

## Verification Opinion

**CFV 822559**

### 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 Sena Development 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

**Lead Verifier:** Tadpong Ratanasoponchai

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

**Independent Reviewer:** Naris Lapsunthornphithak

**Issue Date:** 25 February 2025

**NOTE:** BSI Thailand is independent to and has no financial interest in Sena Development Public Company Limited. This 3rd party Verification Opinion has been prepared for Sena Development 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 Sena Development 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:**

Sena Development Public Company Limited

**Responsible party:**

Sena Reforestation Company Limited

**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 reasonable 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: Sena Development 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:

Sena Development Public Company Limited

### Organizations GHG Report containing GHG Statement:

GHG Report 2024

### Organizational Boundary:

Operational Control

### Locations included in the Organizational Boundary:

Sena Development Public Company Limited  
448, 484, 524, 522, 536 Thanyaluckphak Bld., Ratchadapisek Rd., Samsen-Nok, Huay Kwang,  
Bangkok 10310

And other location refers to Annex

### Exclusions from Organisational Boundary:

-

### Scope of activities:

Management of construction and Project Development.

### Reporting Boundary:

Direct GHG Emissions (Scope 1)

- Stationary combustion
  - Diesel use in diesel generator
  - Gasoline use in lawnmower, water pump and tree cutting machine
- Mobile combustion
  - Diesel use in organization vehicles
  - Gasoline use in organization vehicles
  - Diesel use in vehicles for gardening
- Fugitive emissions
  - CH<sub>4</sub> leakage from septic tank
  - Leakage from refrigerant (R32, R410a)
  - N<sub>2</sub>O leak from uses fertilizer

Direct GHG Removals (Scope 1)

-

Indirect GHG Emissions from imported energy (Scope 2)

- Imported electricity

Indirect GHG emissions from transportation (Scope 3)

-

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)

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**Exclusions from Reporting Boundary:**

Purchased goods and services, waste generated in operations and employee commuting are assessed as non-significant indirect emission as the organization criteria is less than 2 score of significant evaluation.

**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)
Direct Emissions (scope 1)	
• Stationary Combustions	7.70
Direct Emissions (scope 1)	
• Mobile Combustions	249.85
Direct Emissions (scope 1)	
• Process Emissions	-
Direct Emissions (scope 1)	
• Fugitive Emissions	76.93
Indirect Emissions from Imported Energy (scope 2) (Location-based)	
• Imported Electricity	1,265.34
Indirect GHG emissions from transportation (Scope 3)	-
Indirect GHG emissions from products used by organization (Scope 3)	
• Fuel and energy-related activity	282.71
Indirect GHG emissions associated with the use of products from the organization (Scope 3)	-
<b>Total Scope 1+2 (Location-based)</b>	<b>1,599.82</b>
<b>Total Scope 1+2+3</b>	<b>1,882.54</b>
Separate report – Biogenic emission	16.87

Note:

The organization installed solar panel on rooftop in Head Office. Data of Electricity generated declared from Summary of Monthly report in Y2024. Collected data in periods 2024 shown total electricity consumption = 30,086.45 kWh

**Annex : All sites and location in Verification Period 2024**

NO	Location/Project Name	Office			Location
		HO	Sales Office	Construction Office	
1	Head Office : SENA DEVELOPMENT PUBLIC COMPANY LIMITED	HO			448, 484, 524, 522, 536 Thanalak Phak Building, Ratchadaphisek Road, Samsen Nok Subdistrict, Huai Khwang District, Bangkok 10310
2	SENA Kith Sathorn - Kanlapaphruek		BUD 1		Kanlapaphruek Road, Bang Khae Subdistrict, Bang Khae District, Bangkok 10160
3	Sena Kith MRT - Bang Khae		BUD 1	OPM CH1	Bang Khae Road, Bang Khae Subdistrict, Bang Khae District, Bangkok 10160
4	SENA KITH Phahonyothin - Navanakorn		BUD 1		33 Soi Thepkunchorn 23, Khlong Nueng Subdistrict, Khlong Luang District, Pathum Thani Province 12120
5	SENA KITH Rangsit - Tiwanon Phase 4 / SENA Avenue Bangkadi Tiwanon		BUD 1		Tiwanon Road, Muang District, Pathum Thani Province 12000
6	SENA Eco Town Rangsit Station		BUD 1	OPM C1	Bang Phun Subdistrict, Mueang Pathum Thani District Pathum Thani Province 12000
7	SENA Kith Rangsit - Klong 4		BUD 1	OPM CH1	Phra Ong Chao Sai Road, Khlong 4, Lat Sawai Subdistrict, Lam Luk Ka District, Pathum Thani Province 12150
8	SENA Kith Rattathibet - Bang Bua Thong		BUD 1		Sano Loi Subdistrict, Bang Bua Thong District Nonthaburi Province 11110
9	SENA KITH Westgate - BangBuaThong		BUD 1		Bang Kruai-Sai Noi Road, Bang Bua Thong Subdistrict, Bang Bua Thong District, Nonthaburi Province 11110
10	SENA Kith Bangna - Km.29 Phase2		BUD 1		National Highway No. 34 (Deeparat Road), Bang Bo Subdistrict, Bang Bo District, Samut Prakan Province 10560
11	NICHE MONO MEGA SPACE BANGNA		BUD 2		Bangna-Trad Road (Km.6), Bangkaew Subdistrict, Bangplee District, Samut Prakan Province 10540
12	Flexi Riverview - Charoennakhon		BUD 2		Charoen Nakhon Road, Dao Khanong Subdistrict, Thonburi District, Bangkok 10600
13	Flexi Sathorn - Charoennakhon Phase 1,2		BUD 2		134 Charoen Nakorn Road, Bang Lamphu Lang Subdistrict, Khlong San District, Bangkok 10600
14	SENA Eco Town Rangsit Station		BUD 2		Sukhumvit Road, Samrong Nuea Subdistrict, Mueang Samut Prakan District, Samut Prakan 10270
15	Flexi Suksawat		BUD 2		Suksawat Road, Bang Pakok Subdistrict, Rat Burana District Bangkok 10140
16	Cozi BTS Saphanmai		BUD 3		Soi Phahonyothin 50, Intersection 11, Phahonyothin Road, Khlong Thanon Subdistrict, Sai Mai District, Bangkok 10220
17	COZI Ram 189 Station		BUD 3		Soi Ramkhamhaeng 189/1, Ramkhamhaeng Road, Minburi Subdistrict, Minburi District, Bangkok 10510
18	Cozi mrt phetkasem 48		BUD 3		Soi Petchkasem 48, Soi Petchkasem Road, Bang Waek Subdistrict, Phasi Charoen District, Bangkok 10610

