

senx

# OPPORTUNITY DAY

QUARTER 3-2025

25 Nov,2025

A

G

E

N

D

A



**COMPANY OVERVIEW**



**CORPORATE PERFORMANCE**



**FINANCIAL PERFORMANCE**

# COMPANY OVERVIEW

# DEVELOPMENT

## PRESALE / TRANSFER



## LIVNEX / RENTNEX



**LIVNEX**  
วิถีทุกกฎของการอยู่อาศัย  
"เช่าอสังหาริมทรัพย์" ที่คือการเป็นเจ้าของบ้านแบบใหม่

- 🕒 ไม่มีค่าเช่าล่วงหน้า
- 🕒 ไม่มีค่าธรรมเนียมโอน
- 🕒 ค่าเช่าถูกกว่าซื้อบ้าน
- 🕒 โฉนดที่ดิน

**rentNEX**  
Play Wisely, Live Flexibly  
RentNEX for Gen Rent  
"ไม่ต้องซื้อก็อยู่ได้ RentNEX  
พักถาวรเช่าอสังหาริมทรัพย์แบบใหม่"

เช่าอสังหาริมทรัพย์ ดีทุกตามสไตล์ขอเช่า  
เฉลี่ยเช่าบ้าน จาก 22 โครงการทุกภาพของ SENA

