

## Verification Opinion

**CFV 822561**

### Verification Opinion

**Verified as Satisfactory:**

Based on the process and procedures conducted, there is no evidence that the GHG statement contained in the GHG Report produced by SEN X PUBLIC COMPANY LIMITED.

- Is not materially correct and is not a fair representation of GHG data and information.
- Has not been prepared in accordance with ISO14064-1:2018 and its principles including the procedure's organization.

**Lead Verifier:** Wandee Poemsap

**Signed on behalf of BSI:** Pornphen Vonganonchinda, General Manager – Finance, Thailand

**Independent Reviewer:** Puinoon Lertjettanarom

**Issue Date:** 28 February 2025

**NOTE:** BSI Thailand is independent to and has no financial interest in SEN X PUBLIC COMPANY LIMITED. This 3rd party Verification Opinion has been prepared for SEN X PUBLIC COMPANY LIMITED. only for the purposes of verifying its statement relating to its GHG emissions more particularly described in the scope above. It was not prepared for any other purpose. In making this Statement, BSI Thailand has assumed that all information provided to it by SEN X PUBLIC COMPANY LIMITED. is true, accurate and complete. BSI Thailand accepts no liability to any third party who places reliance on this statement.

BSI Group (Thailand) Co.,Ltd. 127/29 Panjathani Tower, 24th Floor Nonsee Road, Chongnonsee, Yannawa Bangkok. Thailand.



## Verification Engagement

**Organization:**

SEN X PUBLIC COMPANY LIMITED.

**Responsible party:**

SENA Reforestation Co., Ltd.

**Verification Objectives:**

To express an opinion on whether the organizational GHG Statement which is historical in nature:

- Is accurate, materially correct and is a fair representation of GHG data and information.
- Has been prepared in accordance with ISO14064-1:2018, and the criteria used by BSI to verify the GHG Organizational Statement.

**Materiality Level:**

5%

**Level of Assurance:**

Limited

**Verification evidence gathering procedures:**

- Evaluation of the monitoring and controls systems through interviewing employees observation & inquiry
- Verification of the data through sampling recalculation, retracing, cross checking and reconciliation

The verification activities applied in a limited level of assurance verification are less extensive in nature, timing and extent than in a Limited level of assurance verification

**Verification Standards:**

The verification was carried out in accordance with ISO 14064-3: 2019 and ISO 14065: 2020, ISO17029:2019

Note: SEN X PUBLIC COMPANY LIMITED.is responsible for the preparation and fair presentation of the GHG statement and report in accordance with the agreed criteria. BSI is responsible for expressing an opinion on the GHG statement based on the verification.

## Organizational GHG Statement

### Organization:

SEN X PUBLIC COMPANY LIMITED.

### Organizations GHG Report containing GHG Statement:

GHG Report 2024

### Organizational Boundary:

Operational Control

### Locations included in the Organizational Boundary:

#### 1) Head Office

Address: 542 Senafest Shopping Center Building, 1st Floor, Charoen Nakhon Road, Khlong Ton Sai, Khlong San, Bangkok 10600

