SEN X PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

INTERIM FINANCIAL INFORMATION

JUNE 30, 2026

AND AUDITOR'S REPORT ON THE REVIEW

OF INTERIM FINANCIAL INFORMATION

KARIN

A Member Firm of KLC Asian Network

บริษัท กรินทร์ ออดิท จำกัด
Karin Audit Company Limited
72 อาคาร กสท โทรคมนาคม ชั้น 24 ถนนเจริญกรุง
แขวงบางรัก เขตบางรัก กรุงเทพมหานคร 10500
72 CAT Telecom Tower, Floor 24, Charoen Krung
Road, Bangrak, Bangkok 10500 Thailand
Tel : 0-2105-4661 Fax : 0-2026-3760
E-mail : audit@karinaudit.co.th
www.karinaudit.co.th

AUDITOR'S REPORT ON THE REVIEW OF INTERIM FINANCIAL INFORMATION

To The Board of Directors of SEN X Public Company Limited

I have reviewed the interim consolidated financial information of Sen X Public Company Limited and its subsidiaries, and the interim separate financial information of Sen X Public Company Limited. These comprise the consolidated and separate statements of financial position as at June 30, 2026, the consolidated and separate statements of comprehensive income for the three-month and six-month periods then ended, the consolidated and separate statements of changes in shareholders' equity, and cash flows for the six-month period then ended, and the condensed notes to the interim consolidated and separate financial information. Management is responsible for the preparation and presentation of this interim consolidated and separate financial information in accordance with the Thai Accounting Standard 34, "Interim Financial Reporting". My responsibility is to express a conclusion on this interim consolidated and separate financial information based on my review.

Scope of Review

I conducted my review in accordance with Thai Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on Auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

Conclusion

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim consolidated and separate financial information is not prepared, in all material respects, in accordance with Thai Accounting Standard 34, "Interim Financial Reporting".

Mr. Jadesada Hungsapruek
Certified Public Accountant (Thailand) No. 3759
Karin Audit Company Limited
Bangkok
August 11, 2026

SEN X PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF FINANCIAL POSITION

AS AT JUNE 30, 2026

(Unit : Baht)

		Consolidated financial statements		Separate financial statements	
		As at June 30, 2026 "UNAUDITED" REVIEWED	As at December 31, 2025 "AUDITED"	As at June 30, 2026 "UNAUDITED" "REVIEWED"	As at December 31, 2025 "AUDITED"
	Notes				
Assets					
Current assets					
Cash and cash equivalents		42,372,519	93,594,146	15,574,931	42,160,638
Bank deposits with usage restrictions		11,755,799	9,760,985	5,005,147	4,426,750
Trade and other current receivables	4	161,871,703	147,636,039	194,092,392	160,648,490
Short-term loans	5	1,304,528	1,304,528	331,020,953	351,437,468
Real estate development for sale					
Real estate developed	6	620,242,640	882,112,112	249,858,660	418,033,625
Real estate under development	6	3,295,964,284	3,192,746,370	1,573,967,117	1,447,367,691
Inventories	7	1,808,156	2,151,469	-	-
Current tax assets		4,337,889	8,368,379	1,966,571	5,851,865
Other current financial assets	8	554,309	547,823	30,756	30,614
Total current assets		4,140,211,827	4,338,221,851	2,371,516,527	2,429,957,141
Non-current assets					
Deposits at financial institutions with commitment	15	47,574,956	52,326,601	35,827,577	40,579,222
Investments in subsidiaries	9	-	-	2,057,685,831	2,062,616,447
Trade and other non-current receivables		60,203,484	51,925,854	35,017,488	29,144,568
Investment properties	10	698,967,779	648,324,439	481,648,758	468,620,025
Property, plant and equipment	11	215,226,658	213,799,225	155,922,363	154,014,064
Right of use assets		3,353,762	3,196,149	2,504,641	2,101,848
Other intangible assets	12	18,633,215	20,013,893	290,336	409,115
Deferred tax assets		65,569,911	67,732,669	46,602,586	44,267,552
Other non-current assets	13	499,166,473	499,166,473	387,324,380	387,324,380
Total non-current assets		1,608,696,238	1,556,485,303	3,202,823,960	3,189,077,221
Total assets		5,748,908,065	5,894,707,154	5,574,340,487	5,619,034,362

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		As at June 30, 2026 "UNAUDITED" REVIEWED	As at December 31, 2025 "AUDITED"	As at June 30, 2026 "UNAUDITED" "REVIEWED"	As at December 31, 2025 "AUDITED"
Liabilities and equity					
Current liabilities					
Bank overdrafts	14	9,553,403	-	-	-
Trade and other current payables		195,371,786	195,260,011	84,867,294	76,056,139
Current contract liabilities		3,965,299	3,636,011	1,086,718	498,497
Current portion of long-term borrowings	15	157,529,628	144,210,639	71,823,649	60,449,741
Current portion of lease liabilities		2,998,837	5,006,085	2,453,199	4,475,559
Short-term borrowings	3.1	585,180,487	587,624,066	600,812,694	604,290,164
Corporate income tax payable		3,609,817	3,646,655	-	-
Other current provisions		10,355,502	15,513,655	-	-
Total current liabilities		968,564,759	954,897,122	761,043,554	745,770,100
Non-current liabilities					
Long-term borrowings	15	639,704,173	812,053,324	598,422,108	684,754,416
Lease liabilities		586,997	2,431,836	236,733	1,814,500
Trade and other non-current payables		13,202,975	15,307,036	2,194,540	2,089,139
Non-current provisions for employee benefits		25,423,056	26,017,683	23,384,975	8,987,682
Deferred tax liabilities		540,586	198,322	-	-
Other non-current provisions		35,029,380	35,719,994	27,143,166	27,349,751
Total non-current liabilities		714,487,167	891,728,195	651,381,522	724,995,488
Total liabilities		1,683,051,926	1,846,625,317	1,412,425,076	1,470,765,588

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		As at June 30, 2026 "UNAUDITED" REVIEWED	As at December 31, 2025 "AUDITED"	As at June 30, 2026 "UNAUDITED" "REVIEWED"	As at December 31, 2025 "AUDITED"
Equity					
Share capital					
Authorised share capital					
(5,250 million ordinary shares, par value at Baht 0.5 per share)		2,625,000,000	2,625,000,000	2,625,000,000	2,625,000,000
Issued and paid-up share capital					
(4,200 million ordinary shares, par value at Baht 0.5 per share)		2,100,037,576	2,100,037,576	2,100,037,576	2,100,037,576
Share premium on ordinary shares		1,780,327,843	1,780,327,843	1,780,327,843	1,780,327,843
Capital surplus on share-based payment		8,925,000	8,925,000	8,925,000	8,925,000
Other capital surplus		104,992,485	104,992,485	104,992,485	104,992,485
Retained earnings					
Appropriated					
Legal reserve		10,502,457	10,502,457	10,502,457	10,502,457
Reserve for Treasury Shares	17	3,452,880	3,452,880	3,452,880	3,452,880
Share-based payment arrangement		8,232,907	7,061,308	8,174,495	7,008,749
Unappropriated		(93,805,117)	(106,582,091)	148,955,555	136,474,664
(Less) Treasury stock	17	(3,452,880)	(3,452,880)	(3,452,880)	(3,452,880)
Other components of shareholders' equity		(4,224,066)	(4,224,066)	-	-
Equity attributable to owners of the Company		3,914,989,085	3,901,040,512	4,161,915,411	4,148,268,774
Non-controlling interests		150,867,054	147,041,325	-	-
Total equity		4,065,856,139	4,048,081,837	4,161,915,411	4,148,268,774
Total liabilities and equity		5,748,908,065	5,894,707,154	5,574,340,487	5,619,034,362

SEN X PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF COMPREHENSIVE INCOME

FOR THE THREE-MONTH PERIOD ENDED JUNE 30, 2026

"UNAUDITED"

"REVIEWED"

