

No. SENX 004/2023

June 28, 2023

Subject: Notification of the Connected Transaction regarding the receipt of financial assistance
(Extend the loan term)

To: President, The Stock Exchange of Thailand

According to SEN X Company Limited ("**the Company**") (Former name: SENA J Property Public Company Limited)) would like to notify the resolutions of the Board of Directors Meeting No.8/2022 held on November 11, 2022, it was resolved to approve the Company to receive financial assistance by extending the loan period for the No.4 in amount of 230,000,000 baht due for loan pay on June 28, 2023 from SENA Development Public Company Limited ("**SENA**") which is a connected person and is a major shareholder of the Company

Therefore, the company has extended the loan term. The approval details for the extension of the loan term are as follows:

1. **Date of transaction**

Extend the loan from SENA, No.4 in the amount of 230,000,000 baht on June 29, 2023

2. **Parties involved**

- Borrower The Company
- Lender SENA Development Public Company Limited
- Relationship SENA is a major shareholder of SENX, holding a major share of 49.72%

3. **General Explanation regarding Nature of the Connected Transaction**

- Type of the Transaction Connected Transaction Re: the receipt of Financial Assistance
- Credit facility
Extend the loan from SENA, No.4 in the amount of 230,000,000 baht
- Interest Rate 5.04% per year
- Schedule of principal repayment and interest payment Principal repayment is at the end of validity period and interest is paid at the end of each month

- Lending Period

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

On June 29, 2023 – December 31, 2023 (186 days)

- Objectives To maintain liquidity and working capital the Company

- Securities as collateral None

- Other borrowing terms None

- Conditions that may affect the rights of shareholders

None, there is no financial assistance this time. significant impact on the rights of the shareholders of the Company in any way because the Company Does not provide any collateral to the lender and has no restrictions on dividend payments.

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

Total Value of Transaction No.4 5,907,156 baht

The calculation details = Maximum loan amount x highest interest rate x Maximum loan term
 = 230,000,000 x 5.04% x 186/365
 = 5,907,156 bath

Size of Transaction 0.17 % of the net tangible assets (NTA) calculated from the consolidated financial statements of the Company as of March 31, 2023 as follows:

$$= \frac{\text{Transaction Value}}{\text{Net Tangible Asset Value}} \times 100$$

$$= \frac{5,907,156}{3,578,212,941} \times 100$$

$$= 0.17\%$$

Note: NTA Company = Total Assets - Liabilities – Intangible Assets - License Assets - deferred income assets

Entering into such transactions It is considered a connected transaction in the category of receiving financial assistance type 5 Connected Transaction (Financial Assistance Transaction) since it is a transaction with a major shareholder of the Company who holds more than 10 percent of the total voting shares of the Company. According to the Notification of the Capital Market Supervisory Board No. TorJor. Disclosure of Information and Acts of Listed Companies Concerning the Connected Transactions B.E. 2546 dated 19 November 2003 (and as amended)

Therefore, considering the size of the transaction under the Notification on Connected Transactions above have a total transaction size of 0.17% which the transaction size exceeds 0.03% but does not exceed 3% of the net tangible assets of the Company according to the Company's consolidated financial statements as of March 31, 2023, which is considered a medium size transaction and the Company has entered into a connected transaction in the category of receiving financial assistance during 6 months prior to entering into such transaction. As a result, the transaction size is equal to 0.94% which is still considered a medium-sized transaction. The Company must request approval from the Board of Directors' meeting and disclose information about entering into such transaction to the Stock Exchange of Thailand.

5. Directors with interests and/or directors who are connected persons

Ms. Kessara Thanyalakpark and Mrs. Wannipa Wuthiwatana, who are representatives of Sena Development Public Company Limited and is a director who has interests. Therefore, did not vote on this agenda.

6. Opinions of the company's board of directors

The Board of Directors has considered that Entering into such a transaction It is reasonable and beneficial to the Company because the company still unable to find another source of loan to repay SENA, therefore, it is appropriate to receive financial assistance.

7. Opinions of the Audit Committee and/or the Company's Directors which is different from the opinion of the Executive Committee under Clause 6

-None-

Please be informed accordingly.

Sincerely yours,

- Miss Suporn Treewichayapong -

Chief Financial Officer