senX

**SERVICES**

**PROPERTY MANAGEMENT**

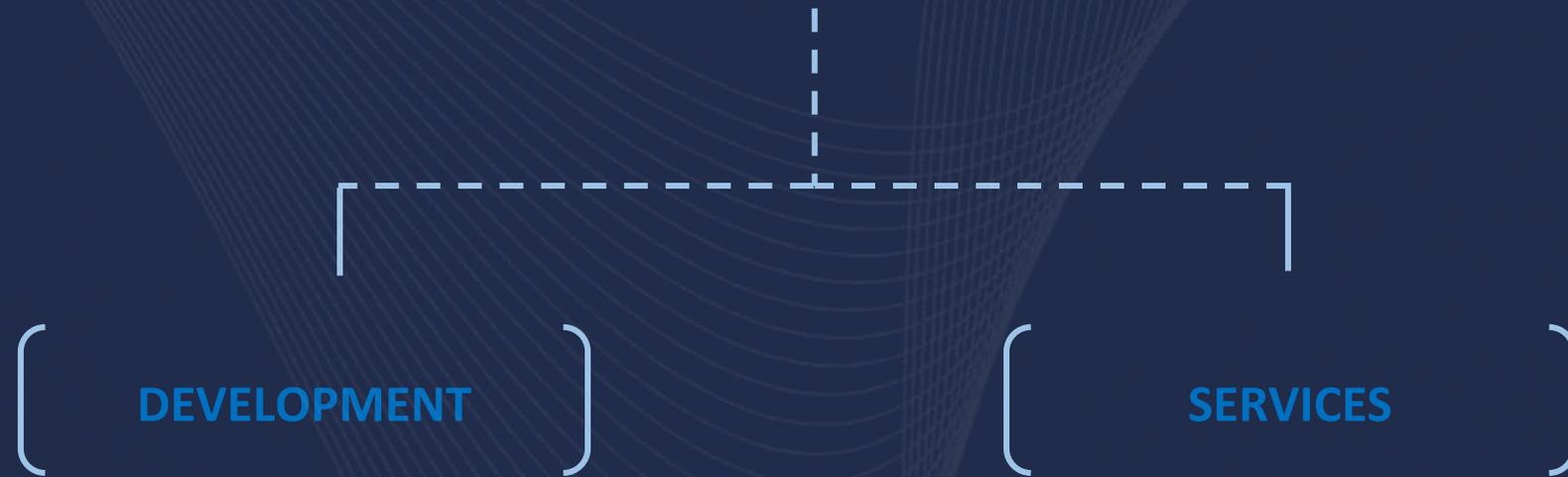
**INTERSALE**

**SMARTIFY**

**WAREHOUSE**

**SERVICE APARTMENT**

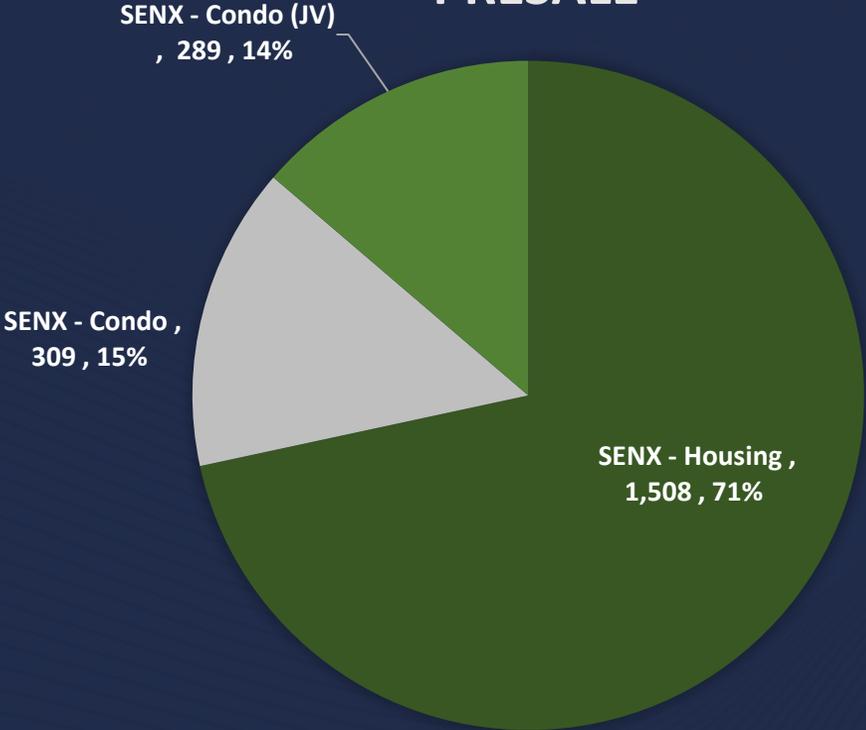
# CORPORATE PERFORMANCE



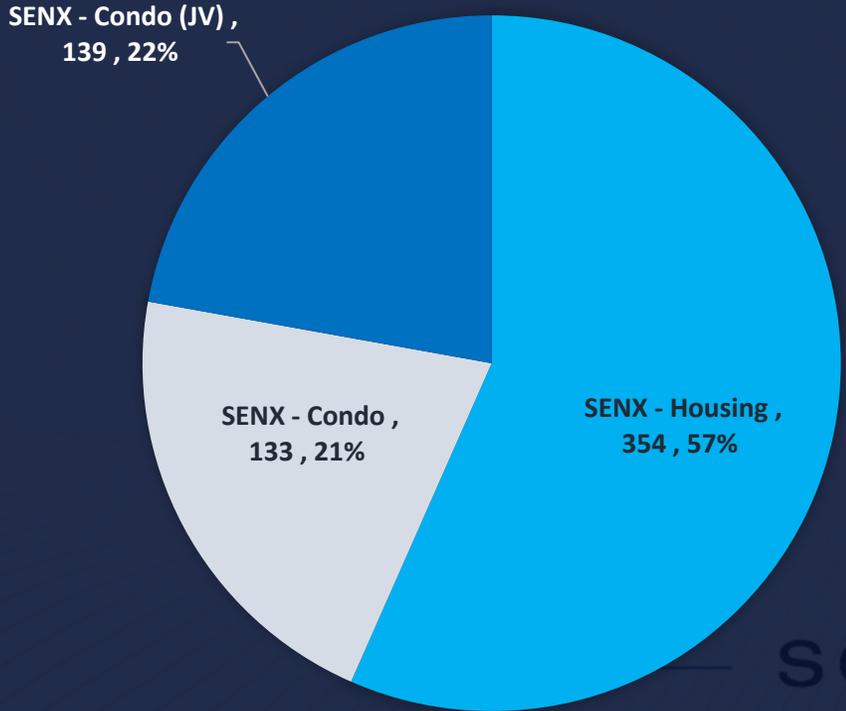
# PRESALE & TRANSFER 9M 2025

9M 2025	Presale	Transfer
SENX - Housing	1,508 71%	354 57%
SENX - Condo	309 15%	133 21%
SENX JV - Condo	289 14%	139 22%
<b>Total</b>	<b>2,106 100%</b>	<b>626 100%</b>