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		2026	2025	2026	2025
Revenue from sales of real estates		143,667,302	226,422,205	50,735,887	90,650,009
Revenue from merchandising		4,482,868	5,949,691	-	-
Revenue from rental of real estates		10,607,083	5,633,029	5,909,225	4,316,408
Revenue from services of real estates		55,005,988	60,734,989	18,667,203	597,421
Total revenues		213,763,241	298,739,914	75,312,315	95,563,838
Cost of sales of real estates		(104,796,932)	(157,823,825)	(40,444,132)	(67,363,527)
Cost of merchandising		(4,026,153)	(4,820,060)	-	-
Cost of rental of real estates		(4,168,386)	(2,166,618)	(2,207,305)	(1,526,986)
Cost of services of real estates		(36,096,776)	(37,138,246)	(10,733,451)	(727,392)
Total costs		(149,088,247)	(201,948,749)	(53,384,888)	(69,617,905)
Gross profit (loss)		64,674,994	96,791,165	21,927,427	25,945,933
Other income		7,339,189	5,612,564	11,299,344	12,784,472
Dividend income		-	-	32,750,033	-
Profit (loss) before expenses		72,014,183	102,403,729	65,976,804	38,730,405
Cost of distribution		(11,798,714)	(16,185,818)	(5,539,993)	(8,328,992)
Administrative expenses		(30,803,409)	(42,364,240)	(38,068,984)	(29,068,412)
Impairment loss on investment in a subsidiaries		-	-	(1,249,800)	-
Total expenses		(42,602,123)	(58,550,058)	(44,858,777)	(37,397,404)
Profit (loss) before finance costs		29,412,060	43,853,671	21,118,027	1,333,001
Finance income		96,006	213,453	1,551,848	9,283,921
Finance costs		(7,857,558)	(1,771,991)	(6,087,406)	(4,541,396)
Profit (loss) before income tax expense		21,650,508	42,295,133	16,582,469	6,075,526
Tax income (expense)		(5,803,592)	(4,341,957)	1,822,498	(839,149)
Profit (loss) for the period		15,846,916	37,953,176	18,404,967	5,236,377
Other comprehensive income (expense)					
Other comprehensive income (expense) for the period		-	-	-	-
Other comprehensive income (expense) for the period		-	-	-	-
Total comprehensive income for the period		15,846,916	37,953,176	18,404,967	5,236,377

The condensed notes to the interim financial information are integral part of this interim financial information

SEN X PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF COMPREHENSIVE INCOME (Con.)

FOR THE THREE-MONTH PERIOD ENDED JUNE 30, 2026

"UNAUDITED"

"REVIEWED"

(Unit : Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		2026	2025	2026	2025
Profit (loss) attributable to:					
Owners of the company		13,944,462	35,319,685	18,404,967	5,236,377
Non-controlling interests		1,902,454	2,633,491	-	-
Profit (loss) for the period		15,846,916	37,953,176	18,404,967	5,236,377
Total comprehensive income attributable to:					
Owners of company		13,944,462	35,319,685	18,404,967	5,236,377
Non-controlling interests		1,902,454	2,633,491	-	-
Total comprehensive income for the period		15,846,916	37,953,176	18,404,967	5,236,377
Basic earnings (loss) per share					
Earnings (loss) from continuing operations		0.0033	0.0084	0.0044	0.0012
Weighted average number of ordinary shares (share)		4,200,075,152	4,200,075,152	4,200,075,152	4,200,075,152

SEN X PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

"UNAUDITED"

STATEMENT OF COMPREHENSIVE INCOME

"REVIEWED"

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Revenue from sales of real estates	273,463,463	420,718,384	97,155,701	163,689,189
Revenue from merchandising	8,383,328	10,349,799	-	-
Revenues from rental of real estates	20,084,788	8,341,882	11,222,673	6,485,063
Revenues from services of real estates	111,771,225	120,104,801	19,188,840	1,146,416
Total revenues	413,702,804	559,514,866	127,567,214	171,320,668
Cost of sales of real estates	(191,279,234)	(301,485,486)	(74,286,588)	(117,244,558)
Cost of merchandising	(6,967,188)	(8,415,444)	-	-
Cost of rental of real estates	(7,248,130)	(3,308,524)	(3,956,978)	(2,189,162)
Cost of services of real estates	(72,584,084)	(77,379,503)	(11,445,129)	(1,291,181)
Total costs	(278,078,636)	(390,588,957)	(89,688,695)	(120,724,901)
Gross profit (loss)	135,624,168	168,925,909	37,878,519	50,595,767
Other income	9,457,086	10,699,489	18,773,921	26,358,657
Dividend income	-	-	51,031,133	-
Profit (loss) before expenses	145,081,254	179,625,398	107,683,573	76,954,424
Cost of distribution	(20,511,628)	(31,230,245)	(9,507,360)	(14,720,951)
Administrative expenses	(66,047,891)	(85,492,833)	(60,370,619)	(59,563,216)
Impairment loss on investment in a subsidiaries	-	-	(1,249,800)	-
Total expenses	(86,559,519)	(116,723,078)	(71,127,779)	(74,284,167)
Profit (loss) before finance costs	58,521,735	62,902,320	36,555,794	2,670,257
Finance income	97,526	231,509	3,315,987	19,207,315
Finance costs	(13,300,345)	(3,771,154)	(9,985,571)	(9,002,909)
Profit (loss) before income tax expense	45,318,916	59,362,675	29,886,210	12,874,663
Tax income (expense)	(8,975,860)	(11,772,159)	2,335,034	(1,622,145)
Profit (loss) for the period	36,343,056	47,590,516	32,221,244	11,252,518
Other comprehensive income (expense)				
Other comprehensive income (expense) for the period	-	-	-	-
Other comprehensive income (expense) for the period	-	-	-	-
Total comprehensive income for the period	36,343,056	47,590,516	32,221,244	11,252,518

SEN X PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF COMPREHENSIVE INCOME (Con.)

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026

"UNAUDITED"

"REVIEWED"

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Profit (loss) attributable to:				
Owners of the company	32,517,327	41,572,325	32,221,244	11,252,518
Non-controlling interests	3,825,729	6,018,191	-	-
Profit (loss) for the period	36,343,056	47,590,516	32,221,244	11,252,518
Total comprehensive income attributable to:				
Owners of company	32,517,327	41,572,325	32,221,244	11,252,518
Non-controlling interests	3,825,729	6,018,191	-	-
Total comprehensive income for the period	36,343,056	47,590,516	32,221,244	11,252,518
Basic earnings (loss) per share				
Earnings (loss) from continuing operations	0.0077	0.0099	0.0077	0.0027
Weighted average number of ordinary shares (share)	4,200,075,152	4,200,075,152	4,200,075,152	4,200,075,152

SEN X PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN EQUITY

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026

"UNAUDITED"

"REVIEWED"

(Unit : Baht)

		Consolidated financial statements														
						Retained earnings (deficit)					Other components of equity					
	Notes	Issued and paid-up share capital	Share premium on ordinary shares	Capital surplus on share-based payment	Other Capital surplus	Legal reserve	Reserve for Treasury Shares	Other reserves by share-based payment	Unappropriated	Treasury shares	Capital surplus on the change in ownership interest in subsidiary	Deficit on business combination under common control	Total Other components equity	Equity attributable to equity holders of the Company	Non-controlling interests of subsidiaries	Total equity
Balance as at January 1, 2025		2,100,037,576	1,780,327,843	8,925,000	104,992,485	5,455,870	-	4,235,520	(146,630,218)	(2,863,332)	(4,390,110)	166,044	(4,224,066)	3,850,256,678	137,205,920	3,987,462,598
Changes in equity :																
Share warrant		-	-	-	-	-	-	24,190	-	-	-	-	-	24,190	-	24,190
Employee Joint Investment Program	17	-	-	-	-	-	3,452,880	1,406,600	(3,452,880)	(589,548)	-	-	-	817,052	-	817,052
Dividends paid	16	-	-	-	-	-	-	-	(24,066,431)	-	-	-	-	(24,066,431)	-	(24,066,431)
Comprehensive income (expense) for the period		-	-	-	-	-	-	-	41,572,325	-	-	-	-	41,572,325	6,018,191	47,590,516
Increase (decrease) from changes in investment in subsidiaries		-	-	-	-	-	-	-	-	-	-	-	-	-	5,144,993	5,144,993
Total Changes in equity		-	-	-	-	-	3,452,880	1,430,790	14,053,014	(589,548)	-	-	-	18,347,136	11,163,184	29,510,320
Balance as at June 30, 2025		2,100,037,576	1,780,327,843	8,925,000	104,992,485	5,455,870	3,452,880	5,666,310	(132,577,204)	(3,452,880)	(4,390,110)	166,044	(4,224,066)	3,868,603,814	148,369,104	4,016,972,918
Balance as at January 1, 2026		2,100,037,576	1,780,327,843	8,925,000	104,992,485	10,502,457	3,452,880	7,061,308	(106,582,091)	(3,452,880)	(4,390,110)	166,044	(4,224,066)	3,901,040,512	147,041,325	4,048,081,837
Changes in equity :																
Share warrant		-	-	-	-	-	-	45,586	-	-	-	-	-	45,586	-	45,586
Employee Joint Investment Program		-	-	-	-	-	-	1,126,013	-	-	-	-	-	1,126,013	-	1,126,013
Dividends paid	16	-	-	-	-	-	-	-	(19,740,353)	-	-	-	-	(19,740,353)	-	(19,740,353)
Comprehensive income (expense) for the period		-	-	-	-	-	-	-	32,517,327	-	-	-	-	32,517,327	3,825,729	36,343,056
Total Changes in equity		-	-	-	-	-	-	1,171,599	12,776,974	-	-	-	-	13,948,573	3,825,729	17,774,302
Balance as at June 30, 2026		2,100,037,576	1,780,327,843	8,925,000	104,992,485	10,502,457	3,452,880	8,232,907	(93,805,117)	(3,452,880)	(4,390,110)	166,044	(4,224,066)	3,914,989,085	150,867,054	4,065,856,139

