the parent														
	Notes	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	Other reserve for share based payment transactions	Treasury stock	Other comprehensive profit (loss)		Unappropriated	Include other components of equity	Other comprehensive profit (loss)		
								Profit (loss) from measure the new benefits	Excess from change of shareholding in subsidiary			Profit (loss) from measure the new benefits	Profit (loss) from measure the new benefits	
Balance as at January 1, 2022		1,435,945,103	72,013,979	589,432,342	145,969,795	11,806,319	5,510,117,021	-	-	7,765,284,559	37,036,681	-	-	7,802,321,240
Changes in Shareholders' equity														
Change of interest in subsidiaries which interests														
The control power is unchanged.														
Warrants to purchase shares	19.2	2,206,347	-	-	-	1,243,217	-	-	(9,308,166)	9,555,935	67,885,000	-	-	(9,308,166)
Dividend payment		-	-	-	-	-	(304,087,723)	-	-	(304,087,723)	-	-	-	77,440,935
Comprehensive income (expense) for the period		-	-	-	-	-	639,479,057	-	-	639,479,057	(23,551,099)	-	-	(304,087,723)
Transfer to accumulated profit (loss)		-	-	-	-	-	13,713,445	-	-	13,713,445	-	-	-	629,641,403
Increased (decreased) from change of investment		-	-	-	-	-	-	-	-	-	-	-	-	-
Total changes in Shareholders' equity		2,206,347	-	6,106,371	-	1,243,217	349,104,779	-	(9,308,166)	349,352,548	2,608,946,965	-	-	2,608,946,965
Balance as at June 30, 2022		1,438,151,450	72,013,979	595,538,713	145,969,795	13,049,536	5,859,221,800	-	(9,308,166)	8,114,637,107	2,690,317,547	-	-	3,002,633,414
Balance as at January 1, 2023		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
Changes in Shareholders' equity														
Change of interest in subsidiaries which interests														
The control power is unchanged.														
Warrants to purchase shares	20	241,430	-	777,412	-	1,391,444	-	-	(5,060,264)	2,410,286	-	-	-	(5,060,264)
Employee Joint Investment Program	20	-	-	-	-	1,438,528	-	(7,077,325)	-	(5,638,797)	-	-	-	2,410,286
Dividend payment	19.2	-	-	-	-	-	(113,083,071)	-	-	(113,083,071)	-	-	-	(5,638,797)
Comprehensive income (expense) for the period		-	-	-	-	-	213,303,704	-	-	213,770,013	25,843,744	(289,764)	-	(113,083,071)
Transfer to accumulated profit (loss)		-	-	-	-	-	176,545	-	-	(289,764)	-	-	-	239,323,993
Increased (decreased) from change of investment		-	-	-	-	-	22,484	-	-	22,484	(4,127,040)	-	-	-
Total changes in Shareholders' equity		241,430	-	777,412	-	2,829,972	100,419,662	(7,077,325)	(5,060,264)	92,130,887	21,716,704	-	-	(4,104,556)
Balance as at June 30, 2023		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	-	-	113,847,591

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 CHANGES IN SHAREHOLDERS' EQUITY  
FOR THE SIX - MONTH PERIOD ENDED JUNE 30, 2023

"UNAUDITED"  
"REVIEWED"

(Unit : Baht)

		Separate financial statements						Other Components of shareholders' equity	
		Retained earnings			Treasury stock		Other comprehensive profit (loss)		
		Other reserve for share based payment transaction		Unappropriated		Profit (loss) from measure the new benefits		Total shareholders' equity	
Notes	Issued and paid - up share capital	Share premium on ordinary shares	Appropriated legal reserve						
	1,435,945,103	589,432,342	145,969,795	11,806,319	5,445,180,457	-	-	-	7,628,334,016
Balance as at January 1, 2022									
Changes in Shareholders' equity									
Warrants to purchase shares	2,206,347	6,106,371	-	1,243,217	-	-	-	-	9,555,935
Dividend payment	-	-	-	-	(304,039,524)	-	-	-	(304,039,524)
Comprehensive income (expense) for the period	-	-	-	-	343,726,887	-	1,702,702	-	345,429,589
Transfer to accumulated profit (loss)	-	-	-	-	1,702,702	-	(1,702,702)	-	-
Total changes in Shareholders' equity	2,206,347	6,106,371	-	1,243,217	41,390,065	-	-	-	50,946,000
Balance as at June 30, 2022	1,438,151,450	595,538,713	145,969,795	13,049,536	5,486,570,522	-	-	-	7,679,280,016
Balance as at January 1, 2023	1,442,030,968	607,600,930	181,754,841	10,553,216	5,692,540,882	-	-	-	7,934,480,837
Changes in Shareholders' equity									
Warrants to purchase shares	241,430	777,412	-	1,391,444	-	-	-	-	2,410,286
Employee Joint Investment Program	-	-	-	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)	-	-	245,268,833
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

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

## STATEMENT OF CASH FLOWS

"REVIEWED"

FOR THE SIX - MONTH PERIOD ENDED JUNE 30, 2023

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Profit (loss) before income tax	257,788,869	540,858,710	351,890,864	344,032,528
Adjustments to reconcile profit (loss) to cash received (paid)				
Adjusted finance costs	229,388,534	165,996,276	199,912,264	145,693,218
Adjusted finance revenue	(38,239,166)	(9,846,796)	(52,345,955)	(32,803,158)
Adjusted dividend income	-	-	(431,674,590)	(326,299,006)
Adjusted trade and other receivables (increase) decrease	(198,659,165)	120,934,412	(282,248,803)	1,869,493
Adjustment with finance lease receivables (increase) decrease	743,324	-	-	-
Adjusted cost of acquiring a contract (increase) decrease	669,300	(1,040,811)	669,300	(124,533)
Adjusted current contract assets (increase) decrease	-	88,601,511	-	-
Adjusted inventories (increase) decrease	(647,045,331)	77,936,832	(534,307,657)	175,586,102
Adjusted other current financial assets (increase) decrease	-	(24,026,454)	-	-
Adjusted other non - current assets (increase) decrease	(80,634,229)	(77,740,870)	(85,651,702)	(12,007,798)
Adjusted trade and other payables increase (decrease)	64,549,017	(151,204,386)	(12,247,529)	(46,672,084)
Adjusted contractual liabilities - current increase (decrease)	20,458,570	(135,975,924)	7,941,260	5,467,535
Adjusted other non-current liabilities	(6,314,779)	6,995,745	-	-
Adjustment by depreciation, depletion and amortization	65,260,693	219,908,277	39,663,461	41,781,070
Adjusted provision for employee benefits (reverse)	9,778,613	6,878,977	2,787,481	3,680,086
Adjusted provision for warranty	11,789,448	(39,664,925)	161,900	(5,543,343)
Adjustment by loss (gain) from fair value adjustment	21,877,284	37,859,422	44,146,284	26,724,922
Adjusted with loss (profit) from write - off and termination of assets	(908,403)	4,402,652	(22,510)	922,650
Adjusted share of loss (profit) of associates and joint ventures	(199,121,817)	(74,270,747)	-	-
Adjusted loss (profit) purchase investment in subsidiaries	13,169,484	-	8,909,140	-
Adjusted loss (profit) on sale investment in subsidiaries	-	(212,833,196)	-	-
Adjustment of unrealized loss (profit) from exchange rate	45,385	(5,603)	-	-
Adjusted with share - based payment	2,921,859	2,779,903	1,314,143	1,958,637
Adjustment of the amortization of withholding tax	(157,535)	-	-	-
<b>Total adjustment to reconcile profit (loss)</b>	<b>(730,428,914)</b>	<b>5,684,295</b>	<b>(1,092,993,513)</b>	<b>(19,766,209)</b>
<b>Cash flows provided by (used in) operating activities</b>	<b>(472,640,045)</b>	<b>546,543,005</b>	<b>(741,102,649)</b>	<b>324,266,319</b>
Cash paid for employee benefit obligations	(897,740)	(20,127,760)	(897,740)	(2,575,260)
Income tax (paid)	(72,518,599)	(43,301,294)	(8,979,770)	(15,648,095)
<b>Net cash flows provided by (used in) operating activities</b>	<b>(546,056,384)</b>	<b>483,113,951</b>	<b>(750,980,159)</b>	<b>306,042,964</b>

## STATEMENT OF CASH FLOWS

"REVIEWED"

FOR THE SIX - MONTH PERIOD ENDED JUNE 30, 2023

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Deposits at bank pledged as collateral (increase) decrease	(50,228,189)	(47,569,650)	(46,559,230)	27,005,788
Cash received from sale of other financial assets	-	34,089,011	-	-
Cash paid for other financial assets	(315,764,262)	-	(315,764,262)	(37,115,000)
Cash paid for purchasing or paid up for investment in associates and joint ventures	(870,636,954)	(816,140,774)	(644,987,344)	(816,140,774)
Cash received from capital reductions in subsidiaries and joint ventures	404,115,411	130,562,000	404,115,411	130,562,000
Cash paid for purchasing or paid up for investment in subsidiaries	(8,517,150)	(235,000,000)	(212,999,700)	(401,892,900)
Cash received from sale of investment in subsidiary	-	-	24,149,960	500
Purchase of investment property	(5,224)	(127,037,760)	-	-
Purchase of property, plant and equipment	(9,964,482)	(12,268,021)	(4,486,985)	(4,182,700)
Cash received from sale of property, plant and equipment	3,588,490	95,000	40,000	-
Purchase of intangible assets	(17,939,116)	(2,438,941)	(229,947)	(1,919,624)
Cash received from loans				
- Loans to related parties	520,217,907	1,332,181,435	1,210,760,650	1,359,903,144
- Loan receivables	446,364	102,280	-	-
Cash paid from loans				
- Loans to related parties	(550,584,485)	(1,018,637,032)	(666,849,675)	(1,486,948,117)
- Loan receivables	(804,127)	-	-	-
Cash received from dividend income	256,675,838	174,876,285	410,674,590	166,299,006
Interest income	36,523,368	14,107,373	57,987,007	17,306,393
<b>Net cash flows provided by (used in) investing activities</b>	<b>(602,876,611)</b>	<b>(573,078,794)</b>	<b>215,850,475</b>	<b>(1,047,122,284)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Net cash payments for repurchase of treasury shares	(7,077,325)	-	(4,945,710)	-
Cash received from capital increase from the exercise of warrants	818,488	74,661,034	818,488	6,776,034
Cash received from borrowings				
- Borrowings from related parties	-	-	92,300,000	569,000,000
- Borrowings from others	5,828,945,892	2,367,174,645	5,486,378,813	2,234,217,829
Cash paid for borrowings repayment				
- Borrowings from related parties	-	(30,000,000)	-	(329,000,000)
- Borrowings from others	(5,235,653,675)	(2,505,272,711)	(4,929,525,720)	(1,764,597,208)
Cash paid for principal of lease liabilities	(1,328,184)	(9,664,835)	(6,602,813)	(720,096)
Dividend payment	(113,083,071)	(304,039,524)	(113,027,173)	(304,039,524)
Interest expenses	(310,811,817)	(277,941,567)	(262,611,778)	(216,249,911)
<b>Net cash flows provided by (used in) financing activities</b>	<b>161,810,308</b>	<b>(685,082,958)</b>	<b>262,784,107</b>	<b>195,387,124</b>
<b>Cash and cash equivalents increase (decrease) - net</b>	<b>(987,122,687)</b>	<b>(775,047,801)</b>	<b>(272,345,577)</b>	<b>(545,692,196)</b>
<b>Cash and cash equivalents at beginning of the period</b>	<b>2,090,036,701</b>	<b>1,622,341,626</b>	<b>733,452,180</b>	<b>1,110,747,635</b>
<b>Cash decreased (increased) from sale and loss of control in subsidiaries</b>	<b>3,082,321</b>	<b>448,289,025</b>	<b>-</b>	<b>-</b>
<b>Cash and cash equivalents at ending of the period</b>	<b>1,105,996,335</b>	<b>1,295,582,850</b>	<b>461,106,603</b>	<b>565,055,439</b>



## STATEMENT OF CASH FLOWS

"REVIEWED"

FOR THE SIX - MONTH PERIOD ENDED JUNE 30, 2023

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
<b>Supplemental cash flows information</b>				
1) Borrowing cost recorded as inventories	72,049,365	74,885,479	61,078,872	62,003,041
2) Changing investment detail of assets and liabilities of a subsidiaries at the date change of control are summarized as follow :				
Total assets	557,945,130	5,335,089,079	-	-
Total liabilities	(352,388,452)	(1,692,258,668)	-	-
Total shareholders' equity	(202,474,357)	(3,194,541,386)	-	-
Cash decreased from sale and loss of control in subsidiaries	3,082,321	448,289,025	-	-
3) Transfer investments in subsidiaries to investments in joint ventures	212,999,600	1,580,373	212,999,600	4,999,000
4) Transfer investments in subsidiaries to investments in subsidiaries	-	-	-	507,300,000
5) Acquisition of rights to use assets under leases agreements	12,752,012	43,188,847	4,586,098	3,100,757
6) Issued promissory notes to subsidiaries	-	185,750,000	-	-
7) Received dividends by debt offsetting	-	-	21,000,000	160,000,000
8) lease liabilities terminated during the period	(1,027,273)	-	(170,000)	-
9) Reclassify land deposit to loans from related parties.	-	-	187,199,000	191,173,725
10) Reclassify current tax assets to other current financial assets.	-	-	16,114,907	-

## **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 Thanyalakpark Building, 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, 2022.