### PRESALE



### TRANSFER



# CURRENT PROJECT SENX 9M 2025

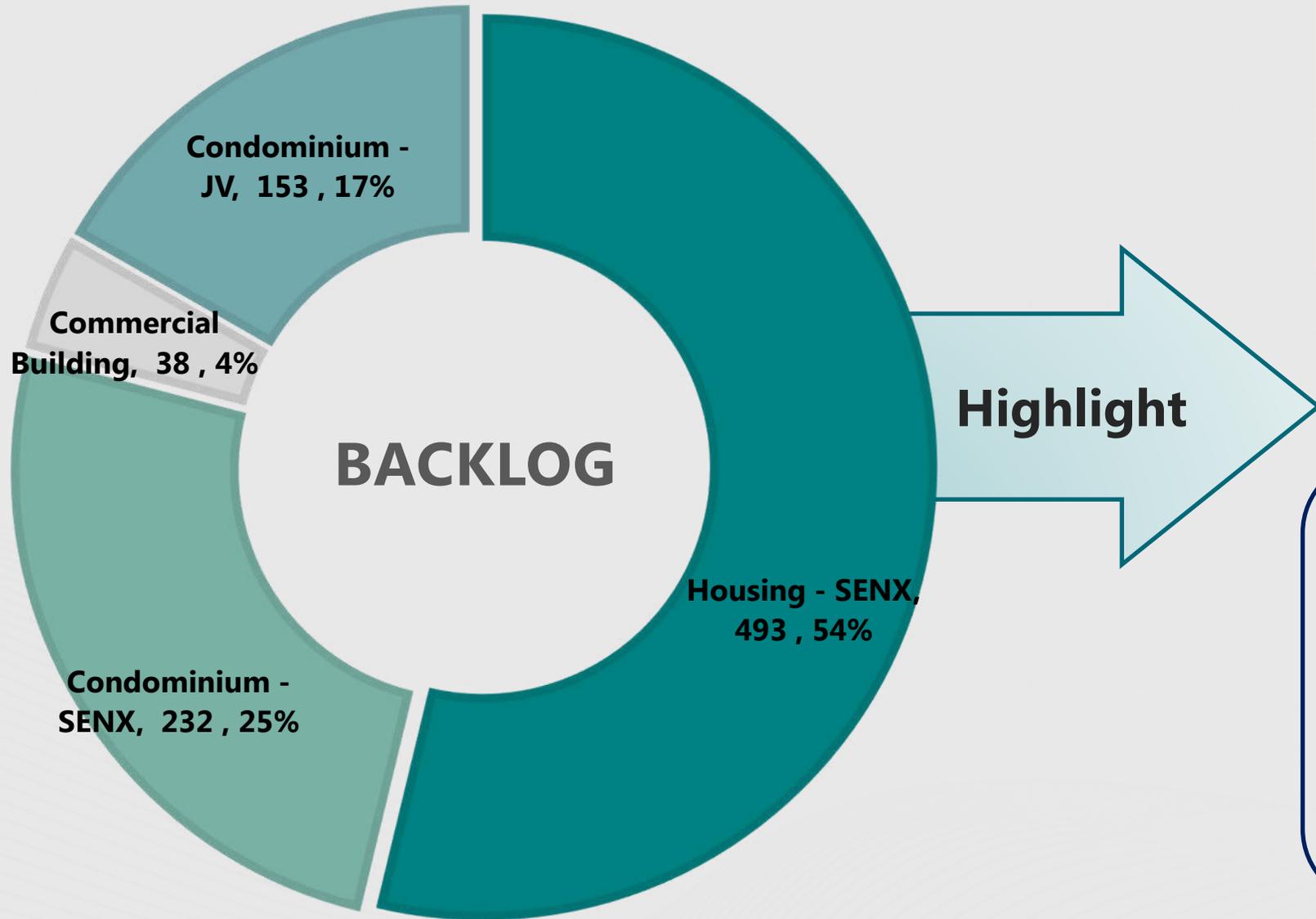
Project Name	Launch	Start Transfer	Total		Presales		Transfer		Remaining		Backlog	
			Units	Value (MB)	Units	Value (MB)	Units	Value (MB)	Units	Value (MB)	Units	Value (MB)
<b>Housing - SENX</b>												
Sena Village Bangpakong – Banpho	Feb-16	May-17	139	531.3	105	371.4	85	295.6	34	160.0	20	75.9
Sena Vela Rangsit - Klong 1	Nov-17	May-18	158	478.1	158	478.1	157	475.6	-	-	1	2.6
Sena Village Sukhumvit - Praksa 1	Oct-16	Jul-17	434	1,535.2	282	1,021.3	238	883.2	152	513.9	44	138.2
Sena Viva Sriracha Assumption	Apr-16	Feb-18	276	784.6	166	417.2	156	395.6	110	367.4	10	21.6
Sena Viva Rattanatibet – Bangbuathong	Apr-16	Jul-17	271	827.9	271	827.9	268	819.4	-	-	3	8.4
Sena Village Rattanatibet – Bangbuathong	Feb-20	Mar-20	182	933.9	62	305.4	49	245.0	120	628.5	13	60.4
Sena Viva Wongwaen – Bangbuathong	Nov-20	Q2-22	303	1,128.2	25	90.3	12	46.3	278	1,037.9	13	44.0
Sena Village Tiwanon – Bangkadi	Aug-16	Apr-17	248	879.0	201	612.9	184	548.3	47	266.1	17	64.6
J Town EX Bangpakong	Feb-16	Dec-18	55	131.0	50	119.4	47	112.3	5	11.6	3	7.1
J Grand Sathorn Kanlapaphruek	Mar-17	Jun-17	120	639.9	118	624.3	118	624.3	2	15.7	-	-
Sena Viva Sirisothon	Nov-20	Apr-21	319	1,386.3	20	51.5	8	24.7	299	1,334.8	12	26.8
Sena Ville Wongwaen – Bangbuathong	Mar-23	Oct-23	123	897.0	13	75.5	5	32.4	110	821.5	8	43.1
<b>Total Housing Projects – SENX</b>			<b>2,628</b>	<b>10,152.4</b>	<b>1,471</b>	<b>4,995.1</b>	<b>1,327</b>	<b>4,502.6</b>	<b>1,157</b>	<b>5,157.3</b>	<b>144</b>	<b>492.7</b>
<b>Condominium – SENX</b>												
Sena Miami Eco Town Sukhumvit Bangpu	May-14	Jul-16	2,360	2,715.1	2,198	2,492.6	2,002	2,283.1	162	222.5	196	209.5
J Condo Sathorn Kanlapaphruek	Apr-15	Jul-18	1,065	2,107.3	1,039	2,056.9	1,022	2,034.2	26	50.4	17	22.7
<b>Total Condominium Projects - SENX</b>			<b>3,425</b>	<b>4,822.4</b>	<b>3,237</b>	<b>4,549.5</b>	<b>3,024</b>	<b>4,317.3</b>	<b>188</b>	<b>272.9</b>	<b>213</b>	<b>232.2</b>
<b>Commercial Building</b>												
Sena Avenue1 Rungsit Khlong 1	Nov-15	Oct-16	224	1,063.3	223	1,058.7	221	1,050.6	1	4.6	2	8.1
Sena Avenue Bangpakong-Banpho	Aug-16	Nov-16	77	358.5	52	247.5	50	240.9	25	111.0	2	6.6
Sena Shophouse Sukhumvit – Praksa	Nov-15	Dec-16	163	953.2	160	937.1	157	922.4	3	16.0	3	14.8
Sena Avenue Rattanatibet Bangbuathong	Aug-17	Dec-18	50	343.2	37	252.8	35	243.9	13	90.4	2	8.9
<b>Total Commercial Projects – SENX</b>			<b>514</b>	<b>2,718.2</b>	<b>472</b>	<b>2,496.2</b>	<b>463</b>	<b>2,457.8</b>	<b>42</b>	<b>222.0</b>	<b>9</b>	<b>38.4</b>
<b>Condominium – SENX JV</b>												
Sena Kith Phetkasem 120 Phase 1	<b>Nov-22</b>	<b>Q4-24</b>	<b>657</b>	<b>838.3</b>	263	326.2	213	264.3	394	512.1	50	61.9
Sena Kith Sathorn Kanlapaphruek Phase 1	<b>Jul-23</b>	<b>Q4-24</b>	<b>180</b>	<b>250.9</b>	141	188.5	69	97.1	39	62.4	72	91.4
<b>Total Condominiuim Projects – SENX JV</b>			<b>837</b>	<b>1,089.2</b>	<b>404</b>	<b>514.7</b>	<b>282</b>	<b>361.4</b>	<b>433</b>	<b>574.6</b>	<b>122</b>	<b>153.3</b>
<b>Grand Total - SENX</b>			<b>7,404</b>	<b>18,782.3</b>	<b>5,584</b>	<b>12,555.4</b>	<b>5,096</b>	<b>11,639.0</b>	<b>1,820</b>	<b>6,226.9</b>	<b>488</b>	<b>916.5</b>