SEN X PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN EQUITY

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2026

(Unit : Baht)

		Separate financial statements									
						Retained earnings (deficit)					
	Notes	Issued and paid-up share capital	Share premium on ordinary shares	Capital surplus on share-based payment	Other Capital surplus	Retained earnings Legal reserve	Reserve for Treasury Shares	Other reserves by share-based payment	Unappropriated (deficit)	Treasury shares	Total equity
Balance as at January 1, 2025		2,100,037,576	1,780,327,843	8,925,000	104,992,485	5,455,870	-	4,242,168	64,065,466	(2,863,332)	4,065,183,076
Changes in equity :											
Share warrant		-	-	-	-	-	-	24,190	-	-	24,190
Employee Joint Investment Program	17	-	-	-	-	-	3,452,880	1,359,100	(3,452,880)	(589,548)	769,552
Dividends paid	16	-	-	-	-	-	-	-	(24,066,431)	-	(24,066,431)
Comprehensive income (expense) for the period		-	-	-	-	-	-	-	11,252,518	-	11,252,518
Total Changes in equity		-	-	-	-	-	3,452,880	1,383,290	(16,266,793)	(589,548)	(12,020,171)
Balance as at June 30, 2025		2,100,037,576	1,780,327,843	8,925,000	104,992,485	5,455,870	3,452,880	5,625,458	47,798,673	(3,452,880)	4,053,162,905
Balance as at January 1, 2026		2,100,037,576	1,780,327,843	8,925,000	104,992,485	10,502,457	3,452,880	7,008,749	136,474,664	(3,452,880)	4,148,268,774
Changes in equity :											
Share warrant		-	-	-	-	-	-	39,733	-	-	39,733
The Employee Joint Investment Program		-	-	-	-	-	-	1,126,013	-	-	1,126,013
Dividends paid	16	-	-	-	-	-	-	-	(19,740,353)	-	(19,740,353)
Comprehensive income (expense) for the period		-	-	-	-	-	-	-	32,221,244	-	32,221,244
Total Changes in equity		-	-	-	-	-	-	1,165,746	12,480,891	-	13,646,637
Balance as at June 30, 2026		2,100,037,576	1,780,327,843	8,925,000	104,992,485	10,502,457	3,452,880	8,174,495	148,955,555	(3,452,880)	4,161,915,411

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit (loss) before income tax expense	45,318,916	59,362,675	29,886,210	12,874,663
Adjustments to reconcile profit (loss) to cash received (paid)				
Adjusted finance costs	13,300,345	3,771,154	9,985,571	9,002,909
Adjusted finance income	(97,526)	(231,509)	(3,315,987)	(19,207,315)
Adjusting dividend income	-	-	(51,031,133)	-
Adjustment using restricted (increased) and reduced bank deposits	(1,994,814)	3,057,059	(578,397)	1,151,671
Adjustment deposits at financial institutions with commitment (increase) decrease	4,751,645	(1,478,719)	4,751,645	-
Adjusted trade and other current receivables (increase) decrease	(15,246,378)	(3,573,599)	(27,838,493)	(19,102,647)
Adjusted real estate development for sale (increase) decrease	161,502,730	191,503,941	44,270,241	90,504,704
Adjusted trade and other current payables increase (decrease)	(3,411,787)	(17,714,924)	8,157,660	4,632,215
Adjusted contractual liabilities-current increase (decrease)	329,288	(13,690,094)	588,221	801,985
Depreciation, depletion and amortization	13,008,465	10,551,815	8,512,152	7,704,757
Adjustments for impairment losses recognized in profit or loss (reversal)	-	-	1,249,800	-
Adjusted provisions for employee benefits (reverse)	(185,304)	3,764,642	14,397,293	1,292,014
Adjustment with debt provisions increase (decrease)	(5,848,767)	(22,177,102)	(206,585)	(2,086,258)
Adjusted with loss (profit) from write-off and termination of assets	15	444,148	15	14
Adjusted with reversal of allowance for loss on devaluation of real estate	-	-	-	(3,541,316)
Adjusted for unrealized losses (gains) from investment value adjustments	(5,859)	7,789	(142)	(345)
Adjustment through share-based payments	1,171,599	1,430,790	1,096,562	1,300,269
Adjustment for loss (gain) on lease modification and termination	(116,616)	-	(98,463)	-
Other adjustments to reconcile profit (loss)	-	-	(15,540)	-
Total adjustment to reconcile profit (loss)	167,157,036	155,665,391	9,924,420	72,452,657
Cash flows provided by (used in) operating activities	212,475,952	215,028,066	39,810,630	85,327,320
Income tax (paid)	(10,733,763)	(17,908,007)	(1,966,571)	(2,148,448)
Cash paid for employee benefit obligations	(409,323)	(935,981)	-	(421,230)
Cash paid for treasury shares	-	(589,548)	-	(589,548)
Net cash flows provided by (used in) operating activities	201,332,866	195,594,530	37,844,059	82,168,094

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
CASH FLOWS FROM INVESTING ACTIVITIES				
Cash received from sale of non-current assets held for sale	-	36,480,407	-	-
Cash for purchasing or increase investment in subsidiaries	-	-	-	(5,535,007)
Cash received from capital reduction of a subsidiary	-	-	3,750,000	5,150,000
Cash paid for purchasing or paid up for Property, plant and equipment	(650,715)	(3,330,104)	(510,490)	(2,751,774)
Cash paid for purchasing of intangible assets	-	(7,180,783)	-	-
Cash paid for purchasing or paid up for investment properties	(95,294)	(559,460)	(95,294)	(559,460)
Cash received from loans to related parties	-	-	64,520,000	129,304,390
Cash paid for loans to related parties	-	-	(41,300,000)	(11,700,000)
Cash received from dividends	-	-	45,239,017	-
Interest income	96,898	219,370	512,502	12,369,731
Net cash flows provided by (used in) investing activities	(649,111)	25,629,430	72,115,735	126,277,880
CASH FLOWS FROM FINANCING ACTIVITIES				
Cash receive overdraft	9,553,403	-	-	-
Cash received from minority shareholders for capital increase of subsidiary company	-	5,144,993	-	-
Cash received from borrowings				
- Borrowings from related parties	78,000,000	75,000,000	14,500,000	11,000,000
- Other Loans	-	97,213,766	-	32,213,766
Cash paid for borrowings repayment				
- Borrowings from related parties	(90,000,000)	(156,000,000)	(29,000,000)	(14,500,000)
- Other Loans	(159,615,897)	(230,185,039)	(75,347,098)	(159,893,055)
Cash paid for lease liabilities	(2,420,031)	(3,044,988)	(2,168,072)	(2,334,382)
Cash paid for dividends	(19,677,837)	(24,018,767)	(19,677,837)	(24,018,767)
Interest expenses	(67,745,020)	(28,626,672)	(24,852,494)	(45,085,751)
Net cash flows provided by (used in) financing activities	(251,905,382)	(264,516,707)	(136,545,501)	(202,618,189)
Cash and cash equivalents increase (decrease)-net	(51,221,627)	(43,292,747)	(26,585,707)	5,827,785
Cash and cash equivalents at beginning of the period	93,594,146	150,872,396	42,160,638	44,505,141
Cash and cash equivalents at ending of the period	42,372,519	107,579,649	15,574,931	50,332,926
Supplemental disclosures of cash flow information:				
Non-cash transactions:				
1) Borrowing cost recorded as real estate development for sale	32,244,412	26,810,228	26,278,152	37,539,044
2) Purchase of investment property on credit	23,910	-	71,856	-
3) Purchase of land, buildings and equipment on credit	1,333,076	-	624,524	-
4) Acquisition of right-of-use assets under lease liabilities	473,317	-	-	-
5) Right-of-use assets decreased during the period	1,788,756	701,620	1,333,592	-
6) Lease liabilities decreased during the period	1,905,372	-	1,432,055	-
7) Transfer from real estate development for sale to investment property properties	99,252,458	-	38,654,496	-
8) Transfer from investment property properties to property, plant and equipment	5,377,376	-	5,377,376	-
9) Transfer from investment property properties to right-of-use assets	9,149,817	-	9,149,817	-
10) Dividends receivable	-	-	32,750,033	-
11) Accrued dividend receivable	62,516	47,664	62,516	47,664

