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## **SOUTHEAST ASIA PROPERTIES & FINANCE LIMITED**

**華信地產財務有限公司**

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 252)**

### **PROFIT WARNING**

This announcement is made by Southeast Asia Properties & Finance Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) pursuant to the provisions of inside information under Part XIVA of the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong) and Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board of directors of the Company (the “**Board**”) would like to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that the interim results of the Group for the six months ended 30 September 2022 (“**Reporting Period**”) are expected to record a profit of about HK\$3.6 million, which decreased significantly as compared with a profit of HK\$52.3 million for the six months ended 30 September 2021 (“**Previous Reporting Period**”). It is mainly attributable to a significant decrease in fair value gains arising from revaluations of the investment properties of the Group for the Reporting Period as compared with Previous Reporting Period.

The Company is still in the process of finalising the Group’s interim results for the Reporting Period. The information contained in this announcement is only based on a preliminary review of the unaudited consolidated management accounts of the Group for the Reporting Period which have not been audited or reviewed by the external auditors of the Company. Shareholders and potential investors are advised to read carefully the interim results announcement of the Company for the Reporting Period which will be published on 24 November 2022.

**Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.**

By Order of the Board  
**Southeast Asia Properties & Finance Limited**  
**Chua Nai Tuen**  
*Chairman and Managing Director*

Hong Kong, 18 November 2022

*As at the date of this announcement, the Board comprises: (1) Mr. Chua Nai Tuen, Mr. Nelson Junior Chua and Mr. Richard Sy Tan as executive directors; (2) Mr. Chan Man Hon, Eric, Mr. Jimmy Siy Tiong, Mr. Tsai Han Yung and Ms. Vivian Chua as non-executive directors; and (3) Mr. Chan Siu Ting, Mr. James L. Kwok, Mr. Tsui Ka Wah and Mr. Luk Siu Chuen as independent non-executive directors.*