# CURRENT PROJECT SENX 9M 2025

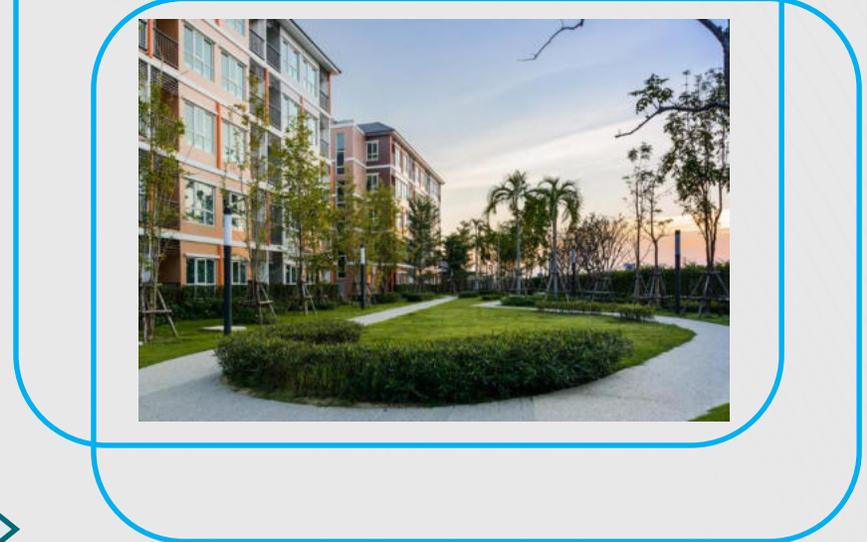
AS OF 30 Sep,2025

**TOTAL 20 PROJECT      VALUE 18,782.3 MB.**

★	PRESALE	12,555.4 MB.
★	TRANSFER	11,639.0 MB.
★	REMAINING	6,226.9 MB.
★	BACKLOG	916.5 MB.



