

8 August 2024

**Subject: Clarification of operating result for the 2<sup>nd</sup> quarter 2024****Attention: 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 June 30, 2024 with the following details:

For the consolidated financial statements 2<sup>nd</sup> quarter of 2024 the Group has a net profit from operating results for the three-month period ending June 30, 2024 equal to baht 54.18 million compared to the same period of the previous year the Group's profit increased by baht 13.38 million or 32.50%. The group had total revenue of baht 250.98 million decrease from the same period last year of baht 25.36 million or 9.18%. The company recognized revenue from main business of baht 133.40 million decrease from the same period of the previous year of baht 125.90 million or 48.6% and recognized revenue from reversing allowance for impairment of inventories of baht 104 million while the company's gross profit margin decreased compared to the same period last year baht 61.84 million or 57.19%.

The gross profit margin can be classified as follows: The real estate business had a gross profit margin of 42% increasing 12% from the same period last year with a gross profit margin of 30%. The rental and service business had a gross profit margin of 38% decreasing from the same period last year with a gross profit margin of 57%. The reason is company has cancelled some parts of its service business. which is in accordance with the economic situation This year, the group of companies has further developed its business that focuses on integrated real estate services as follows:

- Service business selling products related to housing. The company has begun to develop systems and business plans to support the market.
- Property management services
- Agency leasing and Sale
- Consulting services

And the company also has policies to intensively control administrative expenses as well. To maintain stability in making profits.

**Table 1: Performance for the three-month period ended June 30,2024**

<b>For 3 month</b>				
<b>million baht</b>				
<b>Consolidated financial statements</b>	<b>2567</b>	<b>2566</b>	<b>increase (decrease)</b>	
			<b>million baht</b>	<b>%</b>
Revenue from sales of real estates	67.59	146.71	(79.13)	(53.93)
Revenue from merchandising	4.12	0.00	4.12	0.00
Revenues from rental and services	61.69	112.59	(50.89)	(45.20)
<b>Total revenues</b>	<b>133.40</b>	<b>259.30</b>	<b>(125.90)</b>	<b>(48.55)</b>
Cost of sales of real estates	(39.48)	(102.98)	63.50	(61.67)
Cost of merchandising	(2.55)	0.00	(2.55)	0.00
Cost of rental and services	(45.08)	(48.18)	3.09	(6.42)
<b>Total costs</b>	<b>(87.10)</b>	<b>(151.16)</b>	<b>64.05</b>	<b>(42.37)</b>
<b>Gross profit</b>	<b>46.30</b>	<b>108.14</b>	<b>(61.84)</b>	<b>(57.19)</b>
Other income	117.89	17.57	100.31	570.80
Total costs	(114.51)	(83.63)	(5.78)	6.91
Share of profit and loss form associates	(0.90)	(0.37)	(0.52)	139.83
Income (expenses) income tax	5.78	(0.53)	6.31	(1,181.70)
<b>Profit (loss) for the period</b>	<b>54.56</b>	<b>41.18</b>	<b>13.38</b>	<b>32.50</b>

For operating results in the six-month period ending June 30, 2024 the Group had a net profit of baht 71.35 million compared to the same period of the previous year. The Group's profits increased by baht 21.37 million or 42.44%,

And the group of companies had a total revenue of baht 463.29 million decrease of baht 48.27 million from the same period last year with a total revenue of baht 511.56 million or 9.44%. The company recognized revenue from main business baht 309.12 million decrease from same period of the previous year was baht 174.78 million or 36.12%. The company's cost of sales decreased compared to the same period of the previous year by baht 94.5 million or 32.33%. As a result the group's gross profit margin was 36.3% decrease of 3.57% from the same period last year, according to Table 2.

**Table 2: Performance for the six-month period ended June 30,2024**

<b>For 6 month</b>				
<b>million baht</b>				
<b>Consolidated financial statements</b>	<b>2567</b>	<b>2566</b>	<b>increase (decrease)</b>	
			<b>million baht</b>	<b>%</b>
Revenue from sales of real estates	175.20	282.55	(107.35)	(37.99)
Revenue from merchandising	4.12	0.00	4.12	
Revenues from rental and services	129.80	201.36	(71.56)	(35.54)
<b>Total revenues</b>	<b>309.12</b>	<b>483.90</b>	<b>(174.78)</b>	<b>(36.12)</b>
Cost of sales of real estates	(110.08)	(200.49)	90.41	(45.10)
Cost of merchandising	(2.55)	0.00	(2.55)	
Cost of rental and services	(84.28)	(90.47)	6.19	(6.84)
<b>Total costs</b>	<b>(196.90)</b>	<b>(290.96)</b>	<b>94.05</b>	<b>(32.33)</b>
<b>Gross profit</b>	<b>112.22</b>	<b>192.95</b>	<b>(80.73)</b>	<b>(41.84)</b>
Other income	154.50	28.88	125.63	435.03
Total costs	(191.23)	(165.80)	(25.43)	20.24
Share of profit and loss form associates	(1.50)	(1.28)	(0.22)	(14.59)
Income (expenses) income tax	(2.26)	(4.38)	2.13	(48.48)
<b>Profit (loss) for the period</b>	<b>71.73</b>	<b>50.35</b>	<b>21.37</b>	<b>42.44</b>

**Table 3: Statement of financial position as of 30 June 2024**

<b>For 6 months</b>				
<b>million baht</b>				
<b>Consolidated financial statements</b>	<b>2024</b>	<b>2023</b>	<b>increase (decrease)</b>	
			<b>million baht</b>	<b>%</b>
Total Asset	5,586.07	5,510.74	75.33	0.01
Total interest bearing debt	1,508.81	1,426.06	82.76	0.06
Total Liability	1,821.89	1,780.47	41.42	0.02
Total Equity	3,763.81	3,730.27	33.53	0.01
<b>IBD/E ratio</b>	<b>0.40</b>	<b>0.38</b>		
<b>D/E</b>	<b>0.48</b>	<b>0.48</b>		

The group of companies has total assets of baht 5,586.07 million, an increase of baht 75.33 million compared to December 31, 2023 with total assets of 5,510.74 and total liabilities of baht 1,821.89 million, an increase of baht 16.32 million compared to December 31, 2023. Debt is equal to baht 1,780.47 million and the group has a ratio of interest-bearing debt to total shareholders' equity (IBD) of 0.40 and 0.38 times, respectively, and a total debt-to-equity ratio of the company of 0.48.

Please be informed accordingly.

Your Sincerely  
Ms. Sivanan Thanyaluckpark  
Chief Financial Officer