

November 11,2024

Subject: Clarification of operating result for the 3rd 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 September 30, 2024, with the following details:

For operating results for the third quarter of 2024, the group had a net profit of baht 20.62 million, an increase of baht 2.82 million, or 16%, compared to the same period last year with a net profit of baht 17.80 million.

The group of companies had total income of baht 179.39 million, a decrease from the same period of the previous year of baht 64.68 million, or 27%. The group of companies had total income from their main business of baht 135.86 million, a decrease from the same period last year of baht 100.12 million or 42% with total income equal to baht 235.98 million. The decrease was due to the economic slowdown. In addition, banks are much stricter in granting loans than last year. For the third quarter gross profit margin was 21.46%, decreased by 18.46% in the same period last year with a gross profit margin of 39.92%. The main reason is the cost of higher bank interest rates and the companies had canceled some service businesses. Causing the gross profit margin to be lower this year. The Group classifies gross profit margins by business type as follows:

- Real estate business There was a gross profit margin of 27%, decrease compared to the same period last year of 5% with a gross profit margin of 32%.
- Rental and service business There was a gross profit margin of 14%, a decrease compared to the same period last year of 33% with a gross profit margin of 47%.
- The retail business related to living has a gross profit margin of 31%, which is a new business this year.

For the 3rd quarter of 2024, operating results can be summarized in the table as follows.

Table 1: Performance for the three months ended September 30, 2024

For 3 month				
million baht				
Consolidated financial statements	2024	2023	increase (decrease)	
			million baht	%
Revenue from sales of real estates	71.26	117.61	(46.35)	(39.41)
Revenue from merchandising	4.42	0.00	4.42	0.00
Revenues from rental and services	60.18	118.37	(58.19)	(49.16)
Total Revenue	135.86	235.98	(100.12)	(42.43)
Cost of sales of real estates	(52.13)	(79.91)	27.78	(34.76)
Cost of merchandising	(3.05)	0.00	(3.05)	0.00
Cost of rental and services	(51.53)	(61.87)	10.34	(16.71)
Total cost	(106.71)	(141.78)	35.07	(24.74)
gross profit	29.15	94.20	(65.05)	(69.06)
other revenue	43.53	8.10	35.43	437.41
Total cost	(44.66)	(82.93)	38.27	(46.15)
Share of profit and loss from associates	(0.59)	(0.02)	(0.57)	2,850.00
Income (expenses) income tax	(6.81)	(1.55)	(5.26)	339.35
Profit (loss) for the period	20.62	17.80	2.82	15.84

For operating results for the nine months ending September 30, 2024, the Group's net profit was baht 92.35 million, compared to the same period last year, the group's profit increased by baht 24.20 million, or 36%, and had a total income of baht 643.01 million, which decreased by baht 113.83 million, or 15.04% compared to the same period last year's income of baht 756.84 million. The Group had a gross profit margin of 32%, a decrease of 8% from the previous year with a gross profit margin of 40%. For the nine months, the Group recognized a profit from reversing allowance for impairment of inventories for 104 million baht. As a result, the group's profits increased compared to the same period of the previous year. The summary of operating results for the 9 months as of 30 September 2024 as the following table.

Table 2: Performance for the nine months ended September 30, 2024

For 9 month				
million baht				
Consolidated financial statements	2024	2023	increase (decrease)	
			million baht	%
Revenue from sales of real estates	246.46	400.15	(153.69)	(38.41)
Revenue from merchandising	8.55		8.55	0.00
Revenues from rental and services	189.97	319.72	(129.75)	(40.58)
Total Revenue	444.98	719.87	(274.89)	(38.19)
Cost of sales of real estates	(162.20)	(280.40)	118.20	(42.15)
Cost of merchandising	(5.60)	0.00	(5.60)	0.00
Cost of rental and services	(135.81)	(152.33)	16.52	(10.84)
Total cost	(303.61)	(432.73)	129.12	(29.84)
gross profit	141.37	287.14	(145.77)	(50.77)
other revenue	198.03	36.97	161.06	435.65
Total cost	(235.89)	(248.71)	12.82	(5.15)
Share of profit and loss from associates	(2.09)	(1.31)	(0.78)	59.54
Income (expenses) income tax	(9.07)	(5.94)	(3.13)	52.69
Profit (loss) for the period	92.35	68.15	24.20	35.51

Table 3: Statement of financial position as of 30 September 2024

For 6 months				
million baht				
Consolidated financial statements	2024	2023	increase (decrease)	
			million baht	%
Total Asset	5,597.45	5,510.74	86.70	0.02
Total interest bearing debt	1,551.33	1,426.06	125.27	0.06
Total Liability	1,812.49	1,780.47	32.02	0.01
Total Equity	3,784.96	3,730.27	54.68	0.01
IBD/E ratio	0.41	0.38		
D/E	0.48	0.48		

The group of companies has total assets of baht 5,597.52 million, an increase of baht 86.70 million compared to December 31, 2023, with total assets of baht 5,510.74 and total liabilities of baht 1,812.49 million, an increase of baht 32.02 million. The group of companies has total assets of baht 5,597.52 million, an increase of baht 86.70 million compared to December 31, 2023, with total assets of baht 5,510.74 million and total liabilities of baht 1,812.49 million, an increase of baht 32.02 million.

Please be informed accordingly.

Yours Sincerely

Ms. Sivanan Thanyaluckpark

Chief Financial Officer