**Sena Miami Eco Town Sukhumvit Bangpu**



**Sena Village Sukhumvit - Praksa**



# REMAINING & INVENTORY

Remaining	MB
Housing - SENX	5,157
Condominium - SENX	273
Commercial Building	222
Condominium - JV	575
<b>TOTAL</b>	<b>6,227</b>

Inventory	MB
Housing - SENX	455
Condominium - SENX	298
Commercial Building	153
Condominium - JV	643
<b>TOTAL</b>	<b>1,549</b>

## REMAINING



## INVENTORY

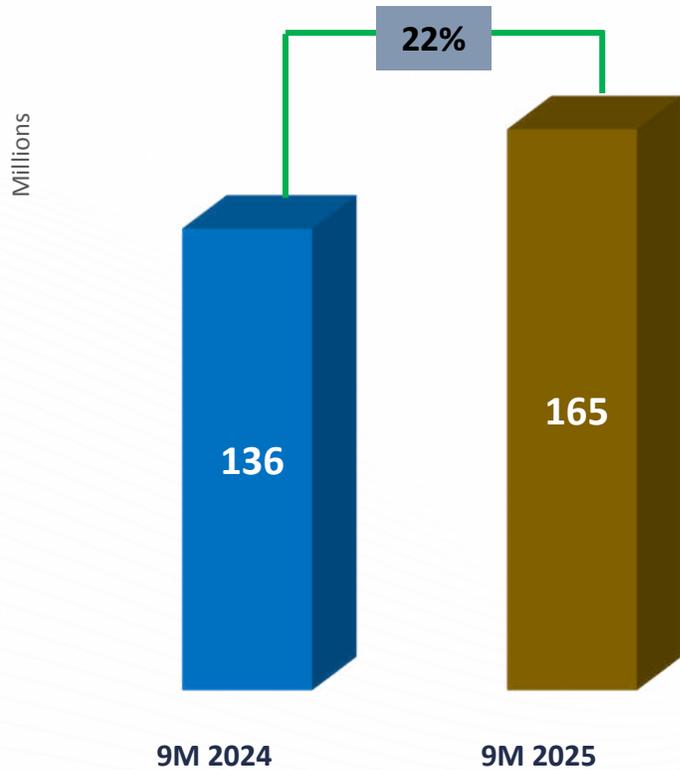


# SERVICES

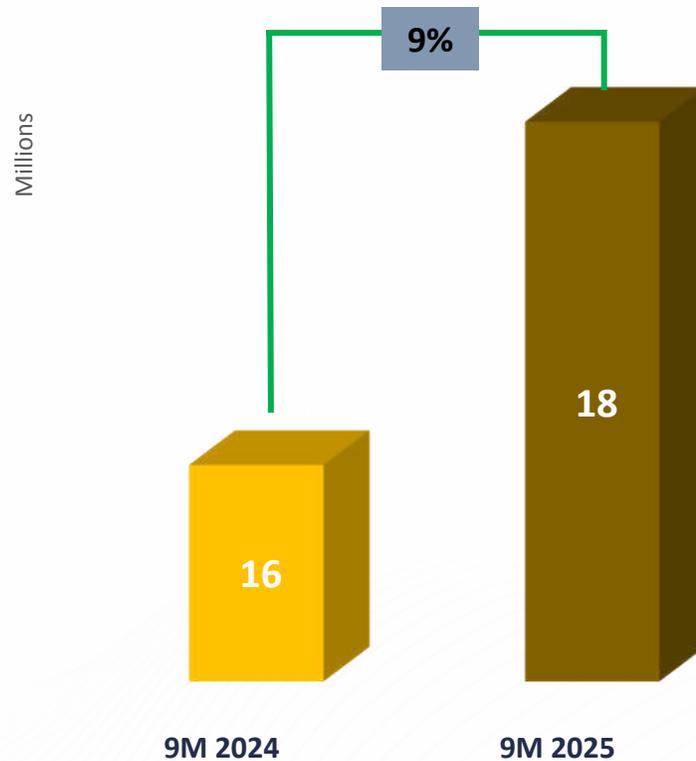
# SERVICES

	9M 2025	9M 2024	Difference	Growth (%)
Property Management	165,106,703	135,850,759	29,255,944	22%
Intersale	17,817,529	16,396,173	1,421,356	9%
Smartify	14,642,342	8,760,961	5,881,380	67%
<b>TOTAL</b>	<b>197,566,573</b>	<b>161,007,893</b>	<b>36,558,680</b>	<b>100%</b>

