



Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

SENADEVELOPMENT PUBLIC COMPANY LIMITED

Fiscal Year End 31 December 2022



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Group Structure and Operations

Group Structure and Operations

Business Overview and Policies (1.1)

Company Information (1.1.5)

Company Name : SENADEVELOPMENT PUBLIC COMPANY LIMITED

Symbol : SENA

Address : 448 Thanyalakpark Building, Ratchadapisek 26, Khwaeng Samsen Nok, Khet Huai Khwang

Province : Bangkok

Postcode : 10310

Business : - Engaging in the residential real estate development business, consisting of single-detached houses, townhouses, commercial buildings, townhouse and condominiums- Engaging in rental business such as apartments for rent, small shopping (community mall) and office building business - Engage golf course business- Engage in solar electricity business- Engage in juristic person management business- Engage in residential construction business- Engage in real estate agent and brokerage business

Registration Number : 0107548000684

Telephone : 02-541-4642

Fax (if applicable) : 02-541-5164

Website : www.sena.co.th

Email : info@sena.co.th

Total Shares Sold (shares)

Common Stock : 1,442,272,398

Preferred Stock : 0

Business Operations (1.2)

Revenue Structure (1.2.1)

By Product Line or Business Grouping*

	2020	2021	2022
Total (Thousand baht)	4,236,893.00	3,196,073.00	4,200,440.00
Revenue from sales (Thousand baht)	2,888,746.00	2,121,476.00	2,464,797.00
Revenue from rental and services (Thousand baht)	1,131,780.00	871,278.00	1,170,582.00
Revenue from solar business (Thousand baht)	67,560.00	46,160.00	40,973.00
Other income (Thousand baht)	148,807.00	157,159.00	524,088.00

	2020	2021	2022
Total (%)	100.00	100.00	100.00
Revenue from sales (%)	68.18	66.38	58.68
Revenue from rental and services (%)	26.71	27.26	27.87
Revenue from solar business (%)	1.59	1.44	0.98
Other income (%)	3.51	4.92	12.48

By Geographical Area or Market*

	2020	2021	2022
Total (Thousand baht)	4,236,893.00	3,196,073.00	4,200,440.00
Domestic (Thousand baht)	4,236,893.00	3,196,073.00	4,200,440.00
International (Thousand baht)	0.00	0.00	0.00

	2020	2021	2022
Total (%)	100.00	100.00	100.00
Domestic (%)	100.00	100.00	100.00

International (%)	0.00	0.00	0.00
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*Excluding the profit margins in the associated companies

Information on Products and Services (1.2.2)

Product/Service Information and Business Innovation Development (1.2.2.1)

Research and Development (R&D) Policy : No

(Unit : Thousand baht)	2020	2021	2022
R&D expenses in the past 3 years	N/A	N/A	N/A

Risk Management

Risk Management

Risk Factors (2.2)

Risk that might affect the company's business, including environmental, social and corporate governance issues (2.2.1)

Risk of Competition in the Real Estate Development Business

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Volatility in the industry in which the company operates
- Behavior or needs of customers / consumers
- Government policy

Risk of Contractor and Labor Shortage

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Government policy

Operational Risk

- Shortage or reliance on skilled workers

Risk from Land Procurement for Developing Future Projects

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Government policy

Financial Risk

- Change in financial and investment policies of financial institutions that affect business operations

Risks from Financial Institution Housing Loan Policies

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Volatility in the industry in which the company operates

Compliance Risk

- Violations of laws and regulations

Risks from Construction Material Cost and Minimum Wage Cost Fluctuations

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Volatility in the industry in which the company operates
- Government policy

Operational Risk

- Climate change and disasters
- Impact on the environment

Risks Concerning Liquidity and Access to Capital Sources

Risk Management Measures: Yes

Related Risk Topics

Financial Risk

- Change in financial and investment policies of financial institutions that affect business operations
- Fluctuation in exchange rates, interest rates, or the inflation rate
- Fluctuation in return on assets or investment

Financial Risks from Interest Rate Increases

Risk Management Measures: Yes

Related Risk Topics

Financial Risk

- Insufficient sources of funding
- Change in financial and investment policies of financial institutions that affect business operations

Environmental Impact Assessment (EIA) Risks

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Changes in technologies

Operational Risk

- Shortage or fluctuation in pricing of raw materials or productive resources
- Climate change and disasters
- Impact on the environment
- Impact on human rights

Compliance Risk

- Laws and regulations is not favorable for doing business

Financial Risk

- Change in financial and investment policies of financial institutions that affect business operations

Risk to Securities Holder (2.2.2)

