



Ref No. IR.2023.028

December 22, 2023

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

To: The President
The Stock Exchange of Thailand

According to Sena Development Public Company Limited (“**The Company**”) provided financial assistance to SEN X Public Company Limited (“**SENX**”) (Former name Sena J Property Public Company Limited), which is the company which holds 49.72%. The company gave a loan to SENX No.3 in the amount of 240,000,000 Baht and No.4 in amount of 230,000,000 baht. The total loan amount of 470,000,000 baht and extended the loan payment was due on December 31, 2023.

Currently, SENX still has to maintain financial liquidity and working capital for business operation, SENX would like to extend the loan period by the Executive Committee Meeting No. 29/2023 dated December 22, 2023 has resolved provide financial assistance by extending the loan term with details of the transaction as follows:

1. Date of transaction

Extend the loan term from SENA No.3 in the amount of 240,000,000 baht on January 1,2024

Extend the loan term from SENA No.4 in the amount of 230,000,000 baht on January 1,2024

Total 470,000,000 baht

2. Parties involved

- Lender The Company
- Borrower SEN X Public Company Limited
(Former name SENA J Property Public Company Limited)
- Relationship The Company is a major shareholder of SENX,
holding a major share of 49.72%

3. General Explanation regarding Nature of the Connected Transaction

- Introduction of SENX

<u>Company's Name</u>	SEN X Public Company Limited
<u>Former name</u>	SENA J Property Public Company Limited
<u>Company establishment date</u>	November 19, 2014 Details of the connected
<u>Directors</u>	1. Mr. Woramit Krutto Chairman Of The Board Of Director 2. Mrs. Kannigar Kavisuth Independent Director 3. Mr. Tiravutti Jirachaisri Independent Director 4. Mr. Rapee Moungnont Independent Director 5. Ms. Kessara Thanyalakpark Director

SENA Development Public Company Limited

448 Thanyalakpark Building Ratchadapisek Road, Khwaeng Samsen Nok, Khet Huai Khwang, Bangkok 10310 Tel. 02-541-4642 Fax 02-938-9873

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DEVELOPMENT

- 6. Mrs. Wannipa Wuthiwatana Director
- 7. Mrs. Suphin Mechuchep Director

<u>Registered capital</u>	2,625,000,000.00 baht
<u>Paid-up capital</u>	2,100,000,003.50 baht
<u>Nature of business</u>	low-rise real estate development
<u>Major shareholders</u>	<ul style="list-style-type: none"> 1. Sena Development Public Company Limited: 49.72% 2. Mrs. Nidda Juratsakcharoen : 10.21% 3. Mrs. Sutida Upatham 4.41% 4. Mrs. Kaewalin Kamolsuwan : 2.76%

Information as of March 17, 2023

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

Persons connected to the Company None

- Type of the Transaction Providing financial assistance
- Credit facility
 - Extend the loan term from SENA No. 3 amount 240,000,000 Baht
 - Extend the loan term from SENA No. 4 amount 230,000,000 Baht
 - Total the loan 470,000,000 baht
- Interest Rate 5.70% per year
- Receiving repayment of principal and interest payment Principal repayment at the end of the credit line and interest is paid at the end of each month
- Lending Period
 - Extend the loan term from SENA No. 3 amount 240,000,000 Baht
 - Extend the loan term from SENA No. 4 amount 230,000,000 Baht
 - Total the loan 470,000,000 baht
- January 1, 2024 – June 30, 2024 (182 days)
- Objectives For SENX to maintain financial liquidity and have working capital
- Securities as collateral None
- Other borrowing terms None
- Conditions that may affect the rights of shareholders None This financial assistance Does not significantly affect the rights of the shareholders of the Company.

4. Source of funds utilization

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

SENA Development Public Company Limited



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

Total Value of Transaction No.3 and No.4 483,358,301 baht

(Calculated from principal of 470,000,000 baht plus interest of 182 days)

Size of Transaction

Transaction size equal to 6.16% of net tangible assets (NTA) (NTA ended September 30, 2023, equivalent to 7,845,634,873 baht)

Therefore, when considering the criteria for providing financial assistance to other according to all 4 items above have a transaction size equal to 6.16% and include transactions that occurred during the 6 months prior to entering the transaction the above list the transaction the size as 9.17% of net tangible assets (NTA), which is more than 3% of tangible assets (NTA), which is a significant financial assistance. The Company therefore has a duty to disclose information to the Stock Exchange of Thailand. According to the announcement of the regulations of the Stock Exchange of Thailand No. BorJor./Por. 11-00 on rules, conditions and procedures on disclosure of information and any operations of listed companies B.E. 2560.

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

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

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

Please be informed accordingly.

Yours Faithfully,

(Mrs. Weraporn Chaisiriyasavat)

Deputy Managing Director and Secretary of the Company

The Compliance division,
Tel 02-541-4642 Ext. 10407

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