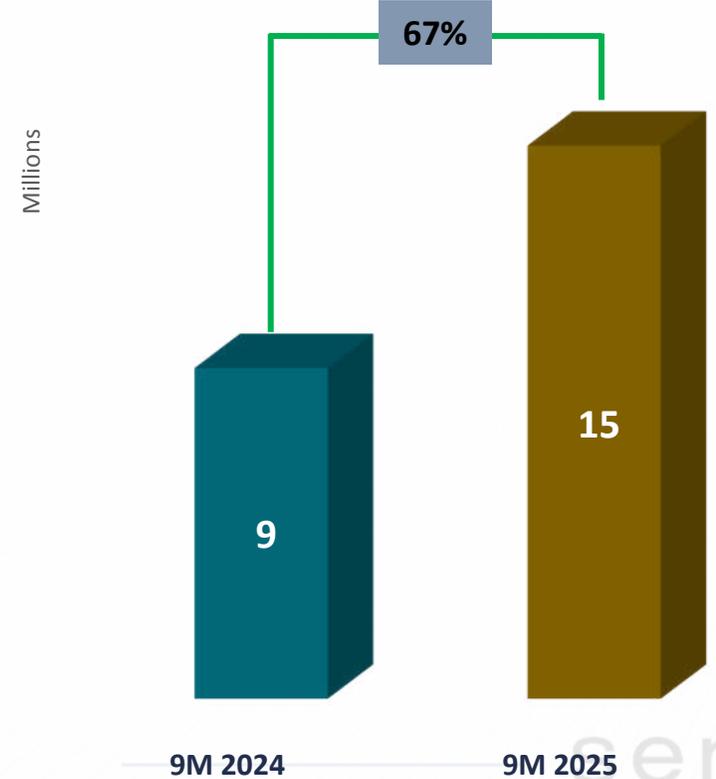
## Property Management



## Intersale



## Smartify

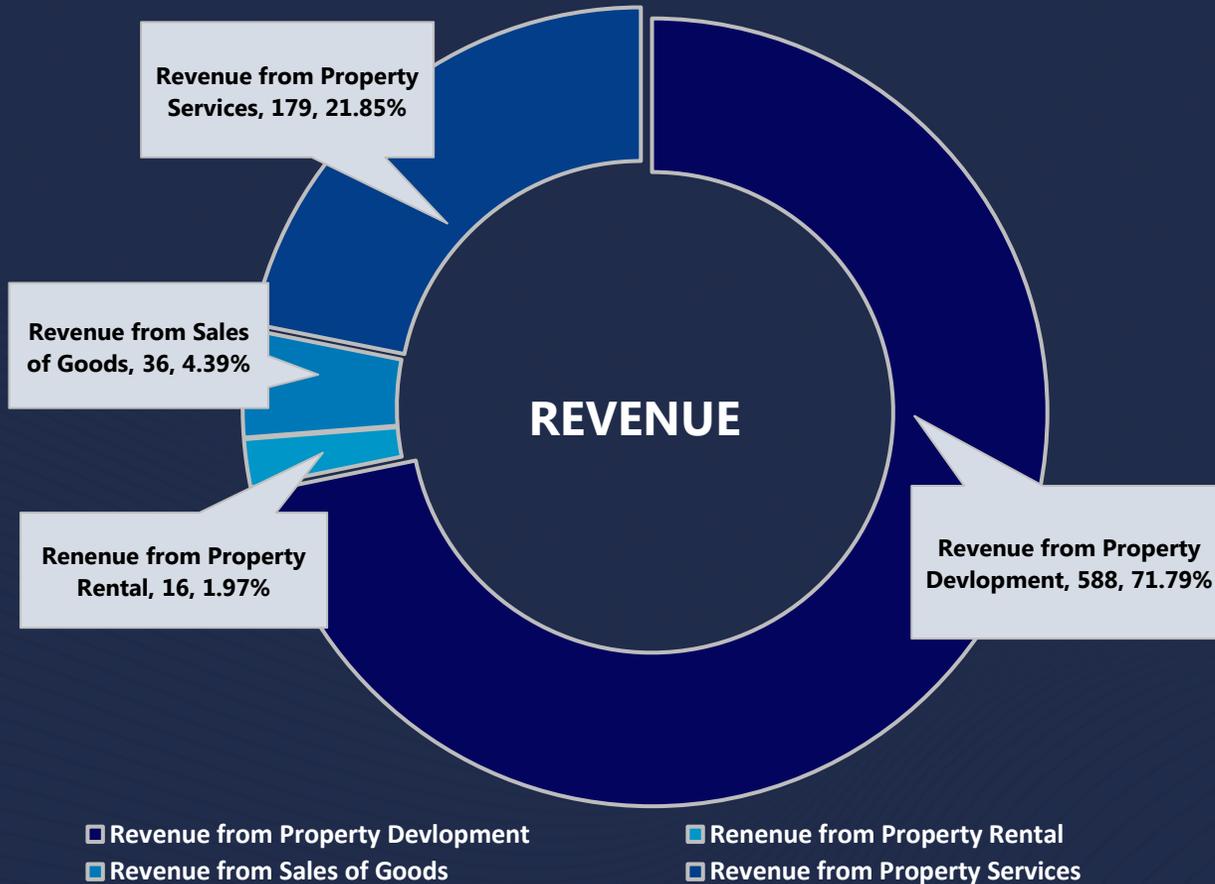


# FINANCIAL PERFORMANCE

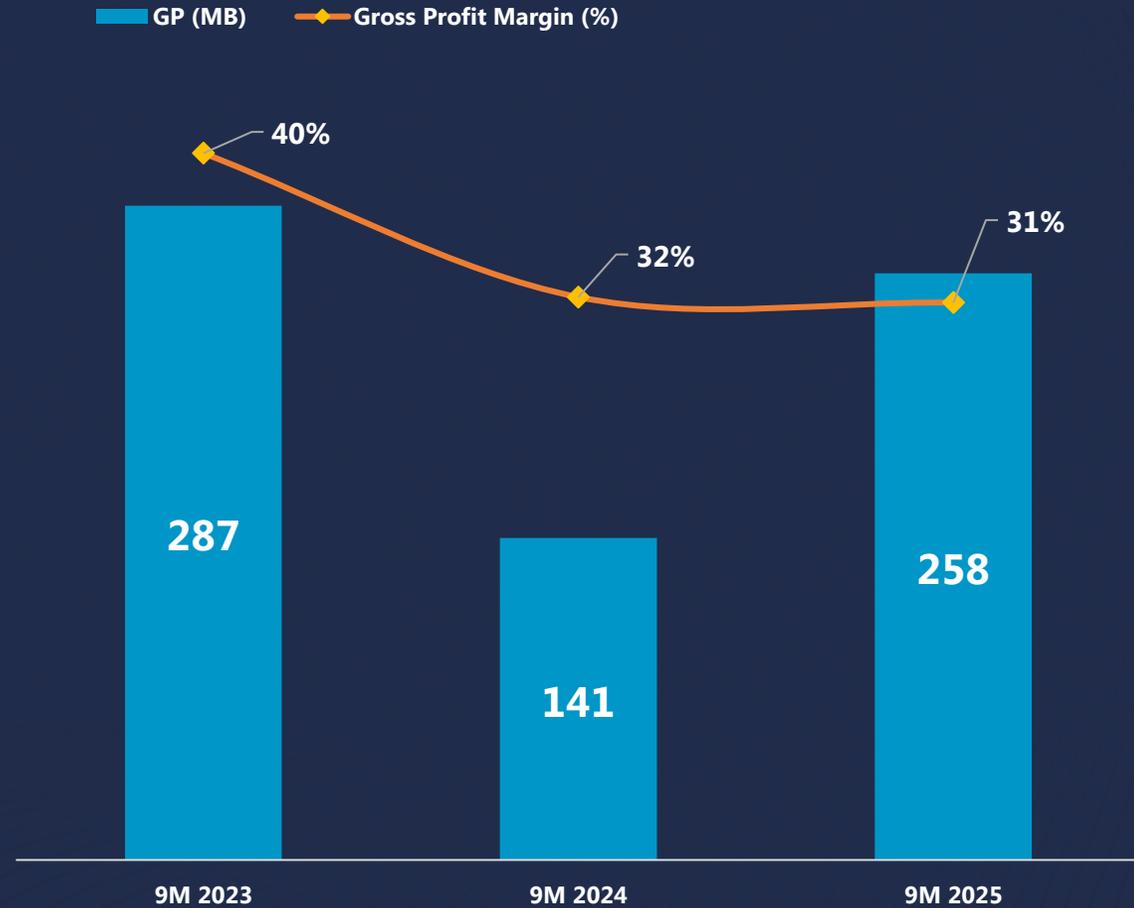
FINANCIAL STATEMENTS	Q32025		Q32024		Q32023	
	(MB)	%	(MB)	%	(MB)	%
Total Asset	5,947.39	100%	5,597.45	100%	5,451.33	100%
Total liabilities	1,892.85	32%	1,812.49	32%	1,707.81	31%
Total Shareholders' equity of parent	3,906.25	66%	3,782.90	68%	3,741.37	69%
Non-controlling interests	148.28	2%	2.06	0.04%	2.15	0.04%
Total Shareholders' Equity	4,054.54	68%	3,784.96	68%	3,743.52	69%
Revenue from sales, rental, services	818.90	100%	444.98	100%	719.88	100%
Cost of sales, rental, services	561.33	69%	303.61	68%	432.73	60%
<b>Gross profit</b>	<b>257.57</b>	<b>31%</b>	<b>141.37</b>	<b>32%</b>	<b>287.15</b>	<b>40%</b>
Gain on reversal of allowance for impairment of property development for sale			104.00	23%		
Other income	28.60	3%	94.03	21%	37.51	5%
Selling expenses	47.81	6%	31.79	7%	36.00	5%
Administrative expenses	129.34	16%	191.34	43%	163.90	23%
<b>Profit for the period</b>	<b>84.46</b>	<b>10%</b>	<b>92.35</b>	<b>14%</b>	<b>68.15</b>	<b>9%</b>
<b>Basic earning per share (Baht)</b>	<b>0.0187</b>		<b>0.0220</b>		<b>0.0163</b>	

# FINANCIAL RATIO

Company's Revenue	MB.
Revenue from Property Development	588
Revenue from Property Rental	16
Revenue from Sales of Goods	36
Revenue from Property Services	179
<b>Total</b>	<b>819</b>