1. GENERAL INFORMATION

1.1. Legal status and company address

SEN X Public Company Limited, is a company registered in Thailand on October 13, 2010, registration number is 0107557000012. The registered office of the Company is 542 Sena Fest Shopping Center Building, 1st Floor, Charoen Nakhon Road, Khlong Ton Sai Subdistrict, Khlong San District, Bangkok 10600.

The Company was listed on the Stock Exchange of Thailand on November 19, 2014.

As at June 30, 2026, SENA Development Public Company Limited is a major shareholder of the Company. (Holds 49.72%).

1.2. Nature of the business

The Group's principal business operations involve real estate development for sale, property rental and services, and merchandising.

2. BASIS OF PREPARATION OF THE INTERIM FINANCIAL INFORMATION

2.1. Basis for interim financial statements preparation

This interim financial information are prepared in accordance with Accounting Standards Pronouncement No. 34 "Interim Financial Reporting" whereby the Company chooses to present condensed interim financial information. However, the presentation of the interim financial information has been extended to the same as the annual financial statements.

The interim financial information is prepared to provide information in addition to that included in the latest annual financial statements. Accordingly, they focus on new activities, events and circumstances to avoid repetition of information previously reported. This interim financial information should, therefore, be read in conjunction with the financial statements for the year ended December 31, 2025.

The interim financial information are officially prepared in Thai language. The translation of these statutory financial information to other language must conform to the Thai financial report.

2.2. Basis of presentation of consolidated financial statements

The consolidated financial statements include the company's financial statements. Subsidiaries in which the Company has material control or influence in that company, with changes during the period as follows:

	Type of business	Head office Location	Issued and paid-up share capital (Million Baht)		Percentage of holding direct and indirect	
			2026	2025	2026	2025
Subsidiaries						
Sen X Inter Service Co., Ltd. (Formerly known as "Sen X Digital Co., Ltd.")	Develop application systems / Digital computer programs	Bangkok	1.25	5.00	99.99	99.99

The outstanding balances between the Group, significant intercompany transactions have been eliminated from the consolidated financial statements.

The consolidated financial statements are prepared using the same accounting policies for identical accounting transactions or similar accounting events.

2.3. Significant accounting policies

This interim financial information has been prepared by applying accounting policies and methods of computation on the same basis as those applied for the financial statements for the year ended December 31, 2025.

The revised financial reporting standards which are effective for fiscal years beginning on or after and January 1, 2026 and January 1, 2027 do not have any significant impact on the Group's financial statements

2.4. Judgments and estimates

The preparation of the interim financial information requires management to make judgements, estimates, and assumptions that affect the recognition and measurement of assets, liabilities, income, and expenses. Actual results may differ from the judgments estimates, and assumptions made by management.

The judgments, estimates and assumptions applied in the interim financial information, including the key sources of estimation were the same as those that applied to The Company's financial statement for the year ended December 31, 2025.

3. TRANSACTIONS WITH RELATED PARTIES AND RELATED COMPANIES

The Company has extensive transactions with related companies and parties. The portion of the transactions between related parties are assets, liabilities, revenues, costs and expenses. These companies are related through shareholdings or the directorship. The effect of these transactions that the normal business is included in the financial statement with the agreement between the Company and related parties and related companies.

3.1. The significant transactions between the Group and related parties have reflected in the financial statements as at June 30, 2026 and December 31, 2025 as follows:

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Trade and other current receivables				
Parent Company	17,020,561	19,522,725	741,820	9,980
Subsidiaries	-	-	192,251,750	189,634,885
Related companies	12,523,848	17,013,728	1,823,118	864,421
	29,544,409	36,536,453	194,816,688	190,509,286
(Less) expected credit loss	-	-	(54,733,593)	(54,733,593)
Total trade and other current receivables	29,544,409	36,536,453	140,083,095	135,775,693

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Short-term loans to and accrued interest receivables				
Subsidiaries	-	-	331,020,953	351,437,468

The significant movements of short-term loans and interest receivable as at June 30, 2026 were as follows:

(Unit: Baht)

	Separate financial statements			
	As at December 31, 2025	Increase	(Decrease)	As at June 30, 2026
Subsidiaries				
Principal	112,313,500	41,300,000	(64,520,000)	89,093,500
Accrued interest receivables	239,123,968	3,262,169	(458,684)	241,927,453
Total short-term loans and accrued interest receivables	351,437,468	44,562,169	(64,978,684)	331,020,953

The Company agreed to charge interest between the parties at the rate of 4.50-6.59% per annum. However, these loans are loans for use in normal operations without collateral, repayable on demand.

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Trade and other current payables				
Parent Company	86,885,024	81,647,550	30,775,402	27,633,333
Subsidiaries	-	-	1,699,338	891,445
Related companies	3,252,071	5,173,512	1,966,377	3,567,906
Total trade and other current payables	90,137,095	86,821,062	34,441,117	32,092,684

Movements of lease liabilities for the six-months period ended June 30, 2026

(Unit: Baht)

	Consolidated financial statements/ Separate financial statements
Lease liabilities	
As at December 31, 2025	3,766,769
(Less) Repayment	(1,580,212)
As at June 30, 2026	2,186,557
(Less) Current portion	(2,186,557)
Total lease liabilities	-

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Short-term borrowings and accrued interest payables				
Parent Company	336,180,487	346,624,066	336,180,487	346,624,066
Subsidiaries	-	-	264,632,207	257,666,098
Related companies	249,000,000	241,000,000	-	-
Total short-term borrowings and accrued interest payables	585,180,487	587,624,066	600,812,694	604,290,164

The details of short-term borrowings and accrued interest payables as at June 30, 2026 are as follows:

(Unit: Baht)

	Consolidated financial statements			
	As at December 31, 2025	Increase	(Decrease)	As at June 30, 2026
Parent Company				
Principal	339,200,000	-	(20,000,000)	319,200,000
Accrued interest payables	7,424,066	9,556,421	-	16,980,487
Total	346,624,066	9,556,421	(20,000,000)	336,180,487

(Unit: Baht)

	Consolidated financial statements			
	As at December 31, 2025	Increase	(Decrease)	As at June 30, 2026
Related companies				
Principal	241,000,000	78,000,000	(70,000,000)	249,000,000
Accrued interest payables	-	5,239,267	(5,239,267)	-
Total	241,000,000	83,239,267	(75,239,267)	249,000,000
Total Short-term borrowings and accrued interest payables	587,624,066	92,795,688	(95,239,267)	585,180,487

The Group agreed to charge interest between the parties at the rate of 1.50-6.50% per annum. However, these loans are loans for use in normal operations without collateral , repayable on demand.