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		Percentage of	
			share capital		holding	
			(Million Baht)		direct and indirect	
			2023	2022	2023	2022
<u>Direct - subsidiaries</u>						
Victory Management Service Co., Ltd.	Real Estate Project Management and / or Services, Project management	Bangkok	-	12.06	-	99.98
S.N. Asset Development Co., Ltd.	Property development for sale and residential real estate	Bangkok	122.00	122.00	99.65	99.65

SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

“UNAUDITED”

CONDENSED NOTES TO INTERIM FINANCIAL INFORMATION

“REVIEWED”

JUNE 30, 2023

	Type of Business	Head office's location	Issued and paid - up share capital (Million Baht)		Percentage of holding direct and indirect	
			2023	2022	2023	2022
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	553.40	553.40	99.99	99.99
Eastern Sena Development Co., Ltd.	Services the golf course	Bangkok	665.00	665.00	99.99	99.99
Sena Solar Energy Co., Ltd.	Manufacturing and distribute electricity from solar energy	Bangkok	426.00	426.00	99.99	99.99
Sena Management Co., Ltd.	Project management service	Bangkok	-	2.00	-	99.97
Acute Realty Co., Ltd.	Agents and brokers provide real estate	Bangkok	-	10.50	-	76.00
TK Nawakij Co., Ltd.	Construction of residential real estate	Bangkok	20.00	20.00	99.99	99.99
Sena Vanich Property Co., Ltd.	Property development for sale	Bangkok	150.04	150.04	99.99	99.99
Sena Landscape Architect Co., Ltd. (Formerly name “Sena Cloud Co., Ltd.”)	Providing engineering design and consulting services architectural landscape architecture as well as providing advice on urban development planning design and environment	Bangkok	1.00	1.00	99.97	99.97
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. (Formerly name “SK Asset Management Co.,Ltd.”)	Buy, sell and rent real estate	Bangkok	130.00	130.00	99.99	99.99
Ngern Sod Jaidee Co.,Ltd. (Formerly name “Power Cash 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	378.11	378.11	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 H17 Co., Ltd.	Property development for sale	Bangkok	-	1.00	-	99.97
Sena Development H23 Co., Ltd.	Property development for sale	Bangkok	1.00	1.00	99.97	99.97

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

**“UNAUDITED”**

**CONDENSED NOTES TO INTERIM FINANCIAL INFORMATION**

**“REVIEWED”**

**JUNE 30, 2023**

	Type of Business	Head office's location	Issued and paid - up share capital (Million Baht)		Percentage of holding direct and indirect	
			2023	2022	2023	2022
Sen X Public Co., Ltd. (Formerly name “Sena J Property Public Co., Ltd.”)	Property development for sale	Bangkok	2,100.00	2,100.00	49.72	49.72
Sena Management Service Co., Ltd.	Project management service	Bangkok	4.42	70.63	99.99	99.99
T&T Asset Management Co., Ltd.	Asset management	Bangkok	28.00	28.00	99.97	99.97
The Service Residence Co., Ltd.	For rent and services apartment	Bangkok	192.20	192.20	99.99	99.99
Sin Ban Mongkol Co., Ltd.	Provision of advisory services and loans	Bangkok	-	5.00	-	99.99
SNHP Co., Ltd.	Property development for sale	Bangkok	1.00	-	99.98	-
<u>Indirect - subsidiaries</u>						
Eight Solar 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 Green Energy 1 Co., Ltd.	Manufacture and distribute electricity	Bangkok	35.00	35.00	98.00	98.00
Sena Green Energy 2 Co., Ltd.	Manufacture and distribute electricity	Bangkok	13.75	13.75	99.64	99.64
Sena Green Energy 16 Co., Ltd.	Manufacture and distribute electricity	Bangkok	1.00	1.00	99.97	99.97
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 Green Energy 20 Co., Ltd.	Manufacture and distribute electricity	Bangkok	1.00	1.00	99.97	99.97
Sena Reforestation Co., Ltd. (Formerly Sena Green Energy 21 Co., Ltd.)	Manufacture and distribute electricity	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 DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

**“UNAUDITED”**

**CONDENSED NOTES TO INTERIM FINANCIAL INFORMATION**

**“REVIEWED”**

**JUNE 30, 2023**

	Type of Business	Head office's location	Issued and paid - up share capital (Million Baht)		Percentage of holding direct and indirect	
			2023	2022	2023	2022
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	18.00	18.00	60.00	60.00
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	99.97	99.97
Victory Management Service Co., Ltd.	Real Estate Project Management and / or Services, Project management	Bangkok	12.10	-	99.99	-
Acute Realty Co., Ltd.	Agents and brokers provide real estate	Bangkok	10.50	-	76.00	-
Sin Ban Mongkol Co., Ltd.	Provision of advisory services and loans	Bangkok	5.0	-	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	750.00	750.00	99.99	99.99
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
Sena J Property 3 Co., Ltd.	Property development for sale	Bangkok	25.75	25.75	99.97	99.97
Sena J Property 5 Co., Ltd.	Property development for sale	Bangkok	1.00	1.00	99.97	99.97
Sena J Property 6 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	40.50
Sena Management Co., Ltd.	Project management service	Bangkok	2.00	-	99.97	-

## SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

“UNAUDITED”

## CONDENSED NOTES TO INTERIM FINANCIAL INFORMATION

“REVIEWED”

JUNE 30, 2023

		Head office's location	Issued and paid - up share capital		Percentage of holding	
			(Million Baht)		direct and indirect	
			2023	2022	2023	2022
			Type of Business			
<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	385.00	585.00	51.00	51.00
Sena Hankyu 2 Co., Ltd.	Property development for sale	Bangkok	197.00	357.00	51.00	51.00
Sena Hankyu 3 Co., Ltd.	Property development for sale	Bangkok	1,250.77	1,227.38	51.00	51.00
Sena HHP 4 Co., Ltd.	Property development for sale	Bangkok	500.00	500.00	51.00	51.00
Sena HHP 5 Co., Ltd.	Property development for sale	Bangkok	91.80	218.80	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	900.00	750.00	51.00	51.00
Sena HHP 8 Co., Ltd.	Property development for sale	Bangkok	1,043.00	1,043.00	51.00	51.00
Sena HHP 9 Co., Ltd.	Property development for sale	Bangkok	619.05	570.05	51.00	51.00
Sena HHP 10 Co., Ltd.	Property development for sale	Bangkok	246.51	246.51	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	221.28	221.28	51.00	51.00
Sena HHP 13 Co., Ltd.	Property development for sale	Bangkok	33.76	134.50	51.00	51.00
Sena HHP 14 Co., Ltd.	Property development for sale	Bangkok	287.18	198.85	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	212.24	51.00	51.00
Sena HHP 17 Co., Ltd.	Property development for sale	Bangkok	370.26	274.45	51.00	51.00
Sena HHP 18 Co., Ltd.	Property development for sale	Bangkok	174.53	153.81	51.00	51.00
Sena HHP 19 Co., Ltd.	Property development for sale	Bangkok	110.88	110.88	51.00	51.00
Sena HHP 21 Co., Ltd.	Property development for sale	Bangkok	114.88	108.31	51.00	51.00
Sena HHP 22 Co., Ltd.	Property development for sale	Bangkok	600.00	548.85	51.00	51.00
Sena HHP 23 Co., Ltd.	Property development for sale	Bangkok	207.31	198.34	51.00	51.00
Sena HHP 24 Co., Ltd. (Formerly name “Piti Land Co., Ltd”)	Property development for sale	Bangkok	203.42	156.31	51.00	51.00
Sena HHP 25 Co., Ltd. (Formerly name “Prangkul Asset Co., Ltd.”)	Property development for sale	Bangkok	168.17	104.05	51.00	51.00
Sena Development H26 Co., Ltd.	Property development for sale	Bangkok	180.64	180.64	51.00	51.00

## SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

“UNAUDITED”

## CONDENSED NOTES TO INTERIM FINANCIAL INFORMATION

“REVIEWED”

JUNE 30, 2023

	Type of Business	Head office's location	Issued and paid - up share capital (Million Baht)		Percentage of holding direct and indirect	
			2023	2022	2023	2022
Sena HHP 27 Co., Ltd. (Formerly name “Sena Development H25 Co., Ltd.”)	Property development for sale	Bangkok	200.00	112.44	51.00	51.00
Sena Development H15 Co., Ltd.	Property development for sale	Bangkok	144.79	116.17	51.00	51.00
Sena Development H17 Co., Ltd.	Property development for sale	Bangkok	159.21	-	51.00	-
Sena Development H20 Co., Ltd.	Property development for sale	Bangkok	615.20	598.40	51.00	51.00
Charoen Nakhon Land Co., Ltd.	Property development for sale	Bangkok	145.96	145.96	51.00	51.00
Sena Development H27 Co., Ltd.	Property development for sale	Bangkok	222.06	170.66	51.00	51.00
Sena HHP 34 Co., Ltd. (Formerly name “Sena Development H34 Co., Ltd.”)	Property development for sale	Bangkok	160.46	-	51.00	-
Sena HHP 35 Co., Ltd. (Formerly name “Sena Development H35 Co., Ltd.”)	Property development for sale	Bangkok	50.75	-	51.00	-
Sena HHP 36 Co., Ltd. (Formerly name ““Varat Land Co., Ltd.”)	Property development for sale	Bangkok	210.00	-	51.00	-
TSA Design Co., Ltd.	Design, draft, consult and provide architectural advice	Bangkok	1.00	1.00	49.00	49.00
<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	Pathum Thani	25.00	25.00	54.99	54.99
J.S.P. Chongtian Co., Ltd.	Property development for sale	Pathum Thani	25.00	25.00	54.99	54.99
Sena J Property 1 Co., Ltd.	Property development for sale	Bangkok	113.05	88.15	51.00	51.00
Sena J Property 4 Co., Ltd.	Property development for sale	Bangkok	60.60	60.60	51.00	51.00
Sena Metrobox Co., Ltd. (Formerly name “LEOSK Co., Ltd.”)	Leased Property development	Bangkok	10.00	10.00	50.00	50.00
<u>Subsidiary of a joint venture</u>						
Solarwa Co., Ltd.	Manufacture and distribute electricity	Bangkok	703.07	703.07	99.98	99.98
TPS Commercial Co., Ltd.	Manufacture and distribute electricity	Bangkok	133.94	133.94	99.90	99.90

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, 2023

**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, 2022.

**2.4 New financial reporting standards**

The revised financial reporting standards which are effective for financial statements for accounting periods beginning on or after 1 January 2023 and 1 January 2024 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, 2022

**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, 2023 and December 31, 2022 as follows:

	(Unit : Baht)			
	Consolidated financial statements		Separate financial statements	
	As at June 30, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022
<u>Trade and other receivables</u>				
Subsidiaries	-	-	198,935,545	18,275,964
Associates and joint ventures	87,794,076	49,691,358	967,022	2,515,780
Related parties	14,426,254	673,311	2,780	2,320
Total trade and other receivables	102,220,330	50,364,669	199,905,347	20,794,064



JUNE 30, 2023

(Unit : Baht)

	Consolidated financial statements		
	As at December		As at June
	31, 2022	Increase (Decrease)	30, 2023
<u>Short - term loans</u>			
<u>Associates and joint ventures</u>			
Sena Hankyu 3 Co., Ltd.			
Principal	5,200,000	-	5,200,000
Accrued interest receivables	525,114	113,460	638,574
Total	5,725,114	113,460	5,838,574
Sena HHP 21 Co., Ltd.			
Principal	-	8,160,000	8,160,000
Accrued interest receivables	-	13,883	(13,883)
Total	-	8,173,883	8,160,000
Sena HHP 23 Co., Ltd.			
Principal	-	18,360,000	18,360,000
Accrued interest receivables	-	30,784	(30,784)
Total	-	18,390,784	18,360,000
Sena HHP 24 Co., Ltd.			
Principal	94,350,000	66,300,000	160,650,000
Accrued interest receivables	-	2,716,991	(2,716,991)
Total	94,350,000	69,016,991	160,650,000
Sena HHP 25 Co., Ltd.			
Principal	39,780,000	-	39,780,000
Accrued interest receivables	-	1,100,740	(1,100,740)
Total	39,780,000	1,100,740	39,780,000
Sena HHP 34 Co., Ltd.			
Principal	-	149,103,050	(5,000,000)
Accrued interest receivables	-	537,348	(537,348)
Total	-	149,640,398	(5,537,348)

JUNE 30, 2023

(Unit : Baht)

	Consolidated financial statements			
	As at December			As at June
	31, 2022	Increase	(Decrease)	30, 2023
<u>Short - term loans</u>				
Sena HHP 35 Co., Ltd.				
Principal	-	76,461,600	-	76,461,600
Accrued interest receivables	-	633,814	-	633,814
Total	-	77,095,414	-	77,095,414
Sena HHP 36 Co., Ltd.				
Principal	-	1,000,000	-	1,000,000
Accrued interest receivables	-	1,243	-	1,243
Total	-	1,001,243	-	1,001,243
Sena Development H15 Co., Ltd.				
Principal	53,550,000	-	(53,550,000)	-
Accrued interest receivables	-	237,410	(237,410)	-
Total	53,550,000	237,410	(53,787,410)	-
Sena Development H17 Co., Ltd.*				
Principal	226,462,500	93,807,000	(245,962,500)	74,307,000
Accrued interest receivables	15,412,110	1,354,761	(16,766,871)	-
Total	241,874,610	95,161,761	(262,729,371)	74,307,000
Sena Development H20 Co., Ltd.				
Principal	112,438,750	52,530,000	(112,438,750)	52,530,000
Accrued interest receivables	-	1,159,730	(1,159,730)	-
Total	112,438,750	53,689,730	(113,598,480)	52,530,000
Sena Development H26 Co., Ltd.				
Principal	120,360,000	-	-	120,360,000
Accrued interest receivables	-	3,330,444	(3,330,444)	-
Total	120,360,000	3,330,444	(3,330,444)	120,360,000
Sena Development H27 Co., Ltd.				
Principal	-	208,169,400	(41,909,400)	166,260,000
Accrued interest receivables	-	1,524,925	(1,524,925)	-
Total	-	209,694,325	(43,434,325)	166,260,000

JUNE 30, 2023

(Unit : Baht)

	Consolidated financial statements		
	As at December		As at June
	31, 2022	Increase (Decrease)	30, 2023
<u>Short - term loans</u>			
Sena J Property 1 Co., Ltd.			
Principal	53,550,000	-	(53,550,000)
Accrued interest receivables	-	659,655	(659,655)
Total	53,550,000	659,655	(54,209,655)
Charoen Nakhon Land Co., Ltd.			
Principal	17,424,000	8,500,000	-
Accrued interest receivables	-	467,348	(467,348)
Total	17,424,000	8,967,348	(467,348)
Sena Metrobox Co., Ltd.			
Principal	-	55,328,000	-
Accrued interest receivables	-	721,780	-
Total	-	56,049,780	-
<u>Related party</u>			
Meesuk society Co., Ltd.			
Principal	1,500,000	-	-
Accrued interest receivables	84,494	33,472	-
Total	1,584,494	33,472	-
<u>Related persons</u>			
The Board of director - subsidiaries			
Principal	15,845,996	6,300,000	(261,128)
Accrued interest receivables	526,425	126,647	-
Total	16,372,421	6,426,647	(261,128)
Total short - term loans	757,009,389	758,783,485	(541,217,907)

The group agrees to charge interest at an annual rate of 1.30 - 5.58% and an average MLR minus a rate of 1.50 -2.90%  
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 subsidiary to a joint venture.