None

Risk Management Measures: No

Related Risk Topics

- Return from investment of securities holder

Risk to Securities Holder from Investing in Foreign Securities (Applicable to only foreign companies) (2.2.3)

None

Risk Management Measures: No

Related Risk Topics

- Investment risk

Sustainable Development

Sustainable Development

Sustainability Management Policy and Targets (3.1)

Sustainability Management Policy and Targets

Corporate Sustainability Policy : Yes

URL of corporate sustainability policy : <https://www.sena.co.th/ir/corporate-governance/>

Environmental Aspect (3.3)

Policy and Guideline on Environmental Aspect (3.3.1)

Environmental Policy and Practice : Yes

URL of environmental policy and practice : <https://www.sena.co.th/ir/corporate-governance/>

Company environmental guideline : Electricity Management, Renewable/Clean Energy
Management, Water Management, Waste Management, Greenhouse
Gas and Climate Change Management

Results with Respect to the Environmental Aspect (3.3.2)

• Electricity consumption

	2020	2021	2022
Amount of electricity purchased (kWh)	643,000.00	577,045.00	866,201.00

Water management

• Water consumption

	2020	2021	2022
Water consumption (cubic meters)	5,168.00	6,247.00	12,090.00

Waste management

• Waste from operations

	2020	2021	2022
Non-hazardous waste (kg)	N/A	N/A	22,781.37
Total (kg)	N/A	N/A	22,781.37

Greenhouse gas management

• Greenhouse gas emissions

	2020	2021	2022
GHG emission target	N/A	N/A	N/A
Scope 1 (Tons of carbon dioxide equivalents)	N/A	N/A	21.35
Scope 2 (Tons of carbon dioxide equivalents)	N/A	N/A	301.82
Scope 3 (Tons of carbon dioxide equivalents)	N/A	N/A	16.85
Total (Tons of carbon dioxide equivalents)	N/A	N/A	340.02

• Verification of greenhouse gas emissions over the past year

Third-party verification : No

Social Aspect (3.4)

Policy and Guideline on Social Aspect (3.4.1)

Human Rights Policy : Yes

URL of human rights policy : <https://www.sena.co.th/ir/corporate-governance/>

Company human right guideline : Employee Rights, Migrant Workers, Child Labor, Consumer Rights, Community and Environment Rights, Safety and Occupational Health at Work, Non-discrimination

Results with Respect to the Social Aspect (3.4.2)

Information about employees

• Total number of employees

	2020	2021	2022
Number of male employees (persons)	395	424	586
Number of female employees (persons)	425	491	633
Total (persons)	820	915	1,219

• Employee development and training

	2020	2021	2022
Average training hours of employees (hour / person / year)	15	8	6
Employee development and training expenses (baht)	453,799.44	291,232.17	474,749.67

• Health, safety and work environment

	2020	2021	2022
Number of employee work injuries leading to employee absence (times)	3	0	1

• Employee retention

	2020	2021	2022
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Percentage of employees who voluntarily resigned (%)	29.15	21.75	29.61
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• Significant labor dispute

	2020	2021	2022
Significant labor dispute	No	No	No

Corporate Governance Policy

Corporate Governance Policy

Overview of the Corporate Governance Policy and Guideline (6.1)

Corporate Governance Policy

Corporate Governance Policy : Yes

Company website on corporate governance policy : <https://www.sena.co.th/ir/corporate-governance/>

Policy and Guideline Related to the Board of Directors (6.1.1)

Policy and guideline related to the board of directors

Company policy and guideline : Nomination of Directors, Compensation, Independence of the Board of Directors, Director Development, Board Performance Evaluation, Corporate Governance of Subsidiaries and Associated Companies

Code of Conduct (6.2)

Establishing a Code of Conduct

Establishing a Code of Conduct

Code of Conduct : Yes

Policy and Guideline related to the Code of Conduct

Company policy and guideline : Preventing of Conflicts of Interest, Preventing the Misuse of Inside Information, Anti-corruption, Whistleblowing

**Corporate Governance Structure
and Significant Information Regarding
the Board of Directors, Subcommittees,
Management,
Employee and Other Information**

Corporate Governance Structure and Significant Information Regarding the Board of Directors, Subcommittees, Management, Employee and Other Information

Board of Directors (7.2)

Composition of the board of directors (7.2.1)

	Number of persons	Percentage (%)
Total number of directors	11	100.00
Number of male directors	7	63.64
Number of female directors	4	36.36
Number of executive directors	5	45.45
Number of non-executive directors	6	54.55
Number of independent directors	6	54.55