(Unit: Baht)

	Separate financial statements			
	As at December 31, 2025	Increase	(Decrease)	As at June 30, 2026
Parent Company				
Principal	339,200,000	-	(20,000,000)	319,200,000
Accrued interest payables	7,424,066	9,556,421	-	16,980,487
Total	346,624,066	9,556,421	(20,000,000)	336,180,487
Subsidiaries				
Principal	232,401,604	14,500,000	(9,000,000)	237,901,604
Accrued interest payables	25,264,494	2,080,631	(614,522)	26,730,603
Total	257,666,098	16,580,631	(9,614,522)	264,632,207
Total Short-term borrowings and accrued interest payables	604,290,164	26,137,052	(29,614,522)	600,812,694

The Company agreed to charge interest between the parties at the rate of 1.50-6.59% per annum. However, these loans are used in normal course of operations, are unsecured, repayable on demand.

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Provisions non-current liabilities for employee benefit				
Board and Executive	2,507,016	3,067,331	2,507,016	3,067,331

3.2. Significant transactions with related companies and parties are presented in the statements of comprehensive income for the six-months ended June 30, 2026 and 2025 are as follows:

(Unit: Baht)

	Pricing policy	Consolidated financial statements		Separate financial statements	
		2026	2025	2026	2025
Parent Company					
Revenue from merchandising	Market price	571,308	262,103	-	-
Revenue from services of real estates	Mutually Agree	7,456,824	13,457,646	693,290	-
Revenue from management	Mutually Agree	38,280	924	-	-
Revenue from commission	Mutually Agree	676,544	447,279	-	-
Selling and distribution expenses	Mutually Agree	1,054,481	950,436	1,205	-
Administrative expenses	Mutually Agree	4,356,988	6,530,246	4,022,300	5,764,863
Interest expenses*	5.90%-6.50% per annum	2,690,858	12,713,644	2,690,858	12,713,644
Subsidiaries					
Revenue from services of real estates	Mutually Agree	-	-	124,486	-
Revenue from management	Mutually Agree	-	-	13,300,379	24,394,869
Interest income	4.50%-6.59% per annum	-	-	3,262,169	19,097,700
Selling and distribution expenses	Mutually Agree	-	-	1,112,335	192,600
Administrative expenses	Mutually Agree	-	-	473,621	647,921
Interest expenses*	1.50%-6.59% per annum	-	-	2,047,583	1,922,712

(Unit: Baht)

	Pricing policy	Consolidated financial statements		Separate financial statements	
		2026	2025	2026	2025
Related Companies					
Revenue from merchandising	Market price	1,043,573	478,664	-	-
Revenue from rental of real estates	Mutually Agree	-	63,158	-	63,158
Revenue from services of real estates	Mutually Agree	15,724,563	17,923,309	1,233,522	-
Revenue from management	Mutually Agree	123,735	26,964	-	-
Revenue from commission	Mutually Agree	3,542,977	948,627	-	-
Selling and distribution expenses	Mutually Agree	887,137	866,993	220,196	259,378
Administrative expenses	Mutually Agree	2,150,565	2,322,481	1,800,920	2,029,576
Interest expenses*	1.50%-6.37% per annum	5,239,267	6,823,857	-	-
Board and Executive					
Employee benefits expenses		141,313	106,203	141,313	106,203
Other compensation		2,256,446	2,136,446	2,256,446	2,136,446

*For the six-months ended June 30, 2026, the Group and the Company incurred interest expenses, which were included in the cost of real estate development projects for sale amounting to Baht 7.90 million amd Baht 6.90 million. (June 30, 2025: Baht 24.42 million and Baht 9.30 million, respectively)

4. TRADE AND OTHER CURRENT RECEIVABLES

As at June 30, 2026 and December 31, 2025, the details are as follows:

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Trade receivables-non related parties				
Not yet due	4,794,649	21,122,610	4,152,781	-
Overdue				
Not over 3 months	15,089,042	9,029,822	11,517,490	-
3-6 months	7,876,581	1,927,555	-	-
6-12 months	8,828,277	6,947,259	-	-
Over 12 months	1,842,277	1,286,680	-	-
(Less) Expected credit loss	(1,138,302)	(1,138,302)	-	-
Total trade receivables-non related parties	37,292,524	39,175,624	15,670,271	-
Other current receivables-non related parties				
Advance payment	54,950,953	53,033,541	20,247,223	19,872,465
Prepaid expenses	4,281,285	7,015,714	2,428,714	3,990,106
Deposits	2,459,322	2,391,222	-	-
Revenue Department receivable	3,562,596	4,743,773	83,541	537,317
Post-dated cheques	18,900,612	2,790,000	6,697,072	-
Other	18,006,699	9,076,409	16,009,173	7,599,606
(Less) Expected credit loss	(7,126,697)	(7,126,697)	(7,126,697)	(7,126,697)
Total other current receivables-non related parties	95,034,770	71,923,962	38,339,026	24,872,797
Trade receivables-related parties				
Not yet due	5,349,341	4,911,747	-	-
Overdue				
Not over 3 months	3,135,041	5,005,816	2,194,889	-
3-6 months	1,773,355	3,653,917	-	-
6-12 months	2,663,407	5,369,210	-	-
Over 12 months	1,660,926	1,360,933	82,771,825	82,771,825
(Less) Expected credit loss	-	-	(54,733,593)	(54,733,593)
Total trade receivables-related parties	14,582,070	20,301,623	30,233,121	28,038,232

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Other current receivables-related parties				
Other current receivables	14,962,339	16,234,830	109,849,974	107,737,461
(Less) Expected credit losses	-	-	-	-
Total other current receivables-related parties	14,962,339	16,234,830	109,849,974	107,737,461
Total trade receivables and other current receivables related parties (Note 3.1)	29,544,409	36,536,453	140,083,095	135,775,693
Total trade receivables and other current receivables	161,871,703	147,636,039	194,092,392	160,648,490

The movements in the allowance for devaluation of expected credit loss on trade receivables and other current receivables-non related parties, which decreased during the six-months period ended June 30, 2026 are as follows:

(Unit: Baht)

	Consolidated financial statements	Separate financial statements
Balance as at December 31, 2025	8,264,999	7,126,697
Increase (decrease)	-	-
(Less) Reversal of impairment loss	-	-
Balance as at June 30, 2026	8,264,999	7,126,697

The movements in the allowance for devaluation of expected credit loss on trade receivables and other current receivables-related parties, which decreased during the six-months period ended June 30, 2026 are as follows

(Unit: Baht)

	Consolidated financial statements	Separate financial statements
Balance as at December 31, 2025	-	54,733,593
Increase (decrease)	-	-
(Less) Reversal of impairment loss	-	-
Balance as at June 30, 2026	-	54,733,593

5. SHORT-TERM LOANS

The details of short-term loans and interest receivable as at June 30, 2026 amd December 31, 2025 are as follows:

(Unit: Baht)

	Consolidated financial statements			
	As at December 31, 2025	Increase	(Decrease)	As at June 30, 2026
Other Persons and Businesses				
Principal	1,284,460	-	-	1,284,460
Accrued interest receivables	20,068	-	-	20,068
Total short-term loans and interest receivables	1,304,528	-	-	1,304,528

The Group and the Company agreed to charge interest between them at the rate of 4.50% per annum. These loans are loans for use in normal operations without collateral, repayable on demand.

(Unit: Baht)

	Separate financial statements			
	As at December 31, 2025	Increase	(Decrease)	As at June 30, 2026
Short-term loans to related parties (Note 3.1)	351,437,468	44,562,169	(64,978,684)	331,020,953
Total short-term loans and interest receivables	351,437,468	44,562,169	(64,978,684)	331,020,953

The Company agreed to charge interest between them at the rate of 4.50-6.59% per annum. However, these loans are loans for use in normal operations without collateral, repayable on demand.