JUNE 30, 2023

(Unit : Baht)

	Separate financial statements			
	As at December			As at June
	31, 2022	Increase	(Decrease)	30, 2023
<u>Short - term loans</u>				
<u>Subsidiaries</u>				
Eastern Sena Development Co., Ltd.				
Principal	147,998,156	-	(6,000,000)	141,998,156
Accrued interest receivables	26,497,801	2,079,557	(3,000,000)	25,577,358
Total	174,495,957	2,079,557	(9,000,000)	167,575,514
S&P Estate Development Co., Ltd.				
Principal	1,768,912	129,625	-	1,898,537
Accrued interest receivables	35,059	17,544	-	52,603
Total	1,803,971	147,169	-	1,951,140
Sena Development A1 Co., Ltd.				
Principal	1,000,000	400,000	-	1,400,000
Accrued interest receivables	35,049	23,553	-	58,602
Total	1,035,049	423,553	-	1,458,602
Sena Development A8 Co., Ltd.				
Principal	6,200,000	-	-	6,200,000
Accrued interest receivables	520,660	133,195	-	653,855
Total	6,720,660	133,195	-	6,853,855
Sena Development H23 Co., Ltd.				
Principal	470,889,507	114,000,000	(217,400,000)	367,489,507
Accrued interest receivables	2,790,130	9,203,897	(2,843,725)	9,150,302
Total	473,679,637	123,203,897	(220,243,725)	376,639,809
Sena Idea Co., Ltd.				
Principal	2,500,000	-	(2,500,000)	-
Accrued interest receivables	-	11,644	(11,644)	-
Total	2,500,000	11,644	(2,511,644)	-



JUNE 30, 2023

(Unit : Baht)

	Separate financial statements		
	As at December		As at June
	31, 2022	Increase	30, 2023
<u>Short - term loans</u>			
Acute Realty Co., Ltd.			
Principal	3,500,000	-	3,500,000
Accrued interest receivables	13,377	81,788	14,758
Total	3,513,377	81,788	3,514,758
Sen X Public Co., Ltd.			
Principal	1,120,000,000	-	670,000,000
Accrued interest receivables	-	19,820,011	2,623,956
Total	1,120,000,000	19,820,011	672,623,956
Metrobox Co., Ltd.			
Principal	3,500,000	1,100,000	4,600,000
Accrued interest receivables	-	83,195	83,195
Total	3,500,000	1,183,195	4,683,195
Sena Solar Energy Co., Ltd.			
Principal	76,000,000	-	-
Accrued interest receivables	26,548	1,189,973	-
Total	76,026,548	1,189,973	-
Sena Metrobox Co., Ltd.			
Principal	-	55,328,000	55,328,000
Accrued interest receivables	-	721,780	721,780
Total	-	56,049,780	56,049,780
Sena Vanich Property Co., Ltd.			
Principal	-	700,000	700,000
Accrued interest receivables	-	4,756	4,756
Total	-	704,756	704,756

JUNE 30, 2023

(Unit : Baht)

	Separate financial statements			
	As at December			As at June
	31, 2022	Increase	(Decrease)	30, 2023
<u>Short - term loans</u>				
<u>Associates and joint ventures</u>				
Sena Development H15 Co., Ltd.				
Principal	53,550,000	-	(53,550,000)	-
Accrued interest receivables	-	237,410	(237,410)	-
Total	53,550,000	237,410	(53,787,410)	-
Sena Development H17 Co., Ltd.				
Principal	226,462,500	93,807,000	(245,962,500)	74,307,000
Accrued interest receivables	15,412,110	4,358,557	(19,770,667)	-
Total	241,874,610	98,165,557	(265,733,167)	74,307,000
Sena Development H20 Co., Ltd.				
Principal	112,438,750	52,530,000	(112,438,750)	52,530,000
Accrued interest receivables	-	1,159,730	(1,159,730)	-
Total	112,438,750	53,689,730	(113,598,480)	52,530,000
Sena Development H26 Co., Ltd.				
Principal	120,360,000	-	-	120,360,000
Accrued interest receivables	-	3,330,444	(3,330,444)	-
Total	120,360,000	3,330,444	(3,330,444)	120,360,000
Sena Development H27 Co., Ltd.				
Principal	-	208,169,400	(41,909,400)	166,260,000
Accrued interest receivables	-	1,524,925	(1,524,925)	-
Total	-	209,694,325	(43,434,325)	166,260,000
Sena HHP 21 Co., Ltd.				
Principal	-	8,160,000	-	8,160,000
Accrued interest receivables	-	13,883	(13,883)	-
Total	-	8,173,883	(13,883)	8,160,000

JUNE 30, 2023

(Unit : Baht)

	Separate financial statements			
	As at December			As at June
	31, 2022	Increase	(Decrease)	30, 2023
<u>Short - term loans</u>				
Sena HHP 23 Co., Ltd.				
Principal	-	18,360,000	-	18,360,000
Accrued interest receivables	-	30,784	(30,784)	-
Total	-	18,390,784	(30,784)	18,360,000
Sena HHP 24 Co., Ltd.				
Principal	94,350,000	66,300,000	-	160,650,000
Accrued interest receivables	-	2,716,991	(2,716,991)	-
Total	94,350,000	69,016,991	(2,716,991)	160,650,000
Sena HHP 25 Co., Ltd.				
Principal	39,780,000	-	-	39,780,000
Accrued interest receivables	-	1,100,740	(1,100,740)	-
Total	39,780,000	1,100,740	(1,100,740)	39,780,000
Sena HHP 34 Co., Ltd.				
Principal	-	149,103,050	(5,000,000)	144,103,050
Accrued interest receivables	-	591,070	(591,070)	-
Total	-	149,694,120	(5,591,070)	144,103,050
Sena HHP 35 Co., Ltd.				
Principal	-	76,461,600	-	76,461,600
Accrued interest receivables	-	633,814	-	633,814
Total	-	77,095,414	-	77,095,414
Sena HHP 36 Co., Ltd.				
Principal	-	1,000,000	-	1,000,000
Accrued interest receivables	-	1,243	-	1,243
Total	-	1,001,243	-	1,001,243
Sena Hankyu 3 Co., Ltd.				
Principal	5,200,000	-	-	5,200,000
Accrued interest receivables	525,114	113,460	-	638,574
Total	5,725,114	113,460	-	5,838,574

JUNE 30, 2023

(Unit : Baht)

	Separate financial statements			
	As at December			As at June
	31, 2022	Increase	(Decrease)	30, 2023
<u>Short - term loans</u>				
Charoen Nakhon Land Co., Ltd.				
Principal	17,424,000	8,500,000	-	25,924,000
Accrued interest receivables	-	467,348	(467,348)	-
Total	17,424,000	8,967,348	(467,348)	25,924,000
Total short - term loans	2,548,777,673	903,699,967	(1,266,052,994)	2,186,424,646

The Group mutually agree to charge interest rate 2.00 -5.58% and an average MLR minus a rate of 1.50 -2.90% on loans for use in normal operations.

Long-term loans and accrued interest receivables as of June 30, 2023 consist of:

(Unit: Baht)

	Consolidated financial statement			
	As at December			As at June
	31, 2022	Increase	(Decrease)	30, 2023
<u>Long - term loans</u>				
<u>Associates and joint ventures</u>				
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	-	-	-	-
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	-	-	-	-
Total long - term loans	-	-	-	-



**SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**  
**CONDENSED NOTES TO INTERIM FINANCIAL INFORMATION**  
**JUNE 30, 2023**

**“UNAUDITED”**

**“REVIEWED”**

Lease liabilities

The movement transactions for the six - month period ended June 30, 2023 as follow:

	(Unit: Baht)
	Consolidated financial statements
As at December 31, 2022	3,875,783
Add Increase in period	-
(Less) Payment	62,330
As at June 30, 2023	3,938,113
(Less) The portion due within one year	(3,938,113)
Total lease liabilities	-

	(Unit : Baht)			
	Consolidated financial statements		Separate financial statements	
	As at June 30, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022
<u>Trade and other current payables</u>				
Subsidiaries	-	-	21,913,371	26,367,622
Associates and joint ventures	1,510,650	13,488,152	-	-
Related parties	249,452	716,326	142,018	125,056
Total trade and other current payables	1,760,102	14,204,478	22,055,389	26,492,678

JUNE 30, 2023

(Unit : Baht)

	Consolidated financial statements		
	As at December		As at June
	31, 2022	Increase (Decrease)	30, 2023
<u>Short - term borrowings</u>			
<u>Related persons</u>			
Board of director - Subsidiaries			
Principal	5,390,000	-	5,390,000
Accrued interest expenses	42,677	120,279	162,956
Total short - term borrowings	5,432,677	120,279	5,552,956

The Group mutually agree to charge interest rate 4.50% per annum on loans for use in normal operations.

(Unit : Baht)

	Separate financial statements		
	As at December		As at June
	31, 2022	Increase (Decrease)	30, 2023
<u>Short - term borrowings</u>			
<u>Subsidiaries</u>			
The Service Residence Co., Ltd.			
Principal	42,000,000	15,000,000	57,000,000
Accrued interest expenses	-	607,825	-
Total	42,000,000	15,607,825	57,000,000
Property Gateway Co., Ltd.			
Principal	231,000,000	50,000,000	260,000,000
Accrued interest expenses	-	3,997,268	-
Total	231,000,000	53,997,268	260,000,000
TK Nawakij Co., Ltd.			
Principal	13,001,050	-	13,001,050
Accrued interest expenses	-	180,519	-
Total	13,001,050	180,519	13,001,050

JUNE 30, 2023

(Unit : Baht)

	Separate financial statements			
	As at December		As at June	
	31, 2022	Increase	(Decrease)	30, 2023
<u>Short - term borrowings</u>				
T&T Asset Management Co., Ltd.				
Principal	-	27,300,000	-	27,300,000
Accrued interest expenses	-	122,289	(122,289)	-
Total	-	27,422,289	(122,289)	27,300,000
Total short - term borrowings	286,001,050	97,207,901	(25,907,901)	357,301,050

The Group mutually agree to charge interest rate 1.50 - 4.40 % per annum on borrowings for use in normal operations.

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	As at June	As at December	As at June	As at December
	30, 2023	31, 2022	30, 2023	31, 2022
<u>Provision for employee benefits</u>				
Directors and executives	22,685,225	8,008,889	22,685,225	8,008,889

The Group have significant transactions between person and related companies for the three - month and six - month period ended June 30, 2023 and 2022 are as follows :

(Unit : Baht)

		Consolidated financial statements			
		For the three - month period		For the six - month period	
Pricing		ended June 30		ended June 30	
policy		2023	2022	2023	2022
<u>Revenue from project management</u>					
Associates and joint ventures	Agreement	220,282,205	383,502,337	408,526,995	430,013,009
Related parties	Agreement	1,000,002	3,028,835	2,000,004	4,355,034
Total revenue from project management		221,282,207	386,531,172	410,526,999	434,368,043

JUNE 30, 2023

		(Unit : Baht)			
		Consolidated financial statements			
Pricing policy		For the three - month period		For the six - month period	
		ended June 30		ended June 30	
		2023	2022	2023	2022
<u>Revenue from sales</u>					
Associates and joint ventures	Market price	621,060	372,772	1,091,901	1,070,768
Related persons	Market price	33,241,774	410,509	33,241,774	410,509
Total revenue from sales		33,862,834	783,281	34,333,675	1,481,277
<u>Revenue from commission fee</u>					
Associates and joint ventures	Agreement	351,252	880,000	645,252	880,000
<u>Revenue from rental and services</u>					
Associates and joint ventures	Agreement	2,014,954	1,797,338	3,939,652	3,694,079
Related parties	Agreement	88,107	82,500	170,607	165,000
Total revenue from rental and services		2,103,061	1,879,838	4,110,259	3,859,079
<u>Revenue from construction</u>					
Associates and joint ventures	Agreement	-	1,191,378	-	1,745,542
<u>Interest income</u>					
Associates and joint ventures	4.25-5.58 % per annum and average MLR minus 1.50 - 2.90%	8,249,283	3,586,373	14,417,290	6,854,732
Related parties	4.50% per annum	16,829	16,829	33,473	33,473
Related persons	1.30% per annum	71,181	52,439	126,647	99,214
Total interest income		8,337,293	3,655,641	14,577,410	6,987,419
<u>Contractor fees and materials cost</u>					
Related parties	Market price	157,510	152,035	345,255	279,860
<u>Interest expenses</u>					
Related persons	4.50% per annum	60,472	-	120,279	-



JUNE 30, 2023

(Unit : Baht)

		Consolidated financial statements			
		For the three - month period		For the six - month period	
		ended June 30		ended June 30	
Pricing		2023	2022	2023	2022
policy					
<u>Director and management expenses</u>					
Project costs for employee benefits		946,358	74,187	1,892,717	944,416
Others		3,701,625	3,824,355	6,784,758	11,068,960
Total director and management expenses		4,647,983	3,898,542	8,677,475	12,013,376

(Unit : Baht)

		Separate financial statements			
		For the three - month period		For the six - month period	
		ended June 30		ended June 30	
Pricing		2023	2022	2023	2022
policy					
<u>Revenue from project management</u>					
Subsidiaries	Agreement	328,351	-	328,351	-
Related parties	Agreement	-	2,028,833	-	2,355,030
Total revenue from project management		328,351	2,028,833	328,351	2,355,030
<u>Revenue from rental and services</u>					
Subsidiaries	Agreement	5,518,440	781,564	9,389,237	1,550,902
Associates and joint ventures	Agreement	1,750,276	1,720,271	3,567,109	3,539,946
Related parties	Agreement	67,795	67,795	135,589	135,589
Total revenue from rental and services		7,336,511	2,569,630	13,091,935	5,226,437
<u>Revenue from Business Management System</u>					
Subsidiaries	Mutually agree	94,181,949	123,700,000	145,180,813	123,700,000

JUNE 30, 2023

		(Unit : Baht)			
		Separate financial statements			
		For the three - month period		For the six - month period	
		ended June 30		ended June 30	
Pricing		2023	2022	2023	2022
policy					
<u>Interest income</u>					
	2.00 - 5.13 %				
Subsidiaries	per annum	15,380,551	14,171,088	36,615,439	25,015,593
	4.23 - 5.58%				
	per annum and				
	average MLR				
	minus				
Associates and joint ventures	1.50 - 2.90%	7,527,501	3,586,374	13,035,853	6,854,733
Total interest income		22,908,052	17,757,462	49,651,292	31,870,326
<u>Contractor fees and materials cost</u>					
Subsidiaries	Market price	733,743	1,970,313	3,678,390	5,247,058
Related parties	Market price	122,490	122,506	242,184	208,440
Total contractor fees and materials cost		856,233	2,092,819	3,920,574	5,455,498
<u>Commission fees</u>					
Subsidiaries	Agreement	50,850	462,605	866,191	563,951
<u>Marketing fees</u>					
Subsidiaries	Agreement	3,379,741	2,564,344	6,423,285	5,328,782
<u>Rental and services expenses</u>					
Subsidiaries	Agreement	92,900	2,536,614	153,900	2,676,864
<u>Juristic person management and project management</u>					
Subsidiaries	Agreement	17,560,769	1,359,000	39,652,218	2,718,000
<u>Interest expenses</u>					
	1.50 - 4.40%				
Subsidiaries	per annum	2,540,794	3,280,295	4,907,901	5,195,829
<u>Director and management expenses</u>					
Project costs for employee benefits		946,358	74,187	1,892,717	944,416
Others		3,701,625	3,824,355	6,784,758	11,068,960
Total director and management expenses		4,647,983	3,898,542	8,677,475	12,013,376

JUNE 30, 2023

## 4. TRADE AND OTHER CURRENT RECEIVABLES

As at June 30, 2023 and December 31, 2022 consist of :

	(Unit : Baht)			
	Consolidated financial statements		Separate financial statements	
	As at June 30, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022
Trade receivables - non related parties				
Not yet due	14,468,831	15,384,951	3,121,566	2,644,692
<u>Overdue</u>				
Not over 3 months	7,588,174	4,360,205	803,050	875,944
3 - 6 months	1,491,084	1,506,665	230,593	177,005
6 - 12 months	1,780,252	837,174	512,878	190,419
Over 12 months	48,906,364	47,638,393	-	-
(Less) Expected Credit Loss	(44,690,046)	(44,690,046)	-	-
Total trade receivables - non related parties	29,544,659	25,037,342	4,668,087	3,888,060
Other current receivables - non related parties				
Advance payment	70,667,803	48,064,749	16,824,308	9,035,925
Prepaid expenses	66,830,414	56,747,816	23,608,294	14,404,238
Deposits	32,452,862	84,856,505	30,000,000	80,409,400
Revenue Department receivable	22,840,271	11,301,476	1,596,817	2,085,993
Other	50,249,120	34,940,184	2,772,474	2,393,806
(Less) Expected Credit Loss	(9,193,197)	(9,193,197)	-	-
Total other current receivables - non related parties	233,847,273	226,717,533	74,801,893	108,329,362
Trade receivables - related parties				
Not yet due	48,364,815	47,051,503	-	-
<u>Overdue</u>				
Not over 3 months	10,090,323	387,834	-	-
3 - 6 months	40,986,281	155,226	-	-
6 - 12 months	209,826	161,926	-	-
Over 12 months	1,404,932	1,315,155	-	-
(Less) Expected Credit Loss	(1,315,155)	(1,315,155)	-	-
Total trade receivables - related parties	99,741,022	47,756,489	-	-
Other current receivables - related parties	6,329,308	6,458,180	199,905,347	20,794,064
(Less) Expected Credit Loss	(3,850,000)	(3,850,000)	-	-
Total trade receivables and other current receivables - related parties (Note 3)	102,220,330	50,364,669	199,905,347	20,794,064
Total trade and other current receivables	365,612,262	302,119,544	279,375,327	133,011,486