Information on the board of directors and persons with authority to control the company (7.2.2)

List of directors

General information	Position	Date position was assumed	Experience and expertise
1. Mr. VICHIEEN RATANABIRABONGSE Gender: Male Age: 81 years old Highest level of education: Honorary degree Major: Education Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Non-executive, Independent director) Director type: Original director	23 Dec 2005	Property Development, Law, Corporate Management

2.	Ms. BENYALAK THANYALAKPARK Gender: Female Age: 70 years old Highest level of education: Below a bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	23 Dec 2005	Accounting, Finance, Property Development, Corporate Management
3.	Ms. KESSARA THANYALAKPARK Gender: Female Age: 48 years old Highest level of education: Doctoral degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	23 Dec 2005	Property Development, Accounting, Finance, Corporate Management, Finance & Securities, Construction Materials, Media & Publishing, Marketing, Corporate Social Responsibility, Human Resource Management
4.	Mrs. WEERAPORN CHAISIRIYASAVAT Gender: Female Age: 67 years old Highest level of education: Bachelor's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	23 Dec 2005	Accounting, Finance, Property Development, Corporate Management
5.	Mr. CHAIYOS HEMARAJATA Gender: Male Age: 67 years old Highest level of education: Master's degree Major: Law Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	23 Dec 2005	Law, Corporate Management

6.	Mr. KAMOL THAMMANICHANOND Gender: Male Age: 83 years old Highest level of education: Bachelor's degree Major: Accounting Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	23 Dec 2005	Accounting, Finance, Corporate Management
7.	Mr. THEERAWAT THANYALAKPHARK Gender: Male Age: 72 years old Highest level of education: Honorary degree Major: Fine and Applied Arts Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	23 Dec 2005	Property Development, Law, Marketing, Corporate Management
8.	Ms. UMAPORN TANYALAKPARK Gender: Female Age: 39 years old Highest level of education: Master's degree Major: Marketing Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	26 Apr 2010	Marketing, Corporate Management
9.	POL. GEN. AJIRAVID SUBARNBHESAJ Gender: Male Age: 75 years old Highest level of education: Master's degree Major: Political Science Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	27 Apr 2011	Law, Corporate Management

10.	Mr. SAMMA KITSIN	Director	27 Apr 2017	Property Development, Accounting, Finance, Corporate Management
	Gender: Male	(Non-executive, Independent director)		
	Age: 66 years old			
	Highest level of education:			
	Master's degree	Director type: Original		
	Major: Business Administration	director		
	Thai nationality: Yes			
	Residing in Thailand: Yes			
11.	Mr. WORAVIT CHAILIMPAMONTRI	Director	13 May 2021	Accounting, Finance, Corporate Management
	Gender: Male	(Non-executive, Independent director)		
	Age: 53 years old			
	Highest level of education:			
	Master's degree	Director type: Original		
	Major: International Business	director		
	Thai nationality: Yes			
	Residing in Thailand: Yes			

Other Information pertaining to committees

The Chairman is an independent director	: Yes
The Chairman and the manager are the same person	: No
The Chairman and the manager are members of the same family	: No
The company appoints at least one independent director to determine the agenda of the Board of Directors' meetings	: Yes

Sub-committees (7.3)

Information about sub-committees (7.3.2)

Audit Committee

List of audit committee members

General information	Position	Date position was assumed	Experience and expertise
1. Mr. CHAIYOS HEMARAJATA [1] Gender: Male Age: 67 years old Highest level of education: Master's degree Major: Law Thai nationality: Yes Residing in Thailand: Yes	Chairman of the audit committee (Non-executive, Independent director) Director type: Original director	23 Dec 2005	Law, Corporate Management
2. Mr. KAMOL THAMMANICHANOND [1] Gender: Male Age: 83 years old Highest level of education: Bachelor's degree Major: Accounting Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	23 Dec 2005	Accounting, Finance, Corporate Management
3. Mr. WORAVIT CHAILIMPAMONTRI [1] Gender: Male Age: 53 years old Highest level of education: Master's degree Major: International Business Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	13 May 2021	Accounting, Finance, Corporate Management

[1] A director with the accounting expertise needed to review financial statements

Executive Committee

List of executive committee members

General information	Position	Date position was assumed
1. Mr. THEERAWAT THANYALAKPHARK Gender: Male Age: 72 years old Highest level of education: Honorary degree Major: Fine and Applied Arts Thai nationality: Yes Residing in Thailand: Yes	Chairman of the executive committee	23 Dec 2005
2. Ms. BENYALAK THANYALAKPARK Gender: Female Age: 70 years old Highest level of education: Below a bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	23 Dec 2005
3. Ms. KESSARA THANYALAKPARK Gender: Female Age: 48 years old Highest level of education: Doctoral degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	23 Dec 2005
4. Mrs. WEERAPORN CHAISIRIYASAVAT Gender: Female Age: 67 years old Highest level of education: Bachelor's degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	22 May 2005