#### 2) Sale Office

2.1 SENA MIAMI ECOTOWN SUKHUMVIT-BANGPU

Address: TAI BAN, MUEANG SAMUT PRAKAN, SAMUT PRAKAN 10280

2.2 SENA VILLE WONGWAEN-BANGBUATHONG, SENA VIVA WONGWAEN-BANGBUATHONG, SENA VELA WONGWAEN-BANGBUATHONG

Address: BANG BUA THONG - SUPHAN BURI RD, LAHAN, BANG BUA THONG, NONTHABURI 11110

2.3 SENA VILLAGE TIWANON-BANGKAD

Address: TIWANON RD, BAN KLANG, MUEANG PATHUM THANI, PATHUM THANI 12000

2.4 SENA AVENUE1 RANGSIT-KHLONG1

Address: RANGSIT-NAKHON NAYOK ROAD 34/1 PRACHATHIPAT, THANYABURI, PATHUM THANI 12130

#### 3) Construction Office:

3.1 SENA MIAMI ECOTOWN SUKHUMVIT-BANGPU

Address: TAI BAN, MUEANG SAMUT PRAKAN, SAMUT PRAKAN 10280

3.2 SENA VILLAGE WONGWAEN-BANGBUATHONG, SENA VILLE WONGWAEN-BANGBUATHONG, SENA VIVA WONGWAEN-BANGBUATHONG

Address: BANG BUA THONG - SUPHAN BURI RD, LAHAN, BANG BUA THONG, NONTHABURI 11110

3.3 SENA VILLAGE TIWANON-BANGKAD

Address: TIWANON RD, BAN KLANG, MUEANG PATHUM THANI, PATHUM THANI 12000

3.4 SENA VILLAGE SUKUMVIT-PRAKSA

Address: PHRAEKSA, MUEANG SAMUT PRAKAN, SAMUT PRAKAN 10280

3.5 SENA VIVA SRIRACHA-ASSUMPTION)

Address: SURASAK, SRIRACHA, CHONBURI 20110

3.6 SENA AVENUE1 RANGSIT-KHLONG1

Address: RANGSIT-NAKHON NAYOK ROAD 34/1 PRACHATHIPAT, THANYABURI, PATHUM THANI 12130

3.7 SENA AVENUE BANGPAKONG-BANPHO

Address: BANG PAKONG-CHACHOENGSAO ROAD, SAEN PHU DAT, BAN PHO, CHACHOENGSAO 24140

3.8 SENA VELA SIRISOTHORN)

Address: SIRISOTHON ROAD, BANG PHRA, MUANG, CHACHOENGSAO 24000

3.9 J CONDO SATHORN

Address: KANLAPAPHRUEK RD, BANG KHAE, BANGKOK 10160

3.10 SENA-VELA-RANGSIT-KHLONG1

Address: RANGSIT-NAKHON NAYOK ROAD 34/1 PRACHATHIPAT, THANYABURI, PATHUM THANI 12130

3.11 SENA AVENUE RATTANATHIBET-BANGBUATHONG)

Address: BANG KRUI - SAI NOI ROAD, SON LOI, BANG BUA THONG, NONTHABURI 11110

**Scope of activities:**

The real estate development

**Reporting Boundary:**

Direct GHG Emissions (Scope 1)

- Stationary Combustion
  - Gasoline for Lawn mower
- Mobile Combustion
  - Gasoline for Vehicles
  - Diesel for Vehicles
- Fugitive Emissions
  - CH4 Leakage from Septic Tank
  - Refrigerant R32 Leakage from Air conditioner
  - Refrigerant R410A Leakage from Air conditioner

Direct GHG Removals (Scope 1)

-

Indirect GHG Emissions from imported energy (Scope 2)

- Imported Electricity

Indirect GHG emissions from transportation (Scope 3)

- Business travel

Indirect GHG emissions from products used by organization (Scope 3)

- Fuel and energy related activities

Indirect GHG emissions associated with the use of products from the organization (Scope 3)

-

Indirect GHG emissions from other sources (scope 3)

-

**Exclusions from Reporting Boundary:**

Justify there are non-significant indirect emission as evaluation criteria.

Category 3. Indirect GHG emissions from transportation

- Employee commuting

Category 4. Indirect GHG emissions from products used by an organization

- Purchased goods and services
- Waste generation

**Criteria for developing the organizational GHG Inventory:**  
 ISO 14064-1:2018 (BS EN ISO 14064-1:2019) and client's GHG Report.

**Reporting Period:**  
 01/01/2024 - 31/12/2024

Y2024	tCO2(e)
<b>Direct Emissions (scope 1)</b>	<b>24.34</b>
<b>Stationary Combustion</b>	
• Gasoline for Lawn mower	0.31
<b>Mobile Combustion</b>	
• Gasoline for Vehicles	7.62
• Diesel for Vehicles	9.01
<b>Fugitive Emissions</b>	
• CH4 Leakage from Septic Tank	7.36
• Refrigerant R32 Leakage from Air conditioner	0.03
• Refrigerant R410A Leakage from Air conditioner	0
<b>Indirect Emissions from Imported Energy (scope 2)</b>	<b>362.22</b>
Location-based	
<b>Indirect GHG emissions from transportation (Scope 3)</b>	<b>67.59</b>
• Business travel	
<b>Indirect GHG emissions from products used by organization (Scope 3)</b>	<b>73.55</b>
• Fuel and energy related activities	
Indirect GHG emissions associated with the use of products from the organization (Scope 3)	-
<b>Total Scope 1+2 (Location based) (tCO2e)</b>	<b>386.56</b>
<b>Total Scope 1+2+3 (Location based) (tCO2e)</b>	<b>527.70</b>
<b>Separately Reported (R-22) (tCO2e)</b>	-