JUNE 30, 2023

**5. FINANCE LEASE RECEIVABLES**

As at June 30, 2023 and December 31, 2022 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, 2023	31, 2022	30, 2023	31, 2022	30, 2023	31, 2022
Finance lease receivables	5,283,267	5,285,232	61,311,204	63,976,476	66,594,471	69,261,708
(Less) Unearned interest income	(3,762,429)	(3,821,451)	(30,378,561)	(32,243,452)	(34,140,990)	(36,064,903)
Finance lease receivables - net	1,520,838	1,463,781	30,932,643	31,733,024	32,453,481	33,196,805

**6. INVENTORIES**

As at June 30, 2023 and December 31, 2022 consist of :

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	As at June	As at December	As at June	As at December
	30, 2023	31, 2022	30, 2023	31, 2022
<u>Real estate project development costs</u>				
Land and buildings under development	7,376,314,310	8,295,858,134	3,930,885,103	3,603,226,507
Land and buildings developed	1,680,114,118	117,202,994	581,412,726	117,202,994
Land for development	165,075,116	360,745,345	165,075,116	360,745,345
Total real estate project development costs	9,221,503,544	8,773,806,473	4,677,372,945	4,081,174,846
<u>Finished Goods</u>				
Finished Goods	90,819,118	69,920,402	22,900,159	23,711,728
(Less) Allowance for diminution	(107,848,580)	(107,712,664)	-	-
Total finished Goods	9,204,474,082	8,736,014,211	4,700,273,104	4,104,886,574



JUNE 30, 2023

The projects of the Group are as follows :

	Consolidated		Separate	
	financial statements		financial statements	
	As at June 30, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022
Number of projects on hand at the beginning of period	62	41	33	35
Number of closed projects	(1)	(8)	-	(2)
Number of the new projects	-	3	-	-
Number of increase in period	-	26	-	-
Number of projects on hand at the end of period (Project)	61	62	33	33
Amount of sale contracts (Million Baht)	36,847	35,903	23,087	22,336
Percentage of total sales in projects on hand (%)	71	71	78	77

As at June 30, 2023 and December 31, 2022, The Group have inventories to be mortgaged as collateral for a borrowings as per Note 15 and 16, as follows :

	Consolidated		Separate	
	financial statements		financial statements	
	As at June 30, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022
Land and building	7,048.99	5,688.13	3,238.61	2,089.83
Land for development	157.12	675.00	157.12	352.34
Total	7,206.11	6,363.13	3,395.73	2,442.17

(Unit : Million Baht)

The movement transactions for the six - month period ended June 30, 2023 and 2022, the Group recorded finance costs as part of inventory costs as follows :

	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Finance costs	72.06	85.34	61.08	62.00

(Unit : Million Baht)

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**7. OTHER CURRENT FINANCIAL ASSETS**

As at June 30, 2023 and December 31, 2022 consist of :

(Unit: Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	As at June	As at December	As at June	As at December
	30, 2023	31, 2022	30, 2023	31, 2022
<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	-	-	(18,557,500)	3,711,500
Investment in warrants - net	-	-	18,557,500	40,826,500
<b><u>Investment in Open - end Fund</u></b>				
Investment in Open - end Fund - Cost	2,980,208	2,968,338	-	-
Add Unrealized gain (loss) from adjustment of				
investment value	(45,385)	11,870	-	-
Investment in Open - end Fund - Fair value	2,934,823	2,980,208	-	-
<b><u>Investments in bond</u></b>				
Investments in structured Notes	240,000,000	-	240,000,000	-
Investments in bond	75,764,262	-	75,764,262	-
Total investments in bond	315,764,262	-	315,764,262	-
Fixed deposits	36,410,066	36,324,684	-	-
Total other current financial assets	355,109,151	39,304,892	334,321,762	40,826,500

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**Investment in warrants**

The movement transactions for the six - month period ended June 30, 2023, as follow:

	(Unit : Baht)
	Separate financial statements
As at December 31, 2022	40,826,500
Add Increase from investment in warrant for the period	-
Add profit (loss) on valuation of financial	(22,269,000)
As at June 30, 2023	18,557,500

**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 shares
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

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(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

**Investment in Open - end Fund**

The movement transactions for the six - month period ended June 30, 2023, as follow:

	(Unit : Baht)
	Consolidated financial statements
As at December 31, 2022	2,980,208
Add Increase from purchase of investments	-
Add Profit (loss) from unrealized changes in value of investments for the period	(45,385)
As at June 30, 2023	2,934,823

**Investments in bond**

The movement transactions for the six - month period ended June 30, 2023, as follow:

	(Unit : Baht)
	Consolidated / Separate financial statements
As at December 31, 2022	-
Add Increase from purchase of investments	315,764,262
As at June 30, 2023	315,764,262

**Fixed deposits**

As at June 30, 2023 and December 31, 2022, 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 period ended June 30,	
			Equity Method		Cost Method			
			As at June 30, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022	2023	2022
Aspiration One Co., Ltd.	1,000,000,000	25	223,651,482	219,644,228	250,000,000	250,000,000	-	-
B.Grimm Sena Solar Power Co., Ltd.	835,000,000	51	480,695,430	474,695,635	-	-	38,752,350	44,629,080
TSA Design Co., Ltd.*	1,000,000	49	-	-	489,800	489,800	921,528	-
Sena Hankyu 1 Co., Ltd.	385,000,000	51	224,459,174	318,155,991	196,609,644	298,564,574	18,702,638	25,503,123
Sena Hankyu 2 Co., Ltd.	197,000,000	51	139,871,504	224,750,237	100,469,900	182,069,900	28,634,929	66,911,230
Sena Hankyu 3 Co., Ltd.	1,250,765,300	51	479,447,159	468,364,106	638,039,769	626,118,768	-	-
Sena HHP 4 Co., Ltd.	500,000,000	51	270,952,128	359,770,207	254,999,900	254,999,900	103,937,959	-
Sena HHP 5 Co., Ltd.	91,796,000	51	64,986,190	135,236,758	46,815,000	111,585,000	15,173,105	17,432,868
Sena HHP 6 Co., Ltd.	327,581,500	51	126,929,462	129,857,975	167,155,382	167,155,382	-	-
Sena HHP 7 Co., Ltd.	900,000,000	51	443,166,800	287,748,006	458,999,900	382,499,900	-	-
Sena HHP 8 Co., Ltd.	1,043,000,000	51	473,038,446	478,969,853	531,929,900	531,929,900	-	-
Sena HHP 9 Co., Ltd.	619,050,000	51	262,575,656	240,533,979	315,739,895	290,749,895	-	-
Sena HHP 10 Co., Ltd.	246,514,000	51	107,584,976	110,214,038	125,728,899	125,728,899	-	-
Sena HHP 11 Co., Ltd.	772,905,700	51	410,633,408	396,504,975	394,351,286	394,310,611	-	-

(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 30, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022	2023	2022
			30, 2023	31, 2022	30, 2023	31, 2022		
Sena HHP 12 Co., Ltd.	221,284,000	51	91,488,898	94,668,683	113,096,555	113,096,554	-	-
Sena HHP 13 Co., Ltd.	33,761,700	51	19,558,362	93,641,071	17,308,019	68,683,430	21,677,144	20,399,984
Sena HHP 14 Co., Ltd.	287,176,500	51	94,189,850	57,623,991	146,668,857	101,710,839	-	-
Sena HHP 15 Co., Ltd.	325,424,000	51	167,441,569	194,343,574	166,036,686	166,036,686	28,876,185	-
Sena HHP 16 Co., Ltd.	321,451,000	51	175,285,729	108,310,295	164,102,067	108,515,644	-	-
Sena HHP 17 Co., Ltd.	370,260,000	51	222,111,858	123,974,173	188,982,595	140,191,855	-	-
Sena HHP 18 Co., Ltd.	174,530,000	51	74,792,180	67,559,963	89,171,867	78,643,859	-	-
Sena HHP 19 Co., Ltd.	110,881,000	51	41,590,510	44,214,058	56,729,738	56,729,738	-	-
Sena HHP 21 Co., Ltd.	114,880,000	51	42,424,673	42,391,549	58,823,852	55,487,849	-	-
Sena HHP 22 Co., Ltd.	600,000,000	51	344,246,679	311,627,418	305,999,900	279,913,400	-	-
Sena HHP 23 Co., Ltd.	207,310,000	51	83,715,639	72,343,044	105,879,869	101,319,866	-	-
Sena HHP 24 Co., Ltd.	203,420,000	51	90,274,299	87,929,846	103,744,100	79,715,450	-	-
Sena HHP 25 Co., Ltd.	168,170,000	51	80,267,600	49,463,432	85,898,873	53,334,845	-	-
Sena HHP 27 Co., Ltd.	200,000,000	51	81,812,687	46,865,408	101,999,900	57,559,856	-	-
Sena HHP 34 Co., Ltd.	160,460,000	51	79,672,056	-	81,834,500	-	-	-
Sena HHP 35 Co., Ltd.	50,750,000	51	24,956,793	-	25,882,400	-	-	-

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(Unit : Baht)

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, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022	
Sena HHP 36 Co., Ltd.	210,000,000	51	106,657,988	-	107,099,900	-	-
Sena Development H15 Co., Ltd.	144,788,000	51	58,811,864	48,868,679	74,129,841	59,574,833	-
Sena Development H17 Co., Ltd.	159,211,900	51	67,055,580	-	81,197,969	-	-
Sena Development H20 Co., Ltd.	615,200,000	51	290,624,820	287,984,830	313,751,900	305,183,900	-
Sena Development H26 Co., Ltd.	180,640,000	51	78,100,148	82,370,693	92,439,836	92,439,836	-
Sena Development H27 Co., Ltd.	222,057,000	51	108,087,649	84,495,328	113,248,970	87,036,500	-
Sena J Property 1 Co., Ltd.	113,050,000	51	59,246,052	39,363,162	-	-	-
Sena J Property 4 Co., Ltd.	60,600,000	51	6,698,914	16,295,697	-	-	-
J.S.P. Ocean Co., Ltd.*	25,000,000	55	-	-	-	-	-
J.S.P. Chongtian Co., Ltd.*	25,000,000	55	-	-	-	-	-
Charoen Nakhon Land Co., Ltd.	145,960,000	51	69,749,390	71,735,802	74,439,500	74,439,500	-
Sena Metrobox Co., Ltd.	10,000,000	50	4,560,010	4,990,423	-	-	-
Total investments in associates and joint ventures			6,271,413,612	5,875,507,107	6,149,796,969	5,695,816,969	174,876,285

\* 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, 2023, the company has a share of accumulated loss was Baht 305.20 million. The Company has no obligation in respect of these losses.



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The movement transactions for the six - month period ended June 30, 2023, as follow :

	(Unit : Baht)	
	Consolidated	Separate
	financial statements	financial statements
	(Equity Method)	(Cost Method)
As at December 31, 2022	5,875,507,107	5,695,816,969
Additional investment	657,637,354	644,987,344
Transfer in (out) from change in proportion (Note 9)	212,999,600	212,999,600
Share based payment	108,467	108,467
(Less) Capital reduction interest in associates and joint ventures	(404,115,411)	(404,115,411)
Share of profit (loss) from associates and joint ventures	199,121,817	-
(Decrease) increase from changing investment from associates to joint ventures	(13,169,484)	-
Dividend received	(256,675,838)	-
As at June 30, 2023	6,271,413,612	6,149,796,969

Changes in investments in associates and joint ventures for the six - month period ended June 30, 2023 are as follows :

**Decreased of registered capital**

**Sena Hankyu 1 Co., Ltd.**

According to the resolution of the Extraordinary General Meeting of Shareholders for the year 2023 of Sena Hankyu 1 Co., Ltd. on April 25, 2023, it was resolved to approve the reduction of the registered capital of the Company from amount of Baht 585.00 million (5,850,000 shares, Baht 100 per share) remaining Baht 385.00 million (3,850,000 shares, Baht 100 per share) receive share payment return capital amount of Baht 102.00 million. The company registered the capital reduction with the Department of Business Development Ministry of Commerce on June 19, 2023.

**Sena Hankyu 2 Co., Ltd.**

According to the resolution of the Extraordinary General Meeting of Shareholders for the year 2023 of Sena Hankyu 2 Co., Ltd. on April 25, 2023, it was resolved to approve the reduction of the registered capital of the Company from amount of Baht 357.00 million (3,570,000 shares, Baht 100 per share) remaining Baht 197.00 million (1,970,000 shares, Baht 100 per share) receive share payment return capital amount of Baht 81.60 million. The company registered the capital reduction with the Department of Business Development Ministry of Commerce on June 20, 2023.



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**Sena HHP 5 Co., Ltd.**

According to the resolution of the Extraordinary General Meeting of Shareholders No. 2/2023 of Sena HHP 5 Co., Ltd. on March 31, 2023, it was resolved to approve the reduction of the registered capital of the Company from amount of Baht 218.80 million (218,797 shares, Baht 1,000 per share) remaining Baht 127.00 million (127,001 shares, Baht 1,000 per share) receive share payment return capital amount of Baht 64.77 million. The company registered the capital reduction with the Department of Business Development Ministry of Commerce on May 8, 2023.

**Sena HHP 13 Co., Ltd.**

According to the resolution of the Extraordinary General Meeting of Shareholders for the year 2023 of Sena HHP13 Co., Ltd. on April 25, 2023, it was resolved to approve the reduction of the registered capital of the Company from amount of Baht 123.30 million (123,300 shares, Baht 100 per share) remaining Baht 41.10 million (411,000 shares, Baht 100 per share) receive share payment return capital amount of Baht 51.38 million. The company registered the capital reduction with the Department of Business Development Ministry of Commerce on June 22, 2023.

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

According to the resolution of Executive Committee Meeting No. 9/2023 on April 5, 2023, approved the entering into the Joint venture agreement and signed a joint venture agreement 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 Sena Development H17 Co., Ltd., and Sena HHP 34 Co., Ltd. into the joint venture agreement. The details are as follows :

**Sena Development H17 Co., Ltd.,**

- (1) The Company will dispose of its investment in ordinary shares of Sena Development H17 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 Development H17 Co., Ltd. to Hankyu at the total purchase price of Baht 0.49 million on April 17, 2023.
- (2) Sena Development H17 Co., Ltd. will increase its registered capital by Baht 189.00 million from the original registered capital amount of Baht 1.00 million to amount of Baht 190.00 million by issuing 1,890,000 shares with a par value of Baht 100 each.
- (3) On April 19, 2023, Sena Development H17 Co., Ltd. has called for additional payment for shares in amount of Baht 147.42 million. The Company has already paid into the Joint venture agreement amount of Baht 75.18 million on April 24, 2023.

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**Sena HHP 34 Co., Ltd. (Formerly name “Sena Development H34 Co., Ltd.”)**

(1) The Company will dispose of its investment in ordinary shares of Sena HHP 34 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 Development H34 Co., Ltd. to Hankyu at the total purchase price of Baht 0.49 million on April 17, 2023.

(2) Sena HHP 34 Co., Ltd. will increase its registered capital by Baht 469.00 million from the original registered capital amount of Baht 1.00 million to amount of Baht 470.00 million by issuing 4,690,000 shares with a par value of Baht 100 each.

(3) On April 19, 2023, Sena HHP 34 Co., Ltd has called for additional payment for shares in amount of Baht 117.25 million. The Company has already paid into the Joint venture agreement amount of Baht 59.80 million on April 24, 2023.