5.	Mr. Pathomporn Tiranawasdi	Member of the executive committee	18 Oct 2012
	Gender: Male		
	Age: 61 years old		
	Highest level of education: Bachelor's degree		
	Major: Law		
	Thai nationality: Yes		
	Residing in Thailand: Yes		

Other sub-committees

Sub-committees information

Name of sub-committees	List of directors	Position
Audit Committee	Mr. CHAIYOS HEMARAJATA	Chairman
	Mr. KAMOL THAMMANICHANOND	Member
	Mr. WORAVIT CHAILIMPAMONTRI	Member
Risk Management Committee	Mr. VICHIEEN RATANABIRABONGSE	Chairman
	Ms. KESSARA THANYALAKPARK	Member
	Mrs. WEERAPORN CHAISIRIYASAVAT	Member
	Mr. Pathomporn Tiranawasdi	Member
	Mr. Prakit Aukarasereenont	Member
	Mrs. Wannipa Wuthiwatana	Member
	Mr. Somyot Thanetwarangkoon	Member
	Mr. Prasit Wattananugid	Member
	Ms. Nitiya Songprapai	Member
	Mrs. Nuntawan Sripaenphuk	Member
Nomination and Remuneration Committee	Mr. KAMOL THAMMANICHANOND	Chairman
	Mr. Phadungchai Ketsuwan	Member
	Mr. SAMMA KITSIN	Member
Corporate Governance Committee	Mr. KAMOL THAMMANICHANOND	Chairman
	Mrs. WEERAPORN CHAISIRIYASAVAT	Member
	Ms. Nitiya Songprapai	Member
	Mrs. Wannipa Wuthiwatana	Member

Roles of Sub-committees

Sub-committees responsible for risk management : Risk Management Committee

Sub-committees responsible for nomination : Nomination and Remuneration Committee

Sub-committees responsible for remuneration : Nomination and Remuneration Committee

Sub-committees responsible for corporate governance : Corporate Governance Committee

Sub-committees responsible for corporate sustainability development : Corporate Governance Committee

Executives (7.4)

List and positions of the executive (7.4.1)

The four highest-ranking executives

General information	Position	Date position was assumed	Experience and expertise
1. Mr. THEERAWAT THANYALAKPHARK Gender: Male Age: 72 years old Highest level of education: Honorary degree Major: Fine and Applied Arts	Chief Executive Officer	23 Dec 2005	Property Development, Law, Marketing, Corporate Management
2. Ms. BENYALAK THANYALAKPARK Gender: Female Age: 70 years old Highest level of education: Below a bachelor's degree Major: Business Administration	Deputy Chief Executive Officer	23 Dec 2005	Accounting, Finance, Property Development, Corporate Management
3. Ms. KESSARA THANYALAKPARK Gender: Female Age: 48 years old Highest level of education: Doctoral degree Major: Economics	Managing Director	23 Dec 2005	Property Development, Accounting, Finance, Corporate Management, Finance & Securities, Construction Materials, Media & Publishing, Marketing, Corporate Social Responsibility, Human Resource Management

4.	Mr. Pathomporn Tiranawasasdi Gender: Male Age: 61 years old Highest level of education: Bachelor's degree Major: Law	Deputy Managing Director	18 Oct 2012	Law, Property Development, Corporate Management
5.	Mrs. WEERAPORN CHAISIRIYASAVAT [1] Gender: Female Age: 67 years old Highest level of education: Bachelor's degree Major: Economics	Deputy Managing Director	23 Dec 2005	Accounting, Finance, Property Development, Corporate Management

[1] Highest responsibility in accounting and finance

[2] Directly responsible for financial account supervision

Remuneration policy for executives (7.4.2 – 7.4.3)

Remuneration policy for executives

Remuneration policy for executives : Yes

Remuneration

	2020	2021	2022
Total executive remuneration (baht)	15,930,750.00	15,930,750.00	15,930,750.00

Other forms of remuneration

Employee Stock Ownership Plan (ESOP) : No

Employee Joint Investment Program (EJIP) : No

Employees (7.5)