6. REAL ESTATE DEVELOPMENT FOR SALE

As at June 30, 2026 and December 31, 2025, the details are as follows:

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Real Estate Project Development Cost				
Land	3,619,521,809	3,655,557,802	1,861,363,565	1,861,363,565
Land and club-house	92,235,668	93,528,985	58,562,623	58,562,623
Public utility	1,022,896,360	1,023,898,687	614,553,768	612,451,255
Construction cost	5,378,900,845	5,365,948,030	3,599,709,967	3,583,490,786
Management fee	662,294,526	637,640,304	276,413,812	267,173,843
Borrowing cost	927,805,959	898,587,209	537,620,075	511,341,923
Others expense	573,029,685	570,565,840	354,445,663	352,001,777
Total	12,276,684,852	12,245,726,857	7,302,669,473	7,246,385,772
(Less) Accumulated transfer to finished goods and cost of sales	(8,575,190,285)	(8,646,355,938)	(5,516,872,509)	(5,610,771,683)
(Less) Transfer to investment property	(403,700,436)	(341,619,227)	(210,000,000)	(186,863,640)
(Less) Transfer to property, plant and equipment	(1,829,847)	(30,813,229)	(1,829,847)	(1,382,758)
(Less) Transfer to other non-current assets	-	(34,192,093)	-	-
(Less) Allowance for devaluation	-	-	-	-
Real estate under development	3,295,964,284	3,192,746,370	1,573,967,117	1,447,367,691
Add Developed real estate	611,680,967	871,565,545	245,178,302	412,909,725
Add Complimentary finished goods	8,561,673	10,546,567	4,680,358	5,123,900
Total real estate development for sale	3,916,206,924	4,074,858,482	1,823,825,777	1,865,401,316

Information about the project as follows:

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Number of projects at the beginning of period	21	24	11	12
Number of closed projects / Transfer out	-	(3)	-	(1)
Number of new projects	-	-	-	-
Number of projects at the end of period (Project)	21	21	11	11
Total contracted value (Baht)	11,104,797,640	10,815,122,271	7,722,381,680	7,633,146,144
Percentage of total sales of projects that are in operation (%)	59	61	70	76

As at June 30, 2026 and December 31, 2025, the Group and the Company have real estate development for sale pledged as collateral for loans according to Note 15 as follows:

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Land and buildings	2,586,587,090	3,025,686,270	1,329,521,120	1,361,997,341

The movement transactions for the six-month period ended June 30, 2026 and 2025, the Group and the Company recorded finance costs as part of real estate development for sale costs as follows:

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Finance costs	32,244,412	26,810,228	26,278,152	37,539,044

7. INVENTORIES

The movement transactions for the six-month period ended June 30, 2026 were as follows:

(Unit: Baht)

	Consolidated financial statements	Separate financial statements
Balance as at December 31, 2025	2,151,469	-
Increase (decrease) during the period	(343,313)	-
Balance as at June 30, 2026	1,808,156	-

8. OTHER CURRENT FINANCIAL ASSETS

As at June 30, 2026 and December 31, 2025, the details are as follows:

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Other current financial assets				
Financial assets measured at fair value through profit (loss)				
Investment in Open-ended Fund				
Investment in Open-ended Fund	315,884	319,552	30,614	30,047
Add Unrealized gain (loss) from adjustment of investment value	5,859	(3,668)	142	567
Investment in Open-ended Fund-Fair value	321,743	315,884	30,756	30,614
Fixed deposits	232,566	231,939	-	-
Total other current financial assets	554,309	547,823	30,756	30,614

Investment in Open-ended Fund

The movements for the six-month period ended June 30, 2026 were as follows:

(Unit: Baht)

	Consolidated financial statements	Separate financial statements
As at December 31, 2025	315,884	30,614
Add Profit (loss) from unrealized changes in value of investments	5,859	142
As at June 30, 2026	321,743	30,756

Fixed Deposits

As at June 30, 2026 and December 31, 2025, the Group had fixed deposits with maturities more than 3 months but not exeeding 1 year for general investment purposes.

9. INVESTMENTS IN SUBSIDIARIES

As at June 30, 2026 and December 31, 2025, the details are as follows:

	Separate financial statements							
	Issued and paid-up (Baht)		Investment proportion (%)		Cost (Baht)		Dividend income for the six-month period ended June 30 (Baht)	
Name	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025	2026	2025
Sampeng 2 Plaza Co., Ltd.	110,000,000	110,000,000	99.98	99.98	109,980,000	109,980,000	3,075,375	-
Baan Ruenrom 2015 Co., Ltd.	100,000,000	100,000,000	99.99	99.99	99,999,800	99,999,800	-	-
Baan Putthachart 2015 Co., Ltd.	100,000,000	100,000,000	99.99	99.99	99,999,800	99,999,800	-	-
Baan Puttharaksa 2015 Co., Ltd.	150,000,000	150,000,000	99.99	99.99	149,999,800	149,999,800	12,955,620	-
J.S.P. Asplus Co., Ltd.	1,050,000,000	1,050,000,000	99.99	99.99	1,414,999,800	1,414,999,800	-	-
Sen X Property Service Co.,Ltd.	6,250,000	6,250,000	99.99	99.99	6,249,700	6,249,700	9,255,780	-
Sena J Property 2 Co., Ltd.	1,000,000	1,000,000	99.97	99.97	999,700	999,700	-	-
ACR Management Co., Ltd.	1,000,000	1,000,000	43.00	43.00	15,034,300	15,034,300	-	-
Acute Realty Co., Ltd.	7,350,000	7,350,000	65.71	65.71	131,860	131,860	-	-
Sen X Property Management Co., Ltd.	12,063,000	12,063,000	99.98	99.98	14,230,893	14,161,709	25,744,358	-

	Separate financial statements							
	Issued and paid-up (Baht)		Investment proportion (%)		Cost (Baht)		Dividend income for the six-month period ended June 30 (Baht)	
Name	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025	2026	2025
Sen X Inter Service Co., Ltd.	1,250,000	5,000,000	99.98	99.99	1,249,800	4,999,800	-	-
(Formerly known as "Sen X Digital Co., Ltd.")								
Smartify Home Co.,Ltd	1,000,000	1,000,000	99.70	99.70	1,321,444	1,321,444	-	-
Sena J HHP 30 Co., Ltd.	205,429,000	205,429,000	51.00	51.00	104,856,382	104,856,382	-	-
Sena J HHP 31 Co., Ltd.	77,735,000	77,735,000	51.00	51.00	39,882,352	39,882,352	-	-
Total investments in subsidiaries					2,058,935,631	2,062,616,447	51,031,133	-
(Less) Impairment loss on investment in subsidiaries					(1,249,800)	-	-	-
Total Cost - Net					2,057,685,831	2,062,616,447	51,031,133	-

All subsidiaries mainly operate in Thailand. None of the Group's subsidiaries are publicly listed and consequently do not have published price quotations.

The movements for the six-month period ended June 30, 2026 were as follows:

	(Unit: Baht)
	Separate financial statements
	(Cost method)
As at December 31, 2025	2,062,616,447
Add Increase investment	-
(Less) Capital decrease	(3,750,000)
Add Employee joint investment program	69,184
(Less) Impairment loss on investment in subsidiaries	(1,249,800)
As at June 30, 2026	2,057,685,831

As at June 30, 2026, the Company held an investment in Sen X Inter Service Co., Ltd. (Formerly known as "Sen X Digital Co., Ltd.") (the "Subsidiary"), representing 99.99% of its issued and paid-up share capital, at a cost of Baht 1.25 million.

The Subsidiary ceased its business operations durinig the current period. The Company recognised a full impairment loss on the investment in the Subsidiary of Baht 1.25 million. The impairment loss described above has no effect on its consolidated financial statements. Nevertheless, the Group assessed The Subsidiary's remaining assets for impairment on an individual basis as at June 30, 2026 and no further impairment adjustment was required, as the Subsidiary's remaining assets principally comprise cash and cash equivalents, whose carrying amounts approximate their recoverable amounts.

Changes in investments in subsidiaries for the six-month period ended June 30, 2026 were as follows:

Capital decrease

Sen X Inter Service Co., Ltd. (Formerly known as "Sen X Digital Co., Ltd.")

According to the resolution of the Extraordinary General Meeting of Shareholders of the SEN X Digital Co., Ltd. No. 2/2025 on December 26, 2025 approved the reduction of the Company's registered capital from Baht 5.00 million (50,000 ordinary shares with a par value of Baht 100 each) to Baht 1.25 million (12,500 ordinary shares with a par value of Baht 100 each). The Company subseqeuntly registered the capital reduction with the Department of Business Development on January 26, 2026.

Share-Based payment

During the period, the Company purchased treasury shares under the Employee Joint Investment Program (EJIP) for the employees of the Group. In the separate financial statements, such transactions are recognized as an increase in investment in subsidiaries.