According to the resolution of Executive Committee Meeting No. 11/2023 on May 10, 2023, approved the entering into the Joint venture agreement and signed a Joint venture 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 Sena HHP 35 Co., Ltd. and Sena HHP 36 Co., Ltd. into the joint venture agreement. The details are as follows:

**Sena HHP 35 Co., Ltd. (Formerly name “Sena Development H35 Co., Ltd.”)**

(1) The Company will dispose of its investment in ordinary shares of Sena HHP 35 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 Development H35 Co., Ltd. to Hankyu at the total purchase price of Baht 0.49 million on May 19, 2023.

(2) Sena HHP 35 Co., Ltd. will increase its registered capital by Baht 199.00 million from the original registered capital amount of Baht 1.00 million to amount of Baht 200.00 million by issuing 1,990,000 shares with a par value of Baht 100 each.

(3) On May 23, 2023, Sena HHP 35 Co., Ltd has called for additional payment for shares in amount of Baht 49.75 million. The Company has already paid into the Joint venture agreement amount of Baht 25.37 million on May 25, 2023.

**Sena HHP 36 Co., Ltd. (Formerly name “Varat Land Co., Ltd.”)**

(1) The Company will dispose of its investment in ordinary shares of Sena HHP 36 Co., Ltd. in the amount of 1,029,000 shares with a par value of Baht 100 per share, representing 49.00% of the issued and paid-up shares. of Sena HHP 36 Co., Ltd. to Hankyu at the total purchase price of Baht 102.90 million on May 19, 2023.

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**Payment of share****Sena Hankyu 3 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 2/2023 of Sena Hankyu 3 Co., Ltd. on February 23, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 6.42 million and the Company had already paid for the shares on the March 17, 2023.

According to the resolution of the Executive Committee Meeting No. 4/2023 of Sena Hankyu 3 Co., Ltd. on April 27, 2023, it was resolved to approve the additional payment of shares in the amount of Baht 5.50 million and the Company received the paid for the shares on the date May 19, 2023.

According to the resolution of the Executive Committee Meeting No. 6/2023 of Sena Hankyu 3 Co., Ltd. on June 30, 2023, it was resolved to approve the additional payment of shares in the amount of Baht 18.80 million and the Company received the paid for the shares on the date July 20, 2023.

**Sena HHP 7 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 5/2023 of Sena HHP 7 Co., Ltd. on May 31, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 25.50 million and the Company had already paid for the shares on the June 19, 2023.

According to the resolution of the Extraordinary General Meeting of Shareholders No. 1/2023 of Sena HHP 7 Co., Ltd. on June 15, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 51.00 million and the Company had already paid for the shares on the June 19, 2023.

**Sena HHP 9 Co., Ltd.**

According to the resolution of the Extraordinary General Meeting of Shareholders No. 1/2023 of Sena HHP 9 Co., Ltd. on January 10, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 24.99 million and the Company had already paid for the shares on the January 13, 2023.

**Sena HHP 14 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 5/2023 of Sena HHP 14 Co., Ltd. on May 31, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 44.96 million and the Company had already paid for the shares on the June 19, 2023.

According to the resolution of the Executive Committee Meeting No. 6/2023 of Sena HHP 14 Co., Ltd. on June 30, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 8.13 million and the Company had already paid for the shares on the July 24, 2023.



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**Sena HHP 16 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 1/2023 of Sena HHP 16 Co., Ltd. on January 26, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 26.82 million and the Company had already paid for the shares on the February 17, 2023.

According to the resolution of the Executive Committee Meeting No. 4/2023 of Sena HHP 16 Co., Ltd. on April 27, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 28.77 million and the Company had already paid for the shares on the May 24, 2023.

**Sena HHP 17 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 5/2023 of Sena HHP 17 Co., Ltd. on May 31, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 48.77 million and the Company had already paid for the shares on the June 19, 2023.

**Sena HHP 18 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 5/2023 of Sena HHP 18 Co., Ltd. on May 31, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 10.53 million and the Company had already paid for the shares on the June 19, 2023.

**Sena HHP 21 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 2/2023 of Sena HHP 21 Co., Ltd. on February 23, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 3.34 million and the Company had already paid for the shares on the March 17, 2023.

**Sena HHP 22 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 5/2023 of Sena HHP 22 Co., Ltd. on May 31, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 26.09 million and the Company had already paid for the shares on the June 19, 2023.

**Sena HHP 23 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 5/2023 of Sena HHP 23 Co., Ltd. on May 31, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 4.56 million and the Company had already paid for the shares on the June 19, 2023.

According to the resolution of the Executive Committee Meeting No. 6/2023 of Sena HHP 23 Co., Ltd. on June 30, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 19.76 million and the Company had already paid for the shares on the July 20, 2023.



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**Sena HHP 24 Co., Ltd. (Formerly name “Piti Land Co., Ltd.”)**

According to the resolution of the Executive Committee Meeting No. 8/2022 of Sena HHP 24 Co., Ltd. on December 27, 2022, it was resolved to call for payment of the increased share capital in the amount of Baht 24.03 million and the Company had already paid for the shares on the January 20, 2023.

According to the resolution of the Executive Committee Meeting No. 6/2023 of Sena HHP 24 Co., Ltd. on June 30, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 46.28 million and the Company had already paid for the shares on the July 20, 2023.

**Sena HHP 25 Co., Ltd. (Formerly name “Prangkul Asset Co., Ltd.”)**

According to the resolution of the Executive Committee Meeting No. 5/2023 of Sena HHP 25 Co., Ltd. on May 31, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 32.56 million and the Company had already paid for the shares on the June 6, 2023.

**Sena HHP 27 Co., Ltd. (Formerly name “Sena Development H25 Co., Ltd.”)**

According to the resolution of the Executive Committee Meeting No. 8/2022 of Sena HHP 27 Co., Ltd., on December 27, 2022, it was resolved to call for payment of the increased share capital in the amount of Baht 12.73 million and the Company had already paid for the shares on the January 20, 2023.

According to the resolution of the Executive Committee Meeting No. 5/2023 of Sena HHP 27 Co., Ltd., on May 31, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 31.71 million and the Company had already paid for the shares on the June 19, 2023.

**Sena HHP 34 Co., Ltd. (Formerly name “Sena Development H34 Co., Ltd.”)**

According to the resolution of the Board of Director Meeting No. 2/2023 of Sena HHP 34 Co., Ltd., on May 31, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 21.53 million and the Company had already paid for the shares on the June 6, 2023.

**Sena HHP 35 Co., Ltd. (Formerly name “Sena Development H35 Co., Ltd.”)**

According to the resolution of the Executive Committee Meeting No. 1/2023 of Sena HHP 35 Co., Ltd., on June 30, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 50.75 million and the Company had already paid for the shares on the July 13, 2023.

**Sena Development H15 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 1/2023 of Sena Development H15 Co., Ltd. on January 26, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 3.91 million and the Company had already paid for the shares on the February 17, 2023.

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According to the resolution of the Executive Committee Meeting No. 2/2023 of Sena Development H15 Co., Ltd. on February 23, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 10.65 million and the Company had already paid for the shares on the March 17, 2023.

According to the resolution of the Executive Committee Meeting No. 6/2023 of Sena Development H15 Co., Ltd. on June 30, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 23.43 million and the Company had already paid for the shares on the July 20, 2023.

**Sena Development H17 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 2/2023 of Sena Development H17 Co., Ltd. on May 31, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 5.50 million and the Company had already paid for the shares on the June 19, 2023.

According to the resolution of the Executive Committee Meeting No. 3/2023 of Sena Development H17 Co., Ltd. on June 30, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 15.70 million and the Company had already paid for the shares on the July 20, 2023.

**Sena Development H20 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 3/2023 of Sena Development H20 Co., Ltd. on March 30, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 8.57 million and the Company had already paid for the shares on the April 19, 2023.

According to the resolution of the Executive Committee Meeting No. 6/2023 of Sena Development H20 Co., Ltd. on June 30, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 34.27 million and the Company had already paid for the shares on the July 20, 2023.

**Sena Development H27 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 2/2023 of Sena Development H27 Co., Ltd. on February 23, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 26.21 million and the Company had already paid for the shares on the March 17, 2023.

According to the resolution of the Executive Committee Meeting No. 3/2023 of Sena Development H27 Co., Ltd. on June 30, 2023, it was resolved to call for payment of the increased share capital in the amount of Baht 16.54 million and the Company had already paid for the shares on the July 20, 2023.

**Sena J Property 1 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 4/2022 of Sena J Property 1 Co., Ltd. on December 27, 2022 it was resolved to call for payment of the increased share capital in the amount of Baht 9.49 million and the Company subsidiary had already paid for the shares on the January 20, 2023.

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According to the resolution of the Executive Committee Meeting No. 5/2023 of Sena J Property 1 Co., Ltd. on June 1, 2023 it was resolved to call for payment of the increased share capital in the amount of Baht 3.16 million and the Company subsidiary had already paid for the shares on the June 19, 2023.

**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.



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Additional details of investments in associates and joint ventures

As the total joint venture between the company and several joint ventures of Baht 6,697.27 million, representing 27.72% of the group's total assets. The company therefore prepares consolidated financial information pro forma with the purpose of presenting the financial position and performance of the group of companies when the associated companies of the group of companies are used to prepare the consolidated financial information.

The Company prepared a pro forma consolidated statement of position as of June 30, 2023 and a pro forma consolidated statement of comprehensive income for the six-month period ended June 30, 2023. It is presented as if the assets, liabilities, and results of operations of associated companies were included in the consolidated financial information, The Company's rights and joint control over the associate's net assets have not changed from the consolidated financial information presented.

Key assumptions used in the preparation of the pro forma consolidated financial information are as follows:

1. Associates shown in the pro forma consolidated financial information are as follows

	Type of Business	Head office's location	Investment date	Issued and paid - up		Percentage of
				share capital (Million Baht)	holding direct and indirect	
						2023
<u>Joint ventures</u>						
Aspiration One Co., Ltd.	Trading and development of residential for rental	Bangkok	October 19,2015	1,000.00		25.00
TSA Design Co., Ltd.	Design, draft, consult and provide architectural advice	Bangkok	January 11,2021	1.00		49.00
Sena Hankyu 1 Co., Ltd.	Property development for sale	Bangkok	December 6,2016	385.00		51.00
Sena Hankyu 2 Co., Ltd.	Property development for sale	Bangkok	June 9,2017	197.00		51.00



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	Type of Business	Head office's location	Investment date	Issued and paid - up		Percentage of holding direct and indirect
				share capital		
				(Million Baht)		
<u>Joint ventures</u>						
Sena Hankyu 3 Co., Ltd.	Property development for sale	Bangkok	March 19,2018	1,250.77		51.00
Sena HHP 4 Co., Ltd.	Property development for sale	Bangkok	June 25,2018	500.00		51.00
Sena HHP 5 Co., Ltd.	Property development for sale	Bangkok	August 14,2018	91.80		51.00
Sena HHP 6 Co., Ltd.	Property development for sale	Bangkok	October 19,2018	327.58		51.00
Sena HHP 7 Co., Ltd.	Property development for sale	Bangkok	October 19,018	900.00		51.00
Sena HHP 8 Co., Ltd.	Property development for sale	Bangkok	February 22,2019	1,043.00		51.00
Sena HHP 9 Co., Ltd.	Property development for sale	Bangkok	February 25,2019	619.05		51.00
Sena HHP 10 Co., Ltd.	Property development for sale	Bangkok	February 25,2019	246.51		51.00
Sena HHP 11 Co., Ltd.	Property development for sale	Bangkok	February 25,2019	772.91		51.00
Sena HHP 12 Co., Ltd.	Property development for sale	Bangkok	May 28,2019	221.28		51.00
Sena HHP 13 Co., Ltd.	Property development for sale	Bangkok	June 24,2019	33.76		51.00
Sena HHP 14 Co., Ltd.	Property development for sale	Bangkok	February 24,2020	287.18		51.00
Sena HHP 15 Co., Ltd.	Property development for sale	Bangkok	February 17,2021	325.42		51.00
Sena HHP 16 Co., Ltd.	Property development for sale	Bangkok	December 8,2021	321.45		51.00
Sena HHP 17 Co., Ltd.	Property development for sale	Bangkok	August 25,2021	370.26		51.00

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	Type of Business	Head office's location	Investment date	Issued and paid - up		Percentage of
				share capital (Million Baht)	holding direct and indirect	
						2023
Joint ventures						
Sena HHP 18 Co., Ltd.	Property development for sale	Bangkok	August 25,2021	174.53	51.00	
Sena HHP 19 Co., Ltd.	Property development for sale	Bangkok	October 25,2021	110.88	51.00	
Sena HHP 21 Co., Ltd.	Property development for sale	Bangkok	December 8,2021	114.88	51.00	
Sena HHP 22 Co., Ltd.	Property development for sale	Bangkok	December 8,2021	600.00	51.00	
Sena HHP 23 Co., Ltd.	Property development for sale	Bangkok	February 24,2022	207.31	51.00	
Sena HHP 24 Co., Ltd.	Property development for sale	Bangkok	March 1,2022	203.42	51.00	
Sena HHP 25 Co., Ltd.	Property development for sale	Bangkok	April 24,2022	168.17	51.00	
Sena HHP 27 Co., Ltd.	Property development for sale	Bangkok	April 24,2022	200.00	51.00	
Sena HHP 34 Co., Ltd.	Property development for sale	Bangkok	April 17,2023	160.46	51.00	
Sena HHP 35 Co., Ltd.	Property development for sale	Bangkok	May 19,2023	50.75	51.00	
Sena HHP 36 Co., Ltd.	Property development for sale	Bangkok	May 19,2023	210.00	51.00	
Sena Development H15 Co., Ltd.	Property development for sale	Bangkok	April 24,2022	144.79	51.00	
Sena Development H17 Co., Ltd.	Property development for sale	Bangkok	April 17 2023	159.21	51.00	
Sena Development H20 Co., Ltd.	Property development for sale	Bangkok	August 26,2022	615.20	51.00	
Sena Development H26 Co., Ltd.	Property development for sale	Bangkok	April 24,2022	180.64	51.00	

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	Type of Business	Head office's location	Investment date	Issued and paid - up share capital		Percentage of
				(Million Baht)	2023	holding
						direct and indirect
<u>Joint ventures</u>						
Sena Development H27 Co., Ltd.	Property development for sale	Bangkok	December 6, 2022	222.06		51.00
Charoen Nakhon Land Co., Ltd.	Property development for sale	Bangkok	December 6, 2022	145.96		51.00
<u>Joint venture indirect held by subsidiary</u>						
B.Grimm Sena Solar Power Co., Ltd.	Manufacture and distribute electricity	Bangkok	March 9, 2015	835.00		51.00
J.S.P. Ocean Co., Ltd.	Property development for sale	Bangkok	November 25, 2016	25.00		54.99
J.S.P. Chongtian Co., Ltd.	Property development for sale	Bangkok	November 25, 2016	25.00		54.99
Sena J Property 1 Co., Ltd.	Property development for sale	Bangkok	August 26, 2022	113.05		51.00
Sena J Property 4 Co., Ltd.	Property development for sale	Bangkok	August 26, 2022	60.60		51.00
Sena Metrobox Co., Ltd. (Formerly name “LEOSK Co., Ltd.”)	Leased Property development	Bangkok	November 7, 2022	10.00		50.00

2. As if the associated company was a subsidiary since the first day of investment.

3. This pro forma consolidated financial information has been prepared by the management of the company.

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Pro forma consolidated statement of financial position as at June 30, 2023