Information about company employees

Employees

Number of male employees (persons) : 586

Number of female employees (persons) : 633

Total (persons) : 1,219

Provident fund

Total number of employees (persons) : 1,219

Number of employees contributing to the PVD (persons) : 529

Percentage of employees who are members (%) : 43.40

Performance Report on Corporate Governance

Performance Report on Corporate Governance

Summary of Director Performance (8.1)

Selection, development, and evaluation of duty performance of the Board of Directors (8.1.1)

Development of directors over the past year

List of directors	Position	Participated in director development program
Mr. VICHIEEN RATANABIRABONGSE	Chairman of the board	Non-participating
Ms. BENYALAK THANYALAKPARK	Director	Non-participating
Ms. KESSARA THANYALAKPARK	Director	Non-participating
Mrs. WEERAPORN CHAISIRIYASAVAT	Director	Participating
Mr. CHAIYOS HEMARAJATA	Director	Non-participating
Mr. KAMOL THAMMANICHANOND	Director	Non-participating
Mr. THEERAWAT THANYALAKPHARK	Director	Non-participating
Ms. UMAPORN TANYALAKPARK	Director	Non-participating
POL. GEN. AJIRAVID SUBARNBHESAJ	Director	Non-participating
Mr. SAMMA KITSIN	Director	Non-participating
Mr. WORAVIT CHAILIMPAMONTRI	Director	Non-participating

Directors' performance assessment

Method used to evaluate directors' performance : Whole-board-of-directors assessment, Individual-director assessment (self-assessment), Individual-director assessment (cross-assessment)

Meeting attendance and remuneration to each Board member (8.1.2)

Meeting attendance of the board of directors

Number of board meetings (times) : 8

Date of AGM meeting : 26 Apr 2022

EGM meeting : Yes

List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1. Mr. VICHIEEN RATANABIRABONGSE (Chairman of the board)	-	8/8	Participating	Participating
2. Ms. BENYALAK THANYALAKPARK (Director)	-	7/8	Participating	Participating
3. Ms. KESSARA THANYALAKPARK (Director)	-	6/8	Participating	Participating
4. Mrs. WEERAPORN CHAISIRIYASAVAT (Director)	-	8/8	Participating	Participating
5. Mr. CHAIYOS HEMARAJATA (Director)	-	8/8	Participating	Participating
6. Mr. KAMOL THAMMANICHANOND (Director)	-	8/8	Participating	Participating
7. Mr. THEERAWAT THANYALAKPHARK (Director)	-	8/8	Participating	Participating
8. Ms. UMAPORN TANYALAKPARK (Director)	-	8/8	Participating	Participating
9. POL. GEN. AJIRAVID SUBARNBHESAJ (Director)	-	8/8	Participating	Participating
10. Mr. SAMMA KITSIN (Director)	-	8/8	Participating	Participating
11. Mr. WORAVIT CHAILIMPAMONTRI (Director)	-	8/8	Participating	Participating

Remuneration for company directors

List of directors	Termination date	Meeting allowance (baht)	Other monetary remuneration (baht)	Other non-monetary
1. Mr. VICHIEEN RATANABIRABONGSE (Chairman of the board)	-	540,000.00	0.00	No
2. Ms. BENYALAK THANYALAKPARK (Director)	-	70,000.00	0.00	No
3. Ms. KESSARA THANYALAKPARK (Director)	-	60,000.00	0.00	No
4. Mrs. WEERAPORN CHAISIRIYASAVAT (Director)	-	80,000.00	0.00	No

5.	Mr. CHAIYOS HEMARAJATA (Director)	-	520,000.00	0.00	No
6.	Mr. KAMOL THAMMANICHANOND (Director)	-	520,000.00	0.00	No
7.	Mr. THEERAWAT THANYALAKPHARK (Director)	-	80,000.00	0.00	No
8.	Ms. UMAPORN TANYALAKPARK (Director)	-	80,000.00	0.00	No
9.	POL. GEN. AJIRAVID SUBARNBHESAJ (Director)	-	320,000.00	0.00	No
10.	Mr. SAMMA KITSIN (Director)	-	350,000.00	0.00	No
11.	Mr. WORAVIT CHAILIMPAMONTRI (Director)	-	420,000.00	0.00	No

Report on the Audit Committee's Performance for the Past Year (8.2)

Report on the audit committee's performance for the past year

Meeting attendance of audit committee

Number of Audit committee meetings (times) : 5

	List of directors	Termination date	Number of the audit committee meeting
1.	Mr. CHAIYOS HEMARAJATA (Chairman of the audit committee)	-	5/5
2.	Mr. KAMOL THAMMANICHANOND (Audit committee)	-	5/5
3.	Mr. WORAVIT CHAILIMPAMONTRI (Audit committee)	-	5/5