10. INVESTMENT PROPERTY

The movements for the six-month period ended June 30, 2026 as follows:

(Unit: Baht)

	Consolidated financial statements	Separate financial statements
Net book value as at December 31, 2025	648,324,439	468,620,025
Add Purchase during the period	119,204	167,150
Add Transfer in from real estate development for sale	98,998,144	38,654,496
(Less) Transfer out at-Cost	(37,979,722)	(15,841,802)
Add transfer out for sale-accumulated depreciation	574,863	323,666
Transfer in (Transfer out)-Cost	(13,540,367)	(14,379,784)
(Transfer in) Transfer out-Accumulated depreciation	7,259,010	7,259,010
(Less) Depreciation for the period	(4,787,792)	(3,154,003)
Net book value as at June 30, 2026	698,967,779	481,648,758

As at June 30, 2026 and December 31, 2025, the Group and the Company has investment properties pledged as collateral for loans under Note 15 as follows:

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Land and buildings	530,443,927	493,412,464	417,958,699	395,305,216

The Company's investment properties consist of residential apartments and furniture / land and buildings shown as Cost Approach and intended for rental purposes. (The fair value of an investment property is based on the market price comparison method. By using the consideration of the selling price of assets with similar characteristics) which is the fair value at levels 2 and 3 of the fair value hierarchy.

11. PROPERTY, PLANT AND EQUIPMENT

The movements for the six-month period ended June 30, 2026 as follows:

(Unit: Baht)

	Consolidated financial statements	Separate financial statements
Net book value as at December 31, 2025	213,799,225	154,014,064
Add Purchase during the period	1,983,791	1,135,014
Transfer in (Transfer out)-Cost	5,865,391	5,857,741
(Transfer in) Transfer out- Accumulated depreciation	(904,464)	(904,464)
(Less) Amortization-Cost	(362,217)	(362,217)
Add Amortization-Accumulated depreciation	362,202	362,202
(Less) Depreciation for the period	(5,517,270)	(4,179,977)
Net book value as at June 30, 2026	215,226,658	155,922,363

As at June 30, 2026 and December 31, 2025, the Group and the Company had land, buildings, and equipment carried at cost and used as collateral for loans as disclosed in Note 15, as follows:

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Land and buildings	188,351,864	188,351,864	158,921,393	158,921,393

12. OTHER INTANGIBLE ASSETS

The movements for the six-month period ended June 30, 2026 as follows:

(Unit: Baht)

	Consolidated financial statements	Separate financial statements
Net book value as at December 31, 2025	20,013,893	409,115
Add Purchase during the period	-	-
(Less) Amortization for the period	(1,380,678)	(118,779)
Net book value as at June 30, 2026	18,633,215	290,336

13. OTHER NON-CURRENT ASSETS

As at June 30, 2026 and December 31, 2025, the details are as follows:

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Other non-current assets				
Land awaiting development:				
- Land	499,416,473	499,416,473	387,324,380	387,324,380
- Allowance for land impairment	(250,000)	(250,000)	-	-
Total	499,166,473	499,166,473	387,324,380	387,324,380

The movements in allowance for impairment of other non-current assets for the six-month period ended June 30, 2026 are as follows:

(Unit: Baht)

	Consolidated financial statements	Separate financial statements
Balance as at December 31, 2025	250,000	-
Increase (decrease)	-	-
(Less) Reversal of impairment loss	-	-
Balance as at June 30, 2026	250,000	-

As at June 30, 2026 and December 31, 2025, the Group and the Company had certain land stated at cost, which was pledged as collateral for loans as disclosed in Note 15, as follows:

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Land	461,206,715	461,206,715	349,364,623	349,364,623

14. BANK OVERDRAFTS

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Bank Overdrafts	9,553,403	-	-	-

15. LONG-TERM BORROWINGS

As at June 30, 2026 and December 31, 2025, the details are as follows:

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Long-term borrowings				
Borrowings from financial institution	799,292,319	958,908,216	671,752,173	747,099,271
(Less) Deferred-loan fee	(2,058,518)	(2,644,253)	(1,506,416)	(1,895,114)
Total long-term borrowings	797,233,801	956,263,963	670,245,757	745,204,157
(Less) Current portion of long-term borrowings within one year				
Borrowings from financial institution	(158,606,833)	(145,377,859)	(72,607,911)	(61,233,935)
Add Deferred-loan fee	1,077,205	1,167,220	784,262	784,194
Total long-term loans due within one year	(157,529,628)	(144,210,639)	(71,823,649)	(60,449,741)
Long-term borrowings-net	639,704,173	812,053,324	598,422,108	684,754,416

BORROWINGS FROM FINANCIAL INSTITUTIONS

The movements for the six-month period ended June 30, 2026 as follows:

(Unit: Baht)

	Consolidated financial statements	Separate financial statements
As at December 31, 2025	956,263,963	745,204,157
Add Drawdown	-	-
Add Changes in deferred loan fees	585,735	388,698
(Less) Payment	(159,615,897)	(75,347,098)
As at June 30, 2026	797,233,801	670,245,757

Credit facilities of the Group which were secured on assets at carrying value As at June 30, 2026 and December 31, 2025 as follows:

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Deposits at financial institutions with commitment	47,574,956	52,326,601	35,827,577	40,579,222
Real estate development for sales	2,586,587,090	3,025,686,270	1,329,521,120	1,361,997,341
Investment properties	530,443,927	493,412,464	417,958,699	395,305,216
Property, plant and equipment	188,351,864	188,351,864	158,921,393	158,921,393
Other non-current assets	461,206,715	461,206,715	349,364,623	349,364,623
Total	3,814,164,552	4,220,983,914	2,291,593,412	2,306,167,795

As at June 30, 2026, long-term borrowings of the Group have had conditions for repayment of the principal by redeemed mortgage collateral at the rate of not less than 70-75 percent of the individual unit's sale price and not less than the minimum mortgage redemption under the agreements. Such loan had to settle by 2026-2029. The classification of the Group's and the Company's current portion of long-term loans from financial institutions are from annual sales. Moreover, the Group and the Company have long-term loans with financial institutions which a maturity date within one-year.

Those loans bear the interest rate of MLR-3.25% to MLR+0.75% per annum and the interest rate of SPRL-1.75% per annum. The Group have to comply with certain conditions under rights and duties of the borrower such as the maintenance of shareholder structure and keeping the consolidated debt-to-equity ratio not exceeding 2.50 : 1 throughout the loan period.

Those loans are secured by land and structure, including most present and future construction thereon, and guaranteed by the Company and its subsidiaries.

As at June 30, 2026, the Group and the Company have unutilized credit facilities with local financial institutions of Baht 972.41 million and Baht 310.00 million, respectively (December 31, 2025 : Baht 1,174.37 million and Baht 310.00 million, respectively) which is divided into an unspecified credit limit of the group of Baht 0.45 million and project development credit lines of Baht 971.96 million and Baht 310.00 million, respectively. (December 31, 2025 : Baht 1,164.37 million and Baht 310.00 million, respectively)

As at June 30, 2026, the consolidated financial information presented a debt-to-equity ratio of 0.41 : 1

16. Dividend Payments

Dividends paid for the six-month period ended June 30, 2026 and 2025, are as follows:

Consolidated financial statements / Separate financial statements							
For the six-month period ended June 30, 2026							
The Company's name	No.	Date	Derived from	Rate (Baht per share)	Amount of shares	Amount (Baht)	Paid date
Sen X Public Co., Ltd.	Extra 1/2026	February 24, 2026	Retained earning as at December 31, 2025	0.0047	4,200,075,152	19,470,353	May 22, 2026

Consolidated financial statements / Separate financial statements							
For the six-month period ended June 30, 2025							
The Company's name	No.	Date	Derived from	Rate (Baht per share)	Amount of shares	Amount (Baht)	Paid date
Sen X Public Co., Ltd.	Extra 1/2025	April 23, 2025	Retained earning as at December 31, 2024	0.00573	4,200,075,152	24,066,431	May 22, 2025

17. TREASURY-STOCK

As at June 30, 2026 and December 31, 2025, the Company repurchased capital shares under the Employee Joint Investment Program (EJIP) by way of buying in The Stock Exchange of Thailand in the amount of Baht 3.45 million and Baht 3.45 million, respectively, which is shown as a deduction item from the shareholders' equity. The Company has appropriated its retained earnings for treasury stock in the amount of Baht 3.45 million.

