

13 May 2024

Subject Clarification of operating result for the first quarter 2024

Attn. Director and Manager
The Stock Exchange of Thailand

SEN X Public Company Limited and its subsidiaries would like to report the operating results of the group for the year ended March 31,2024 with the following details:

For the first quarter of 2024, the group's company has total income of baht 175.72, net profit from operating results the Group's total income was baht 175.72 million. Net profit for the period was baht 17.17 million compared with the prior-year quarter. The group's profits increased by baht 8 million, representing 87%. The group's gross profit margin was 38% of total revenue, which was the same rate as last year when compared to total revenue. As the business restructuring of the company that will focus on expanding the real estate business in providing services related to real estate, property management services, sales management services including agency leasing, etc. As a result, the group has income from sales and income from rental and services are grow up as shown in the table below. Total expenses of the group of companies were baht 76.72 million, decrease from the same period last year by baht 5.45 million, or 6.63%. It can be seen that the group of companies can manage and operate better.

Table 1: Performance for the three-month period ended March 31,2024

For 3 month				
million baht				
Consolidated financial statements	2024	2023	increase (decrease)	
			million baht	%
Revenue from sales of real estates	107.61	135.83	(28.22)	(20.78)
Revenues from rental and services	68.10	88.77	-20.67	-23.28
Total Revenue	175.71	224.60	(48.89)	(21.77)
Cost of sales of real estates	(70.60)	(97.51)	26.91	(27.60)
Cost of rental and services	(39.20)	(42.29)	3.09	(7.31)
Total cost	(109.80)	(139.80)	30.00	(21.46)
gross profit	65.91	84.80	(18.89)	(22.28)
other revenue	36.61	11.30	25.31	223.98
Total cost	(76.72)	(82.17)	5.45	(6.63)
Share of profit and loss from associates	(0.60)	(0.91)	0.31	(34.07)
Income (expenses) income tax	(8.03)	(3.84)	(4.19)	109.11
Profit (loss) for the period	17.17	9.18	7.99	87.04

Table 2: Statement of financial position as of March 31, 2024

million baht				
Consolidated financial statements	2024	2023	increase (decrease)	
			million baht	%
Total Asset	5,436.84	5,510.74	(73.90)	(1.34)
Total interest beaing debt	1,396.22	1,426.06	(29.84)	(2.09)
Total Liability	1,693.32	1,780.47	(87.15)	(4.89)
Total Equity	3,743.52	3,730.27	13.25	0.36
IBD/E ratio	0.37	0.38		
D/E	0.45	0.48		

The group of companies has total assets equal to baht 5,436.84 million, a decrease of baht 73.90 million compared to 31 December 2023 with total assets equal to baht 5,510.74 million and total liabilities equal to baht 1,693.32 million, a decrease of baht 87.15 million compared to 31 December, 2023 with debt equal to baht 1,780.47 million the group has a ratio of interest-bearing debt to total shareholders' equity (IBD) of 0.37 times and 0.38 times respectively and the total debt-to-equity ratio of the company is 0.45times and 0.48times, respectively.

Please be informed accordingly.

Your Sincerely

Ms. Sivanan Thanyaluckpark

Chief Financial Officer