**ASSETS**

**CURRENT ASSETS**

Cash and cash equivalents	2,682,504,410
Trade and other current receivables	811,406,757
Current contract assets	14,949,304
Cost of acquiring a contract	138,005,816
Current portion of finance lease receivables	1,520,838
Current portion of loans to customers	45,800
Short - term loans	24,274,777
Inventories	27,223,543,616
Current tax assets	21,312,722
Other current financial assets	439,169,985

**Total current assets**

31,356,734,025

**NON - CURRENT ASSETS**

Investments in associates and joint ventures	-
Investments in subsidiaries	-
Deposits at financial institutions with commitment	794,527,830
Trade and other non - current receivables	167,630,319
Finance lease receivables	30,932,643
Finance loans receivables to customers	804,066
Investment property	3,566,267,212
Property, plant and equipment	2,718,758,593
Right of use assets	245,810,755
Goodwill	16,205,792
Other intangible assets	105,396,356
Deferred tax assets	188,016,874
Other non - current assets	2,605,094,077

**Total non - current assets**

10,439,444,517

**TOTAL ASSETS**

41,796,178,542



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**LIABILITIES AND SHAREHOLDERS' EQUITY**

**CURRENT LIABILITIES**

Bank overdrafts and short - term borrowings from financial institutions	4,558,983,555
Trade and other current payables	1,428,757,294
Current contract liabilities	457,093,452
Current portion of long - term borrowings	6,683,816,524
Current portion of liabilities under lease agreements	25,502,590
Short - term borrowings	764,309,527
Corporate income tax payable	62,230,207
Current provisions for employee benefits	100,000
Current provisions	248,184,601

**Total current liabilities**

14,228,977,750

**NON - CURRENT LIABILITIES**

Long - term borrowings	10,208,799,446
Lease liabilities	343,670,247
Trade and other non - current payables	183,759,251
Deferred tax liabilities	75,582,977
Non - current provisions for employees benefit	82,858,007
Other non - current provisions	29,279,931
Non - current financial liabilities	80,313,410
Other non - current liabilities	66,393,580

**Total non - current liabilities**

11,070,656,849

**TOTAL LIABILITIES**

25,299,634,599

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**SHAREHOLDERS' EQUITY**

Share capital	
Authorized share capital	
1,826,483,120 ordinary shares of Baht 1 each	1,826,483,120
Issued and paid - up share capital	
1,442,272,398 ordinary shares of Baht 1 each	1,442,272,398
Effect of business acquisition under common control	72,013,979
Share premium on ordinary shares	608,378,342
Retained earnings	
Appropriated	
Legal reserve	181,754,841
Share based payment	13,383,188
Unappropriated	6,009,839,979
Less Treasury stock	(7,077,325)
Other components of shareholders' equity	(331,579,251)
<b>Total shareholders' equity of parent</b>	<b>7,988,986,151</b>
Non - controlling interests	8,507,557,792
<b>Total shareholders' equity</b>	<b>16,496,543,943</b>
<b>TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY</b>	<b>41,796,178,542</b>

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Pro forma Statement of Comprehensive Income for the six - month period ended June 30, 2023

Revenue from sales	3,839,632,030
Revenue from rental and services	306,693,026
Revenue from solar business	280,377,254
<b>Total revenues</b>	<b>4,426,702,310</b>
Cost of sales	(2,546,147,918)
Cost of rental and services	(183,964,190)
Cost of solar business	(144,086,636)
<b>Total costs</b>	<b>(2,874,198,744)</b>
<b>Gross profit (loss)</b>	<b>1,552,503,566</b>
Profit (loss) from loss of control in subsidiaries	12,653,451
Other income	70,509,409
<b>Profit (loss) before expenses</b>	<b>1,635,666,426</b>
Cost of distribution	(384,985,912)
Administrative expenses	(422,855,909)
Other expenses	(8,677,475)
<b>Total expenses</b>	<b>(816,519,296)</b>
<b>Profit (loss) before finance costs and</b>	
<b>share of profit (loss) of associates and joint ventures</b>	<b>819,147,130</b>
Profit (loss) from measuring the fair value of the instrument	(21,877,284)
Finance revenue	25,441,773
Finance costs	(308,738,168)
<b>Profit (loss) before income tax expenses</b>	<b>513,973,451</b>
Tax income (expense)	(84,424,635)
<b>Profit (loss) for the period</b>	<b>429,548,816</b>

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

**“REVIEWED”**

**Other comprehensive income (expense)**

Items that will not be subsequently reclassified to profit or loss :

Profit (loss) from measuring new employee benefits 466,309

**Other comprehensive income (expense) for the period - net of tax**

466,309

**Total comprehensive income (expense) for the period**

430,015,125

**Profit (loss) attributable to :**

Owners of the parent 213,303,704

Non - controlling interests 216,245,112

**Profit (loss) for the period**

429,548,816

**Total comprehensive income (expense) attributable to :**

Owners of the parent 213,480,249

Non - controlling interests 216,534,876

**Total comprehensive income (expense) for the period**

430,015,125

**Basic earnings (loss) per share**

Basic earnings (loss) per share from continuing operations 0.1484

Weighted average number of ordinary shares (share) 1,437,749,478

**Diluted earnings (loss) per share**

Diluted earnings (loss) per share from continuing operations 0.1479

Weighted average number of ordinary shares (share) 1,442,045,462



SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

“UNAUDITED”

CONDENSED NOTES TO INTERIM FINANCIAL INFORMATION

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9. INVESTMENT IN SUBSIDIARIES

Detail of investments in subsidiaries to consist of :

Company's name	Separate financial statements									
	Paid - up capital (Baht)		Portion of investment (%)		Cost method (Baht)		Dividend for the six - month			
	As at June 30, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022	2023	2022		
S.N. Asset Development Co., Ltd.	122,000,000	122,000,000	99.65	99.65	121,573,000	121,573,000	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.	553,400,000	553,400,000	99.99	99.99	553,538,882	553,538,882	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 Solar Energy Co., Ltd.	426,000,000	426,000,000	99.99	99.99	426,314,549	426,233,333	38,699,818	35,999,831		
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.	378,105,000	378,105,000	99.99	99.99	378,104,700	378,104,700	-	-		
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	-	-		
Sena Management Co., Ltd.	-	2,000,000	-	99.97	-	2,997,326	-	160,051,970		
TK Navakij Co., Ltd.	20,000,000	20,000,000	99.99	99.99	20,139,363	20,112,246	-	-		
Sena Vanich Property Co., Ltd	150,040,000	150,040,000	99.99	99.99	150,039,700	150,039,700	-	-		
Sena Development H17 Co., Ltd.	-	1,000,000	-	99.97	-	999,700	-	-		

SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

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CONDENSED NOTES TO INTERIM FINANCIAL INFORMATION

“REVIEWED”

JUNE 30, 2023

Company's name	Separate financial statements						
	Paid - up capital (Baht)		Portion of investment (%)		Cost method (Baht)		Dividend for the six - month period ended June 30 (Baht)
	As at June 30, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022	
Sena Development H23 Co., Ltd.	1,000,000	1,000,000	99.97	99.97	999,700	999,700	-
Sena Landscape Architect Co., Ltd.	1,000,000	1,000,000	99.97	99.97	999,700	999,700	-
Sena Idea Co., Ltd.	11,000,000	11,000,000	99.99	99.99	10,999,700	10,999,700	-
Sena Metrobox Co., Ltd.	130,000,000	130,000,000	99.99	99.99	129,999,700	129,999,700	-
Ngern Sod Jaidee Co., Ltd.	60,000,000	60,000,000	98.99	98.99	59,481,050	59,440,375	-
Sen X Public Co., Ltd.	2,100,000,004	2,100,000,004	49.72	49.72	1,640,225,000	1,640,225,000	-
T&T Asset Management Co., Ltd.	28,000,000	28,000,000	99.97	99.97	27,991,600	27,991,600	-
Sena Management Service Co., Ltd.	4,420,000	4,420,000	99.99	99.99	3,639,043	1,660,483	140,000,665
The Service Residence Co., Ltd.	192,200,000	192,200,000	99.99	99.99	192,172,000	192,172,000	-
Sin Ban Mongkol Co., Ltd.	-	5,000,000	-	99.99	-	4,999,700	-
SNHP Co., Ltd.	1,000,000	-	99.98	-	999,800	-	-
Total investment in subsidiaries	5,681,172,504	5,688,172,504			5,143,822,387	5,149,691,745	196,051,801

**SENA DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**  
**CONDENSED NOTES TO INTERIM FINANCIAL INFORMATION**  
**JUNE 30, 2023**

**“UNAUDITED”**

**“REVIEWED”**

The movement transactions for the six - month period ended June 30, 2023 as follow :

	(Unit : Baht)
	Separate financial statements (Cost Method)
As at December 31, 2022	5,149,691,745
Additional investments	212,999,700
Share based payment	1,129,642
Sale of investments	(6,999,100)
Transfer in (out) from change in proportion (Note 8)	(212,999,600)
As at June 30, 2023	5,143,822,387

Changes in investments in subsidiaries for the six - month period ended June 30, 2023 are as follow:

**Notification of the establishment of a new subsidiary**

Company	Percentage of holding	payment date	Type of Business
Sena HHP 34 Co., Ltd. (Sena Development H34 Co., Ltd.)	99.97%	January 30, 2023	Property development for sale
Sena HHP 35 Co., Ltd. (Sena Development H35 Co., Ltd.)	99.98%	April 17, 2023	Property development for sale
SNHP Co., Ltd.	99.98%	June 15, 2023	Property development for sale

\* During the period, the Company changed its investment proportion. As a result, the said company was classified as investment in an associated company as of June 30, 2023.

**Investment purchase**

**SENA HHP 36 Company Limited (Formerly “Varat Land Co., Ltd.”)**

According to the resolution of the Executive Committee Meeting No. 8/2023 on April 3, 2023, approved the investment in ordinary shares of SENA HHP 36 Company Limited (Formerly “Varat Land Co., Ltd.”) in the amount of 2,099,998 shares or equivalent to 99.98 of the issued and paid-up shares of Sena HHP 36 Co., Ltd. at the price of 100 baht per share, total investment value of Baht 210.00 million, with the objective to develop the land of Petchkasem 48 Project, which is an expansion of investment in the real estate development business of the company Including to extend and support the Company's real estate development projects.

**Sale of investment (non - current assets classified as held for sale)**

**Victory Management Service Co., Ltd. and Acute Realty Co., Ltd.**

During the period, it was resolved to approve the termination of investment and ceasing to be a subsidiary of Victory Management Service Co., Ltd. and Acute Realty Co., Ltd. by Sena Development Public Company Limited and the existing shareholders of Victory Management Service Co., Ltd. and Acute Realty Co., Ltd. jointly considered together and concluded an agreement for SENA Development Public Company Limited to sell 100% of its shares to SENA J Property Public Company Limited. As of January 31, 2023.

**Sin Ban Mongkol Co., Ltd.**

During the period, it was resolved to approve the Company to sell ordinary shares of one subsidiary, Sin Ban Mongkhon Co., Ltd., in the amount of 49,997 shares of the issued and paid-up shares. The total investment value is Baht 5.00 million, with an agreement to pay each other in the amount of Baht 5.00 million and the company has completed trading on March 2, 2023.

**Sena Management Co., Ltd.,**

According to the resolution of the Executive Committee Meeting No.10/2023 on April 18, 2023, the resolution approved the sale of common shares of the subsidiary including Sena Management Co., Ltd., in the amount 19,994 shares and fully paid up shares, with a total investment amount of Baht 2.00 million. The company agreed to amount Baht 2.00 million to the other party and received the share payment on April 27, 2023.

**Share-based payment**

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



JUNE 30, 2023

**10. INVESTMENT PROPERTY**

The movement transactions for the six - month period ended June 30, 2023 as follows :

	(Unit : Baht)	
	Consolidated financial statements	Separate financial statements
Net book value as at December 31, 2022	1,688,851,829	498,771,938
Add Purchase	5,224	-
(Less) Depreciation for the period	(18,520,667)	(12,389,338)
Transfer in (out) - cost	41,837,615	(183,555)
Transfer in (out) - Accumulated depreciation	(5,217,465)	183,555
(Less) Amortization - cost	(59,385)	(59,385)
Add Amortization - Accumulated depreciation	48,672	48,672
Net book value as at June 30, 2023	1,706,945,823	486,371,887

As at June 30, 2023 and December 31, 2022, 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, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022
Land and buildings	541.45	537.42	-	-

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**11. PROPERTY, PLANT AND EQUIPMENT**

The movement transactions for the six - month period ended June 30, 2023 are as follows :

	(Unit : Baht)	
	Consolidated	Separate
	financial statements	financial statements
Net book value as at December 31, 2022	869,786,265	134,806,548
Add Purchase	9,964,482	4,486,985
Transfer in (out) - cost	(8,575,287)	-
(Less) Depreciation for the period	(26,372,136)	(12,711,904)
(Less) Amortization - Cost	(9,209,817)	(355,999)
Add Amortization - Accumulated depreciation	6,717,219	355,998
(Less) Decrease from change of investment - Cost	(428,803)	-
Add Decrease from change of investment - Accumulated depreciation	75,268	-
Net book value as at June 30, 2023	841,957,191	126,581,628

On July 15, 2016, the Company has entered into a lease agreement for office building and car park building with a non -related party for the period from January 1, 2017 to December 31, 2026 total rental fee of Baht 126.00 million. The total fee are classified as part 1. leasehold right of Baht 120.00 million, payment Baht 10.00 million at the agreement date and Baht 110.00 million at the date of lease registration within January 31, 2017, part 2. rental fee at Baht 50,000 per month commencing from January 2017. On May 31, 2017, the Company has extended of lease registration until December 31, 2017. Subsequently, on November 25, 2017. Extension of Registration period for leasehold rights is on March 31, 2018. The Company is currently in the process of registering the leasehold rights date is May 11, 2018.