18. SEGMENT INFORMATION AND DISAGGREGATION OF REVENUE

Management determined that the Group has 4 reportable segments which are the Group's strategic divisions for different products and services, and are managed separately because they require different marketing strategies. The following summary describes the operations in each of the Group's reportable segments.

Segment 1 Real estate development business

Segment 2 Merchandising business

Segment 3 Real estate rental business

Segment 4 Real estate services business

The performance of each segment is measured by the segment's profit before tax, which is presented in the Internal Management Report and reviewed by the Group's highest decision-making authority. Executives believe that profit before income tax in measuring performance, it is appropriate information to evaluate the performance of the division and is in line with other businesses operating in the same industry.

(Unit : Million Baht)

	Consolidated financial statements for the six-month period ended June 30													
	Real estate development business													
	Vertical business		Horizontal business		Merchandising business		Real estate rental business		Service business		Eliminate segment		Total	
	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025
Revenue from sales and services	99.20	184.53	174.27	236.19	8.55	10.35	20.08	8.75	115.01	123.97	(3.41)	(4.28)	413.70	559.51
Cost of sales and services	(61.88)	(118.55)	(132.76)	(192.90)	(6.97)	(8.42)	(7.25)	(3.31)	(73.53)	(79.24)	4.31	11.83	(278.08)	(390.59)
Gross profit	37.32	65.98	41.51	43.29	1.58	1.93	12.83	5.44	41.48	44.73	0.90	7.55	135.62	168.92
Net profit (loss)													36.34	47.59
Timing of revenue recognition														
Point in time	99.20	184.53	174.27	236.19	8.55	10.35	-	-	-	-	(0.17)	-	281.85	431.07
Over time	-	-	-	-	-	-	20.08	8.75	115.01	123.97	(3.24)	4.28	131.85	128.44
Total income	99.20	184.53	174.27	236.19	8.55	10.35	20.08	8.75	115.01	123.97	(3.41)	4.28	413.70	559.51

(Unit : Million Baht)

	Separate financial statements									
	for the six-month period ended June 30									
	Real estate development business				Real estate					
	Vertical business		Horizontal business		rental business		Service business		Total	
	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025
Revenue from sales and services	36.52	79.09	60.64	84.60	11.22	6.49	19.19	1.15	127.57	171.33
Cost of sales and services	(22.14)	(52.16)	(52.14)	(65.09)	(3.96)	(2.19)	(11.45)	(1.29)	(89.69)	(120.73)
Gross profit	14.38	26.93	8.50	19.51	7.26	4.30	7.74	(0.14)	37.88	50.60
Net profit (loss)									32.22	11.25
Timing of revenue recognition										
Point in time	36.52	79.09	60.64	84.60	-	-	-	-	97.16	163.69
Over time	-	-	-	-	11.22	6.49	19.19	1.15	30.41	7.64
Total income	36.52	79.09	60.64	84.60	11.22	6.49	19.19	1.15	127.57	171.33

19. FINANCIAL INSTRUMENTS

Carrying amount and fair value

Since the majority of the Group financial instruments are short- term in nature or carrying interest at rates close to the market interest rates, the Group therefore estimated the fair value of financial instruments to approximate their carrying amount in the statement of financial position.

a) Financial assets and financial liabilities that are short-term maturity are cash and cash equivalents, trade and other current receivables, short-term to loans, other current financial assets, trade and other current payables, short-term borrowing that the fair value is estimated according to the book value shown in the financial statements.

b) Pledged bank deposits, lease liabilities and long-term borrowing that pay interest at a rate close to the market interest rate show the fair value estimated according to the book value that shown in the financial statements.

Book value of the above financial assets and liabilities is measured at amortized cost, exceptional as mentioned below.

As at June 30, 2026 and December 31, 2025, the Group has financial assets and financial liabilities measured at fair value. As shown the carrying amount and fair value of financial assets and financial liabilities, including their levels in the fair value hierarchy are as follows:

(Unit: Baht)

	Consolidated financial statements as at June 30, 2026				
	Carrying	Fair Value			
	amount	Level 1	Level 2	Level 3	Total
Financial assets					
Financial assets measured at fair value through profit or loss					
- Other current financial assets (Note 8)	321,743	-	321,743	-	321,743
Total financial assets	321,743	-	321,743	-	321,743

(Unit: Baht)

	Consolidated financial statements as at December 31, 2025				
	Carrying	Fair Value			
	amount	Level 1	Level 2	Level 3	Total
Financial assets					
Financial assets measured at fair value through profit or loss					
- Other current financial assets (Note 8)	315,884	-	315,884	-	315,884
Total financial assets	315,884	-	315,884	-	315,884

(Unit: Baht)

	Separate financial statements as at June 30, 2026				
	Carrying	Fair Value			
	amount	Level 1	Level 2	Level 3	Total
Financial assets					
Financial assets measured at fair value through profit or loss					
- Other current financial assets (Note 8)	30,756	-	30,756	-	30,756
Total financial assets	30,756	-	30,756	-	30,756

(Unit: Baht)

	Separate financial statements as at December 31, 2025				
	Carrying	Fair Value			
	amount	Level 1	Level 2	Level 3	Total
Financial assets					
Financial assets measured at fair value through profit or loss					
- Other current financial assets (Note 8)	30,614	-	30,614	-	30,614
Total financial assets	30,614	-	30,614	-	30,614

The Group has no transaction transfers between Level 1, Level 2 and Level 3 of the fair value hierarchy during the period. Other current financial assets of the Group consist of investments in Open-ended funds which are measured by the net asset value of the unit trust as at the end of the reporting period.

20. COMMITMENTS AND CONTINGENT LIABILITIES

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at June 30, 2026	As at December 31, 2025	As at June 30, 2026	As at December 31, 2025
Contingent liabilities				
Project construction contracts	197,480,303	231,861,752	59,539,203	62,361,823
Project management contracts	56,246,761	71,232,964	-	-
Other obligations				
Bank guarantees	232,659,796	291,487,178	66,367,669	116,811,670

The bank guarantees are secured by bank deposits and mortgages over land and land improvements.

21. CONTINGENT LIABILITIES

On May 16, 2024, the Court of First Instance ruled that the defendant, Sen X Public Company Limited, pay Baht 23.59 million to the plaintiff of Legal Line Co., Ltd. with an interest rate of 5% per annum on the charge breach of contract. The company's lawyer was of the opinion that the company would win the case. Currently, the company is appealing.

On November 28, 2024, the Court of First Instance ruled that the company to pay Baht 20.25 million to the plaintiff, an annual interest rate of 5% per annum, as the company had violated an employment contract that required a refund of wages and retention. However, the company did not record such estimates in its financial statements as management believed it would win the case. Currently, the company is appealing.

As at June 30, 2026, the Group and the Company have liabilities that may arise from lawsuits by other companies and individuals in various lawsuits for breach of contract and others, with assets used and may be recovered in the amount of Baht 27.05 million and Baht 17.16 million, respectively. The case is currently under the court's inquiry. However, the Group has recorded a provision for liabilities that may arise from such lawsuits in the amount of Baht 6.80 million in the consolidated financial statements.

22. SUBSEQUENT EVENT

Capital decrease

Sen X Property Service Co.,Ltd.

According to the resolution of the Extraordinary General Meeting of Shareholders of the Sen X Property Service Co.,Ltd. No.1/2026 on June 24, 2026 approved the reduction of the Company's registered capital from Baht 6.25 million (62,500 ordinary shares of Baht 100 per share) to Baht 1.56 million (15,265 ordinary shares of Baht 100 per share). The company registered the reduction of its registered capital with the Department of Business Development on July 31, 2026.

Sen X Property Management Co., Ltd.

According to the resolution of the Extraordinary General Meeting of Shareholders of the Sen X Property Management Co., Ltd. No. 1/2026 on June 24, 2026 approved the reduction of the Company's registered capital from Baht 12.03 million (12,030 ordinary shares of Baht 1,000 per share) to Baht 3.02 million (3,016 ordinary shares of Baht 1,000 per share). The company registered the reduction of its registered capital with the Department of Business Development on July 31, 2026.

23. APPROVAL OF THE INTERIM FINANCIAL STATEMENTS

This interim financial information was authorized for issue by the Board of Directors on August 11, 2026.