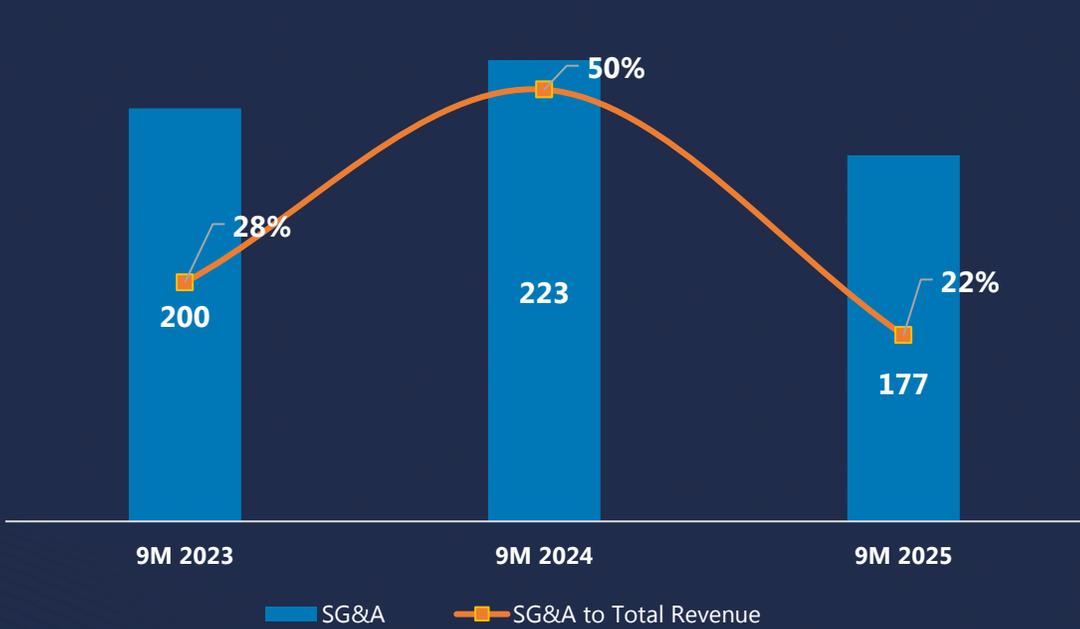


## Gross Profit

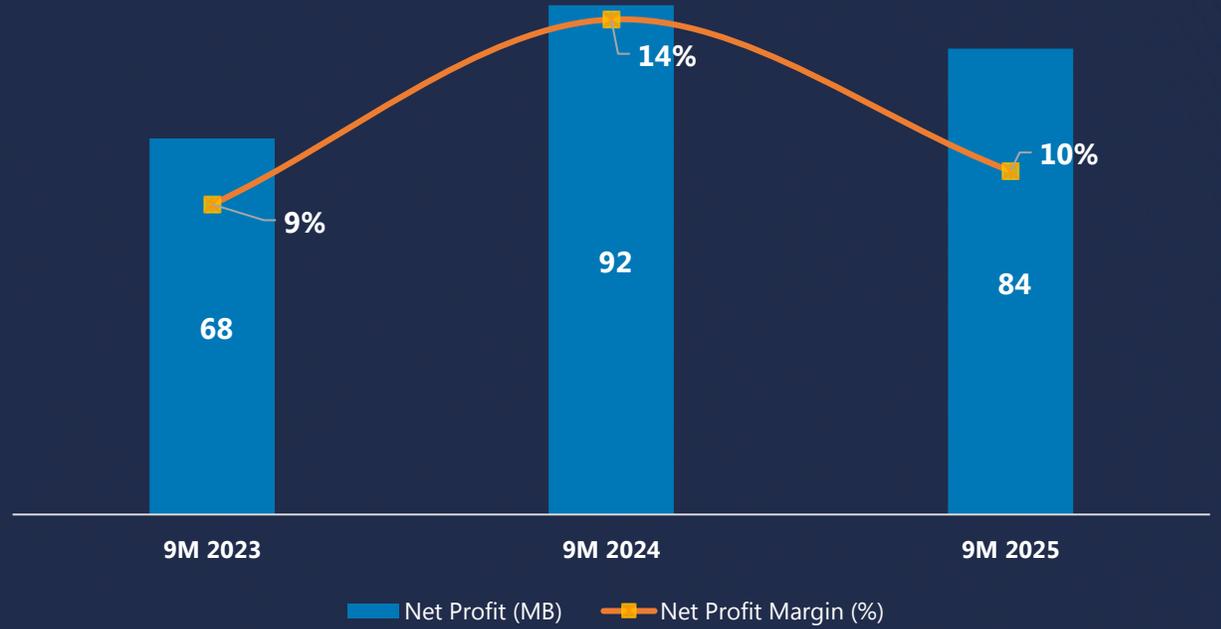


# FINANCIAL RATIO

## SG&A and SG&A to Revenue



## Net Profit



## D/E Ratio



**THANK YOU**