As at June 30, 2023 and December 31, 2022, the Group has 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	As at December	As at June	As at December
	30, 2023	31, 2022	30, 2023	31, 2022
Land and building	59.83	59.83	25.00	25.00

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

The movement transactions for the six - month period ended June 30, 2023 are as follows :

	(Unit : Baht)	
	Consolidated	Separate
	financial statements	financial statements
Net book value as at December 31, 2022	269,590,909	232,272,042
Add Purchase	12,752,012	4,586,098
Transfer in (out) - cost	(32,406,119)	-
Transfer in (out) - Accumulated depreciation	5,401,020	-
(Less) Decrease from change of investments - Cost	(143,741)	-
Add Decrease from change of investments - Accumulated depreciation	105,410	-
(Less) Decrease from termination of the contract - Cost	(471,403)	(471,403)
Add Decrease from termination of the contract - Accumulated depreciation	294,627	294,627
(Less) Amortization - Cost	(11,436,685)	(9,080,603)
Add Amortization - Accumulated depreciation	11,436,685	9,080,603
(Less) Depreciation for the period	(18,030,093)	(13,058,520)
Net book value as at June 30, 2023	237,092,622	223,622,844

**13. OTHER INTANGIBLE ASSETS**

The movement transactions for the six - month period ended June 30, 2023 are as follows :

	(Unit : Baht)	
	Consolidated	Separate
	financial statements	financial statements
Net book value as at December 31, 2022	35,366,221	29,894,539
Add Purchase	17,939,116	229,947
(Less) Amortization for the period	(2,337,797)	(1,503,699)
Net book value as at June 30, 2023	50,967,540	28,620,787

JUNE 30, 2023

**14. OTHER NON - CURRENT ASSETS**

Other non - current assets of the company and its subsidiaries consist of land awaiting development

The movement transactions for the six - month period ended June 30, 2023 are as follows :

	(Unit :Baht)	
	Consolidated	Separate
	financial statements	financial statements
Net book value as at December 31, 2022	2,475,650,396	656,895,057
Add Purchase	200,000	-
Transfer In (Transfer Out) - Cost	85,651,693	85,651,701
Net book value as at June 30, 2023	2,561,502,089	742,546,758

As at June 30, 2023 and December 31, 2022, 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	As at December	As at June	As at December
	30, 2023	31, 2022	30, 2023	31, 2022
Land	1,727.58	1,410.98	552.26	558.53

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

As at June 30, 2023 and December 31, 2022 consist of ;

	(Unit : Baht)			
	Consolidated financial statements		Separate financial statements	
	As at June	As at December	As at June	As at December
	30, 2023	31, 2022	30, 2023	31, 2022
Promissory note	1,514,515,795	2,061,193,322	1,499,300,001	2,054,314,291
Bill of exchange	1,290,000,000	1,520,000,000	1,290,000,000	1,520,000,000
(Less) Discounted interest of bill of exchange	(10,389,715)	(11,422,985)	(10,389,715)	(11,422,985)
Total Bank overdraft and short - term borrowings from financial institutions	2,794,126,080	3,569,770,337	2,778,910,286	3,562,891,306



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As at June 30, 2023 and December 31, 2022, bank overdrafts and short - term borrowing from financial institutions of the Group are as follows :

	Consolidated financial statements			
	Promissory note		Bill of exchange	
	As at June	As at December	As at June	As at December
	30, 2023	31, 2022	30, 2023	31, 2022
Number of editions	12	13	17	23
Interest rate (%)	3.45-5.275	3.15 - 4.525	3.25-4.05	2.76 - 2.98
Due date	August 2023 to May 2024	January 2023 to November 2023	August 2023 to November 2023	March 2023 to June 2023
Amount (Million Baht)	1,514.52	2,061.19	1,279.61	1,508.58
Commitment	- Land and buildings of the Group	- Land and buildings of the Group	-	-
	- Pledge of subsidiary company's share certificate			
	Separate financial statements			
	Promissory note		Bill of exchange	
	As at June	As at December	As at June	As at December
	30, 2023	31, 2022	30, 2023	31, 2022
Number of editions	11	12	17	23
Interest rate (%)	3.45-5.275	3.15 - 4.525	3.25-4.05	2.76 - 2.98
Due date	August 2023 to May 2024	January 2023 to November 2023	August 2023 to November 2023	March 2023 to June 2023
Amount (Million Baht)	1,499.30	2,054.31	1,279.61	1,508.58
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		

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**“REVIEWED”**

The movement transactions for the six - month period ended June 30, 2023 are as follows :

	(Unit : Baht)	
	Consolidated	Separate
	financial statements	financial statements
As at December 31, 2022	3,581,193,323	3,574,314,291
Add Drawdown	2,350,225,624	2,310,000,000
(Less) Payment	(3,126,903,152)	(3,095,014,290)
Total	2,804,515,795	2,789,300,001
(Less) Interest discounting of bill of exchange	(10,389,715)	(10,389,715)
As at June 30, 2023	2,794,126,080	2,778,910,286

**16. LONG - TERM BORROWINGS**

As at June 30, 2023 and December 31, 2022 consist of ;

	(Unit : Baht)			
	Consolidated financial statements		Separate financial statements	
	As at June	As at December	As at June	As at December
	30, 2023	31, 2022	30, 2023	31, 2022
Long - term borrowings				
Borrowings from financial institutions	2,825,728,368	1,655,758,623	1,935,827,313	793,959,930
Debentures	7,082,400,000	6,882,400,000	7,082,400,000	6,882,400,000
Total long - term borrowings	9,908,128,368	8,538,158,623	9,018,227,313	7,676,359,930
(Less) Current portion of long - term				
within one year				
Borrowings from financial institutions	(1,343,305,669)	(813,070,627)	(658,866,688)	(524,798,190)
Debentures	(1,882,400,000)	(1,800,000,000)	(1,882,400,000)	(1,800,000,000)
Total current portion of long - term				
within one year	(3,225,705,669)	(2,613,070,627)	(2,541,266,688)	(2,324,798,190)
(Less) Deferred loan fee	(26,311,628)	(20,650,483)	(26,311,628)	(20,650,484)
Long - term borrowings net	6,656,111,071	5,904,437,513	6,450,648,997	5,330,911,256

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BORROWING FROM FINANCIAL INSTITUTIONS

The movement transactions for the six - month period ended June 30, 2023 are as follows :

	(Unit : Baht)	
	Consolidated	Separate
	financial statements	financial statements
As at December 31, 2022	1,655,758,623	793,959,930
Add Drawdown	1,478,720,268	1,176,378,813
(Less) Payment	(308,750,523)	(34,511,430)
As at June 30, 2023	2,825,728,368	1,935,827,313

As at June 30, 2023, 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.

DEBENTURES

As at June 30, 2023 and December 31, 2022, the Company has details of the debentures as follows :

						(Unit : Million Baht)	
						Consolidated / Separate	
						financial statements	
						As at June	As at December
Debentures	Term	Issue Date	Maturity date	Interest	Interest	30, 2023	31, 2022
				(% p.a.)	payment due		
						Par value per unit	
1/2019	3 years 7 months	July 25, 2019	February 25, 2023	4.40	Every 3 months	-	1,800
1/2020	4 years	February 6, 2020	February 6, 2024	4.50	Every 3 months	734	734
2/2020	3 years 4 months	October 6, 2020	February 6, 2024	4.50	Every 3 months	1,110	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	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	-
Total debentures						7,082	6,882
(Less) Current portion within one year						(1,882)	(1,800)
Debentures - net						5,200	5,082

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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, aval 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, 2023 are as follows :

	(Unit : Baht)
	Consolidated / Separate financial statements
As at December 31, 2022	6,882,400,000
Add Increase from the issuance of debentures	2,000,000,000
(Less) Repayment	(1,800,000,000)
As at June 30, 2023	7,082,400,000

## 17. LEASE LIABILITIES

The movement transactions for the six - month period ended June 30, 2023 are as follows :

	(Unit : Baht)	
	Consolidated financial statements	Separate financial statements
As at December 31, 2022	350,276,818	312,375,911
Add Increase for the period	12,752,012	4,586,098
(Less) Payment	(1,328,184)	(65,819)
(Less) Decrease from the change of investments	(29,175)	-
(Less) Decrease from termination of lease	(1,027,273)	(170,000)
As at June 30, 2023	360,644,198	316,726,190
(Less) Due within one year	(20,166,553)	(7,489,208)
Total lease liabilities	340,477,645	309,236,982



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**18. NON - CURRENT FINANCIAL LIABILITIES**

As at June 30, 2023 and December 31, 2022 consist of ;

	(Unit : Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	As at June 30, 2023	As at December 31, 2022	As at June 30, 2023	As at December 31, 2022
<b>Derivative liabilities</b>				
Interest rate swap contract	80,284,672	58,407,387	80,284,672	58,407,387
<b>Total non - current financial liabilities</b>	<b>80,284,672</b>	<b>58,407,387</b>	<b>80,284,672</b>	<b>58,407,387</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.

**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, 2023 are as follows:

			(Unit : Million Baht)
			Consolidated /
			Separate financial
			statements
			Principal amount
Contract no.	Interest rate under swap (% per annum)	Interest rates paid swap contracts	As at June 30, 2023
IRS134725TR	4.50%	Floating rate THB-THOR-COMPOUND +3.91% per annum	1,800
IRS144084TR	4.50%	Floating rate THB-THOR-COMPOUND +3.91% per annum	1,800
IRS104996342	4.40%	Floating rate THB-THOR-COMPOUND 3 months +3.49% per annum	600
3580635	4.40%	Floating rate THB-THOR-COMPOUND 3 months +3.54% per annum	600
IRS106996106	4.45%	Floating rate THB-THOR-COMPOUND 6 months +3.55% per annum	100
IRS137748TR	4.60%	Floating rate THB-THOR-COMPOUND +3.68% per annum	500
IRS143364TR	4.50%	Floating rate THB-THOR-COMPOUND +3.39% per annum	500

## 19. SHARE CAPITAL AND DIVIDEND PAYMENTS

### 19.1 Share capital

The movement transactions for the six - month period ended June 30, 2023 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, 2022	1,817,548,405	1.00	1,817,548,405
Increase authorized share capital	11,150,000	1.00	11,150,000
(Decrease) authorized share capital	(2,215,285)	1.00	(2,215,285)
As at June 30, 2023	1,826,483,120		1,826,483,120
<u>Issue and paid - up capital</u>			
As at December 31, 2022	1,442,030,968	1.00	1,442,030,968
Increase authorized share capital (Note 20 (B))	241,430	1.00	241,430
As at June 30, 2023	1,442,272,398		1,442,272,398

According to the Annual General Meeting of Shareholders for the Year 2023 on April 27, 2023, there were important resolutions as follows:

#### Decrease of registered capital

Approved the decrease of Company's registered capital by 2,215,285 Baht from the existing registered capital by 1,817,548,405 Baht to be 1,815,333,120 Baht. Divided into 1,815,333,120 ordinary shares with a par value of Baht 1 per share, By reducing of registered ordinary shares that the company has not yet issued, which is left over from the offering of warrants to purchase the Company's ordinary shares Issued to the Management and Employees of the Company and / or its subsidiaries No.5 (SENA-WE) in the amount 1,073,234 ordinary shares No. 7 (SENA-WG) in the amount of 797,450 shares and the No.11 (SENA-WK) in the amount of 344,601 shares, totaling 2,215,285 shares, at the par value of 1 baht per share and amending Clause 4 of the Memorandum of Association to reflect the reduction of the Company's registered capital.

#### Increase of registered capital

Approved the increase of Company's registered capital by 11,150,000 Baht from the existing registered capital by 1,815,333,120 Baht to be 1,826,483,120 Baht. The Company has issued 11,150,000 new ordinary shares with a par value of Baht 1 per share, increased capital to accommodate the exercise of warrants to purchase the Company's ordinary shares Issued to the Management and Employees of the Company and / or its subsidiaries No.14 (SENA-WN) and No. 15 (SENA-WO), and amendment of Clause 4 of Memorandum of Association to be in line with the increase of registered capital.

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**19.2 Dividend Payments**

Dividends paid for the six - month period ended June, 2023 and 2022, are as follows :

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
	Extra	March	Retained earnings as				March
Sena Management Service Co., Ltd.	1/2022	28, 2023	at December 31, 2022	2,262.560000	2	4,525	31, 2023
	Year	April	Profits of BOI				May
Sena Development Public Co., Ltd.	2023	27, 2023	promoted companies	0.009309	1,442,261,788	13,426,015	25, 2023
	Year	April	Profits of BOI non -				May
Sena Development Public Co., Ltd.	2023	27, 2023	promoted companies	0.069059	1,442,261,788	99,601,158	25, 2023
	Year	May	Retained earnings as				May
Sena Solar Energy Co., Ltd.	2023	12, 2023	at March 31, 2023	90.850000	2	182	19, 2023
	Extra	June	Retained earnings as				June
S.N. Asset Development Co., Ltd.	1/2023	8, 2023	at March 31, 2023	114.754000	427	49,000	9, 2023
	Extra	June	Retained earnings as				June
Property Gateway Co., Ltd.	1/2023	8, 2023	at March 31, 2023	38.127900	10	381	9, 2023
	Extra	June	Retained earnings as				June
Sena Management Service Co., Ltd.	2/2023	29, 2023	at March 31, 2023	905.020000	2	1,810	30, 2023
					Total	113,083,071	

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Consolidated financial statements							
For the six - month period ended June 30, 2022							
The Company's name	No	Date.	Derived from	Rate (Baht per share)	Amount of shares	Amount (Baht)	Paid date
	Year	April	Profits of BOI				May
Sena Development Public Co., Ltd.	2022	26, 2022	promoted companies	0.020728	1,437,695,450	29,800,552	25, 2022
	Year	April	Profits of BOI non -				May
Sena Development Public Co., Ltd.	2022	26, 2022	promoted companies	0.190749	1,437,695,450	274,238,972	25, 2022
	Extra	May	Retained earnings as				May
Sena Management Co., Ltd.	1/2022	27, 2022	at March 31, 2022	8,005.000000	6	48,030	31, 2022
	Year	May	Retained earnings as				June
Sena Solar Energy Co., Ltd.	2022	31, 2022	at April 30, 2022	84.510000	2	169	17, 2022
					Total	304,087,723	

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
	Year	April	Profits of BOI				May
Sena Development Public Co., Ltd.	2023	27, 2023	promoted companies	0.009309	1,442,261,788	13,426,015	25, 2023
	Year	April	Profits of BOI non -				May
Sena Development Public Co., Ltd.	2023	27, 2023	promoted companies	0.069059	1,442,261,788	99,601,158	25, 2023
					Total	113,027,173	

Separate financial statements							
For the six - month period ended June 30, 2022							
The Company's name	No	Date	Derived from	Rate (Baht per share)	Amount of shares	Amount (Baht)	Paid date
	Year	April	Profits of BOI				May
Sena Development Public Co., Ltd.	2022	26, 2022	promoted companies	0.020728	1,437,695,450	29,800,552	25, 2022
	Year	April	Profits of BOI non -				May
Sena Development Public Co., Ltd.	2022	26, 2022	promoted companies	0.190749	1,437,695,450	274,238,972	25, 2022
					Total	304,039,524	



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**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	5.00 Baht 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, 2023, there are 359,422,552 warrants issued to shareholders.

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According to the Annual General Meeting of Shareholders for the Year 2023 on April 27, 2023, Resolved to approve Resolved to approve the issuance and allocation of warrants to purchase ordinary shares of the Company Issued to the Management and Employees of the Company and / or its subsidiaries No.14 (SENA-WN) the quantity shall not exceed 8,650,000 units and NO.15 (SENA-WO) the quantity shall not exceed 2,500,000 units free of charge.

## (B) Share-based payment

Share-based payments consist of :

	(Unit : Baht)	
	Consolidated financial statements	Separate financial statements
Employee Stock Option Program - Warrant	11,944,660	11,944,660
Employee Joint Investment Program	1,438,528	960,454
Total share-based payment	13,383,188	12,905,114

## B.1 Employee Stock Option Program - Warrant. The detail are as follows :

Project	Contact period (year)	Exercised date	Expiration date	Number of Right issued (unit)	Exercised date Ratio per 1 unit Warrant	Exercised price (baht/share)	Remaining unit quantity
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, 2023 are as follows :

	Consolidated / Separate financial statements	
	Unit	Baht
As at December 31, 2022	20,135,000	10,553,216
Add Warrants during the period	11,150,000	1,591,798
(Less) Warrants exercised	(241,100)	(200,354)
As at June 30, 2023	31,043,900	11,944,660

#### Warrants exercised

During for the six - month period ended June 30, 2023, the Company issued and allocated warrants. The details are as follows :

Consolidated / Separate financial statements						
for the six - month period ended June 30, 2023						
Warrants	Exercised date	Exercised (Unit)	Share conversion rate	Ordinary shares (Share)	Ordinary shares (Baht)	Date of Register
SENA-WI	December 30, 2022	208,600	1.002	208,930	208,930	January 9, 2023
SENA-WM	January 31, 2023	32,500	1.000	32,500	32,500	February 7, 2023
	Total	241,100		Total	241,430	

#### B.2 The Employee Joint Investment Program (EJIP) are as follow:

The Company eligible under EJIP

The Period of EJIP From 1 April 2023 to 31 March 2028, 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 The Company will make deduction from the payroll of eligible employees who voluntarily join the EJIP, at the rate not over 2% of the salary of each month.  
The Company will contribute 98% of the amount contributed by EJIP participants on a monthly basis.