NO	Location/Project Name	Office			Location
		HO	Sales Office	Construction Office	
19	NICHE MONO Chaengwatthana		BUD 3		Chaeng Watthana Road, Khlong Kluea Subdistrict, Pak Kret District, Nonthaburi Province 11120
20	Niche Mono Bang Pho		BUD 3		Pracharat Sai 1 Road, Bang Sue Subdistrict, Bang Sue District, Bangkok 10800
21	Niche MONO Rama 9 Phase 1,2		BUD 3		Soi Chamnian Serm, Bang Kapi Subdistrict, Huai Khwang District, Bangkok 10310
22	NICHE MONO RAMKHAMHAENG		BUD 3		Ramkhamhaeng Road, Huamark Subdistrict, Bangkok District, Bangkok 10240
23	Sena Grand Home Bangna - Km.29 / Sena Village Bangna - Km.29		BUD H1		Parallel road, Bangna-Trad Road, Bang Bo Subdistrict, Bang Bo, Samut Prakan 10560
24	Sena Park Ville Ramintra - Ring Road 2		BUD H1	OPM H1	Kanchanaphisek Road, Khan Na Yao Subdistrict, Khan Na Yao District, Bangkok 10230
25	SENA ville Borommaratchachonnani - Sai 5		BUD H1	OPM H1	Bantoei 5/6 rd. Bangtoei district Sampan Nakhonpathom 73110
26	SENA Ville Lamlukka - Klong 6		BUD H1	OPM H1	Soi Bueng Kham Phroi Bueng Kham Phroi Subdistrict, Lam Luk Ka District, Pathum Thani 12150
27	SENA Village Rangsit - Tiwanon / Sena Grand Home Rangsit - Tiwanon		BUD H1	OPM H1	Bang Bua Thong - Bang Phun Road, Bang Phun Subdistrict, Mueang, Pathum Thani 12000
28	SENA Village Ramindra KM.9		BUD H1	OPM H1	Kanchanapisek Road, Khan Na Yao Subdistrict, Khan Na Yao District, Bangkok 10230
29	SENA Viva Thepharak - Bang Bo		BUD H1		No. 83 Moo 17, Bang Sao Thong Subdistrict, Bang Sao Thong District, Samut Prakan 10570
30	SENA Vela Thepharak - Bang Bo		BUD H1		Theparak Road, Bang Sao Thong Subdistrict, Bang Sao Thong District Samut Prakan Province 10280
31	SENA VELA Rattanathibet – Bangbuathong		BUD H1		Bang Kruai - Sai Noi Rd, Sano Loi, Bang Bua Thong District, Nonthaburi 11110
32	Baan Burapa ProudTown Bowin			OPM CH1	Moo 2, Bowin, Sriracha, Chonburi 20230
33	SENA Park Grand Ramindra Phase 2			OPM H1	Kanchanapisek Rd. Kannayao Sub-district , Kannayao District , Bangkok 10230
34	SENA Viva Phetkasem – Phutthamonthon Sai 7			OPM H1	Phutthamonthon Sai 7 Road, Moo 3, Hom Kret Subdistrict, Sam Phran District, Nakhon Pathom Province 73110
	<b>Total (HO , BUD , OPM)</b>	<b>1</b>	<b>30</b>	<b>11</b>	