EJIP buying schedule Monthly basis.

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

During the period 2023, the Group contributed Baht 1.09 million to the program (the Company only: Baht 0.73 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 1,470.60 shares, Baht 4.95 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 periods ended June 30, 2023 and 2022, 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	
	2023	2022	2023	2022
Net profit (loss) for the period (Baht)	127,024,109	303,135,092	213,303,704	639,479,057
Weighted average number of ordinary shares (Share)	1,442,272,398	1,437,913,613	1,442,256,520	1,437,749,478
Basic earnings (loss) per share (Baht per share)	0.0881	0.2108	0.1479	0.4448
	Separate financial statements			
	For the three - month period		For the six - month period	
	ended June 30		ended June 30	
	2023	2022	2023	2022
Net profit (loss) for the period (Baht)	128,216,655	285,755,639	359,870,976	343,726,887
Weighted average number of ordinary shares (Share)	1,442,272,398	1,437,913,613	1,442,256,520	1,437,749,478
Basic earnings (loss) per share (Baht per share)	0.0889	0.1987	0.2495	0.2391



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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 periods ended June 30, 2023 and 2022 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	
	2023	2022	2023	2022
Net profit (loss) for the period (Baht)	127,024,109	303,135,092	213,303,704	639,479,057
Weighted average number of ordinary shares (Share)	1,442,272,398	1,441,072,842	1,442,322,848	1,442,045,462
Diluted earnings (loss) per share (Baht per share)	0.0881	0.2104	0.1479	0.4435
	Separate financial statements			
	For the three - month period		For the six - month period	
	ended June 30		ended June 30	
	2023	2022	2023	2022
Net profit (loss) for the period (Baht)	128,216,655	285,755,639	359,870,976	343,726,887
Weighted average number of ordinary shares (Share)	1,442,272,398	1,441,072,842	1,442,322,848	1,442,045,462
Diluted earnings (loss) per share (Baht per share)	0.0889	0.1983	0.2495	0.2384

The Company has not calculated diluted earnings (loss) per share for the year since 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						Solar group		Rent and services		Eliminate segment		Total	
	High rise		Low rise											
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
Revenue from sales and services	265.78	198.20	258.15	310.57	66.40	5.67	395.66	554.76	(63.93)	(102.97)	922.06	966.23		
Cost of sales and services	(173.62)	(136.77)	(173.34)	(212.63)	(57.52)	(4.21)	(266.41)	(194.83)	66.46	31.66	(604.43)	(516.78)		
Gross profit	92.16	61.43	84.81	97.94	8.88	1.46	129.25	359.93	2.53	(71.31)	317.63	449.45		
Net profit											147.98	247.84		
Timing of revenue recognition														
Point in time	265.78	198.20	258.15	310.57	64.59	3.95	6.91	11.18	(1.04)	-	594.39	523.90		
Over time	-	-	-	-	1.81	1.72	388.75	543.58	(62.89)	(102.97)	327.67	442.33		
Total income	265.78	198.20	258.15	310.57	66.40	5.67	395.66	554.76	(63.93)	(102.97)	922.06	966.23		

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(Unit : Million Baht)

Consolidated financial statements														
For the six - month period ended June 30														
	Property development						Solar group		Rent and services		Eliminate segment		Total	
	High rise		Low rise											
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
Revenue from sales and services	571.35	358.16	539.51	542.96	81.63	12.32	775.85	673.88			(157.48)	(116.69)	1,810.86	1,470.63
Cost of sales and services	(364.80)	(225.64)	(365.63)	(359.87)	(67.03)	(9.25)	(480.04)	(274.59)			122.74	49.21	(1,154.76)	(820.14)
Gross profit	206.55	132.52	173.88	183.09	14.60	3.07	295.81	399.29			(34.74)	(67.48)	656.10	650.49
Net profit													238.86	615.93
Timing of revenue recognition														
Point in time	571.35	358.16	539.51	542.96	78.10	9.02	14.26	20.02			(4.27)	(4.97)	1,198.95	925.19
Over time	-	-	-	-	3.53	3.30	761.59	653.86			(153.21)	(111.72)	611.91	545.44
Total income	571.35	358.16	539.51	542.96	81.63	12.32	775.85	673.88			(157.48)	(116.69)	1,810.86	1,470.63

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(Unit : Million Baht)

	Separate financial statements						
	For the three - month period ended June 30						
	Property development				Rent and services		Total
	High rise		Low rise		2023	2022	
	2023	2022	2023	2022			
Revenue from sales and services	168.21	156.69	126.04	193.02	19.77	17.89	314.02
Cost of sales and services	(104.61)	(107.32)	(80.59)	(120.31)	(10.45)	(8.60)	(195.65)
Gross profit	63.60	49.37	45.45	72.71	9.32	9.29	118.37
Net profit							128.22
							285.76
<b>Timing of revenue recognition</b>							
Point in time	168.21	156.69	126.04	193.02	-	-	294.25
Over time	-	-	-	-	19.77	17.89	19.77
Total income	168.21	156.69	126.04	193.02	19.77	17.89	314.02
							367.60



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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		2023	2022	2023	2022
	2023	2022	2023	2022	2023	2022	2022
Revenue from sales and services	405.76	309.23	271.07	372.73	38.39	34.75	715.22
Cost of sales and services	(248.15)	(211.92)	(177.85)	(237.47)	(20.26)	(16.53)	(465.92)
Gross profit	157.61	97.31	93.22	135.26	18.13	18.22	250.79
Net profit						359.87	343.73
<b>Timing of revenue recognition</b>							
Point in time	405.76	309.23	271.07	372.73	-	-	681.96
Over time	-	-	-	-	38.39	34.75	34.75
Total income	405.76	309.23	271.07	372.73	38.39	34.75	715.22
							716.71

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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, Current portion of 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, Current portion of long - term borrowings, Current portion of liabilities under lease agreements, 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, 2023 and December 31, 2022, 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, 2023				
	Carrying	Fair Value			
	amount	Level 1	Level 2	Level 3	Total
<u>Financial assets</u>					
Financial assets measured at fair value through profit or loss					
- Other current financial assets (Note 7)	2,934,823	-	2,934,823	-	2,934,823
Total financial assets	2,934,823	-	2,934,823	-	2,934,823
<u>Financial liabilities</u>					
Financial liabilities measured at fair value through profit or loss					
- Other non - current financial liabilities. (Note 18)	80,284,672	-	80,284,672	-	80,284,672
Total financial liabilities	80,284,672	-	80,284,672	-	80,284,672

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(Unit : Baht)

Consolidated financial statements as at December 31, 2022					
	Carrying	Fair Value			
	amount	Level 1	Level 2	Level 3	Total
<u>Financial assets</u>					
Financial assets measured at fair value through profit or loss					
- Other current financial assets (Note 7)	2,980,208	-	2,980,208	-	2,980,208
Total financial assets	2,980,208	-	2,980,208	-	2,980,208
<u>Financial liabilities</u>					
Financial liabilities measured at fair value through profit or loss					
- Other non - current financial liabilities. (Note 18)	58,407,387	-	58,407,387	-	58,407,387
Total financial liabilities	58,407,387	-	58,407,387	-	58,407,387

(Unit : Baht)

Separate financial statements as at June 30, 2023					
	Carrying amount	Fair Value			
		Level 1	Level 2	Level 3	Total
<u>Financial assets</u>					
Financial assets measured at fair value through profit or loss					
- Other current financial assets (Note 7)	18,557,500	18,557,500	-	-	18,557,500
Total financial assets	18,557,500	18,557,500	-	-	18,557,500
<u>Financial liabilities</u>					
Financial liabilities measured at fair value through profit or loss					
- Other non - current financial liabilities. (Note 18)	80,284,672	-	80,284,672	-	80,284,672
Total financial liabilities	80,284,672	-	80,284,672	-	80,284,672

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(Unit : Baht)

Separate financial statements as at December 31, 2022					
	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)	40,826,500	40,826,500	-	-	40,826,500
Total financial assets	40,826,500	40,826,500	-	-	40,826,500
<u>Financial liabilities</u>					
Financial liabilities measured at fair value through profit or loss					
- Other non - current financial liabilities. (Note 18)	58,407,387	-	58,407,387	-	58,407,387
Total financial liabilities	58,407,387	-	58,407,387	-	58,407,387

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 and based on the closing price of the Stock Exchange of Thailand as of the reporting date as of 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, 2023 and December 31, 2022, 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 described in Note 25.



## 27. CONTINGENT LIABILITIES COMMITMENTS

As at June 30, 2023, the Group had contingent liabilities and commitments with financial institutions as follows :

### 27.1 Contractors commitments and other commitments

As at June 30, 2023, 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 255.80 million and Baht 496.61 million, respectively.
- 27.1.2 A subsidiary has entered into memorandum of understanding with three 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 A subsidiary have a condominium management and management contract including 9 copies for a period of 1 - 2 years.
- 27.1.6 Subsidiaries have commitments from project management contracts with related party. 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 313.76 million and Baht 533.13 million, respectively, which are guaranteed by bank accounts of the Group and land of the project.

### **27.3 Related parties bank guarantees**

As at June 30, 2023, the Company and its subsidiaries had related parties 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 700.00 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 8,490.26 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 20.00% 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.

**SEN X Public Co., Ltd. (Formerly name “SENA J PROPERTY PUBLIC CO., LTD.”)**

As at June 30, 2023 Sen X and its subsidiaries have contingent liabilities as a result of being sued by other companies and individuals in various cases due to default of contract and others totaling Baht 46.06 million and Baht 44.01 million, respectively. Presently, the cases are being considered by court. However, the subsidiaries have set aside provision of Baht 7.01 million in Consolidated financial statement and separate financial statements that may arise as a result of these cases, based on the opinion of their management.

**Property Gateway Co., Ltd.**

In December 2020, Property Gateway Co., Ltd. has contingent liabilities arising from being sued by individuals in various lawsuits from wrongdoing, contract and demanded damages in the amount of Baht 11.04 million.

On December 27, 2022, the Court of First Instance ordered the Company to pay Baht 7.84 million. The company filed an appeal to the Appeal Court. The Company's management and legal counsel believed that the Company did not breach the contract and therefore was not liable for such damages. For this reason, the Company does not set aside provisions for contingent liabilities in its accounts.

**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, 2023, in the consolidated financial information and separate financial information debt-to-equity ratio is 1.40 : 1 and is 1.57 : 1, respectively.

**29. SUBSEQUENT EVENT**

**Investment purchase**

**Sena Metrobox Co., Ltd. (Formerly name “LEOSK Co., Ltd.”)**

According to the resolution of the Executive Committee Meeting No. 18/2023 on July 3, 2023, approved the investment in ordinary shares of Sena Metrobox Co., Ltd. in the amount of 50,000 shares or equivalent to 50.00 percent of the issued and paid-up shares of Sena Metrobox Co., Ltd. at the price of 100 baht per share, total investment value of Baht 5.00 million, payable within July 6, 2023.

According to the resolution of the Executive Committee Meeting No. 18/2023 on July 3, 2023, approved the investment in ordinary shares of Sena Metrobox Co., Ltd. in the amount of 49,997 shares or equivalent to 49.99 percent of the issued and paid-up shares of Sena Metrobox Co., Ltd. at the price of 100 baht per share, total investment value of Baht 4.99 million, payable within July 31, 2023.



JUNE 30, 2023

**Sena Shizen Solar Energy Co., Ltd.**

According to the resolution of the Extraordinary General Meeting No.2/2023 of Sena Solar Energy Co., Ltd. on July 3, 2023, has resolved to approve the Company's investment in the ordinary shares in Sena Shizen Solar Energy Co., Ltd. in aggregate of 5,998 shares at the par value of 100 baht per share. The initial payment is 25 baht per share, totaling Baht 0.15 million. The subsidiaries has paid the full amount of shares on August 9, 2023. The objective is to invest in PPA business to expand the business.

**Capital increase****Sena Green Automotive Co., Ltd. (Formerly name “Sena Green Energy 16 Co., Ltd.”)**

According to the resolution of the Extraordinary General Meeting No. 1/2023 of Sena Green Automotive Co., Ltd. on August 8, 2023 approved to increase the Company's registered capital by another Baht 4.00 million from the original registered capital of Baht 1.00 million to Baht 5.00 million by issuing 40,000 new ordinary shares at the par value of 100 baht per share and the subsidiaries had already paid for the shares in the amount of Baht 0.25 million on the August 15, 2023.

**Payment of shares****Charoen Nakhon land Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 7/2023 of Charoen Nakhon land Co., Ltd. on July 27, 2023, it was resolved to approve the additional payment of shares in the amount of Baht 27.30 million on the date August 21, 2023.

**Sena Hankyu 3 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 7/2023 of Sena Hankyu 3 Co., Ltd. on July 27, 2023, it was resolved to approve the additional payment of shares in the amount of Baht 66.56 million on the date August 21, 2023.

**Sena HHP 19 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 7/2023 of Sena HHP 19 Co., Ltd. on July 27, 2023, it was resolved to approve the additional payment of shares in the amount of Baht 26.45 million on the date August 21, 2023.

**Sena HHP 34 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 4/2023 of Sena HHP 34 Co., Ltd. on July 27, 2023, it was resolved to approve the additional payment of shares in the amount of Baht 19.23 million on the date August 21, 2023.

**Sena Development H27 Co., Ltd.**

According to the resolution of the Executive Committee Meeting No. 7/2023 of Sena Development H27 Co., Ltd. on July 27, 2023, it was resolved to approve the additional payment of shares in the amount of Baht 32.44 million on the date August 21, 2023.



**Decrease of registered capital**

**Property Gateway Co., Ltd.**

According to the resolution of the Extraordinary General Meeting of Shareholders No. 2/2023 of Property Gateway Co., Ltd. on July 7, 2023, it was resolved to reduce the registered capital of the company by Baht 260.00 million from Baht 553.40 million, remaining Baht 293.40 million (293,400 shares, par value 1,000 baht per share).

**TK Nawakij Co., Ltd.**

According to the resolution of the Extraordinary General Meeting of Shareholders No. 2/2023 of TK Nawakij Co., Ltd. on July 6, 2023, it was resolved to reduce the registered capital of the company by Baht 15.00 million from Baht 20.00 million, remaining Baht 5.00 million (5,000 shares, par value 1,000 baht per share).

**The Service Residence Co., Ltd**

According to the resolution of the Extraordinary General Meeting of Shareholders No. 1/2023 of The Service Residence Co., Ltd. on July 7, 2023, it was resolved to reduce the registered capital of the company by Baht 57.00 million from Baht 192.20 million, remaining Baht 135.20 million (135,200 shares, par value 1,000 baht per share).

**T&T Asset Management Co., Ltd.**

According to the resolution of the Extraordinary General Meeting of Shareholders No. 1/2023 of T&T Asset Management Co., Ltd. on July 7, 2023, it was resolved to reduce the registered capital of the company by Baht 72.00 million from Baht 100.00 million, remaining Baht 28.00 million (280,000 shares, par value 100 baht per share).

**Omit the interim dividend payment**

According to the resolution of the Board of Directors Meeting No. 3/2023 held on August 15, 2023, it was resolved to omit the interim dividend payment from operating period from January 1, 2023 to June 30, 2023.

**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 15, 2023.