



SOUTHEAST ASIA PROPERTIES & FINANCE LIMITED

華信地產財務有限公司

(incorporated in Hong Kong with limited liability)

(於香港註冊成立之有限公司)

(Stock Code 股份代號 : 252)

Dear Shareholders,

28 July 2023

Southeast Asia Properties & Finance Limited (the “Company”)

Letter to Existing Registered Shareholders – Notice of Publication of (1) Annual Report 2022/2023, (2) Notice of Annual General Meeting to be held on Friday, 25 August 2023, (3) Circular dated 28 July 2023 in relation to the Proposed General Mandates to Issue and Repurchase Shares and Proposed Re-election of Directors, and (4) Proxy Form (the “Current Corporate Communication”)

We are pleased to inform you that the English and Chinese versions of the Current Corporate Communication of the Company are available on the Company’s website at www.seapnf.com.hk and the website of Hong Kong Exchanges and Clearing Limited (“HKEx”) at <http://www.hkexnews.hk>. You may access the Current Corporate Communication on the home page of the Company’s website or by searching under “Listed Company Information” on the website of HKEx.

If you would like to receive printed version(s) of the Current Corporate Communication and future Corporate Communications ^(Note) of the Company, please complete the Change Request Form on the reverse side, then sign and send it to the Company’s Share Registrar (the “Share Registrar”), Union Registrars Limited at Suites 3301-04, 33/F., Two Chinachem Exchange Square, 338 King’s Road, North Point, Hong Kong. If you post the Change Request Form in Hong Kong, you may use the mailing label at the bottom of the Change Request Form and need not affix a stamp. Otherwise, please affix an appropriate stamp. You may also email your request to 252@unionregistrars.com.hk.

If for any reason you have difficulty in receiving or gaining access to the website version of the Current Corporate Communication posted on the Company’s website, we shall upon receipt of your notice send the Current Corporate Communication in printed form to you free of charge as soon as possible.

Should you have any queries in relation to this letter, please call the Share Registrar at Tel: (852) 2849 3399 during business hours from 9:00 a.m. to 5:00 p.m., Monday to Friday, excluding public holidays.

Yours faithfully,
For and on behalf of
Southeast Asia Properties & Finance Limited
Chua Nai Tuen
Chairman and Managing Director

Note : Corporate Communication(s) refers to any document issued or to be issued by the Company for the information or action of holders of any of the Company’s securities, including but not limited to (a) the directors’ report, its annual accounts together with a copy of the auditors’ report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form.

致各位股東：

華信地產財務有限公司(「本公司」)

致現有登記股東之函件 – (1) 二零二二/二零二三年報；(2) 將於二零二三年八月二十五日(星期五)舉行之股東週年大會通告；(3) 有關建議發行及購回股份之一般授權及建議重選董事之刊發日期為二零二三年七月二十八日的通函；以及(4) 代表委任表格(統稱「本次公司通訊」)之發佈通知

本公司欣然知會閣下本次公司通訊的英文及中文版本已上載於本公司網站 www.seapnf.com.hk 及香港交易及結算所有限公司(「香港交易所」)披露易網站 <https://www.hkexnews.hk>。請在本公司網站主頁或在香港交易所披露易網站於「上市公司公告」項下搜尋及下載本次公司通訊。

如閣下欲收取本次公司通訊及本公司日後之公司通訊^(附註)之印刷本，請填妥本函背面的「變更申請表」及簽署，然後將「變更申請表」寄回本公司股份過戶登記處(「股份過戶登記處」)，聯合證券登記有限公司，地址為香港北角英皇道338號華懋交易廣場2期33樓3301-04室。倘若閣下在香港投寄「變更申請表」，可使用「變更申請表」下方的郵寄標籤而毋須貼上郵票；否則，請貼上適當的郵票。閣下亦可電郵至 252@unionregistrars.com.hk 提出要求。

閣下如因任何理由以致在收取或接收登載本公司網站上的本次公司通訊遇到困難，本公司將於接到閣下通知後，盡快向閣下寄發本次公司通訊之印刷本，費用全免。

若閣下對此信函有任何疑問，請在辦公時間(星期一至星期五上午九時正至下午五時正，公眾假期除外)內致電股份過戶登記處，電話(852) 2849 3399。

代表
華信地產財務有限公司
主席兼董事總經理
蔡乃端
謹啟

二零二三年七月二十八日

附註：公司通訊指由本公司發出或將予發出以供本公司任何證券的持有人參照或採取行動的任何文件，其中包括但不限於：(a) 董事會報告、本公司的年度賬目連同核數師報告以及(如適用)財務摘要報告；(b) 中期報告及(如適用)中期摘要報告；(c) 會議通告；(d) 上市文件；(e) 通函；及(f) 代表委任表格。

Change Request Form 變更申請表

To: Southeast Asia Properties & Finance Limited (the "Company") 致：華信地產財務有限公司（「本公司」或「貴公司」）
(Stock Code: 252) (股份代號：252)
c/o Union Registrars Limited 經聯合證券登記有限公司
Suites 3301-04, 33/F., 香港北角英皇道338號
Two Chinachem Exchange Square, 華懋交易廣場2期
338 King's Road, 33樓3301-04室
North Point, Hong Kong

Part A – To receive the printed version of the Current Corporate Communication 甲部 – 收取本次公司通訊之印刷本

Please 「√」 in the box 請以「√」號選擇：

- I/We have chosen (or are deemed to have consented) to read the Current Corporate Communication posted on the Company's website, but I/we would like to receive the printed version of the Current Corporate Communication.
本人／吾等已選擇（或被視為已同意）瀏覽在公司網站上登載之本次公司通訊，但現在希望收取本次公司通訊的印刷本。

Part B – To change your choice of means of receiving all future Corporate Communication 乙部 – 更改選取所有日後公司通訊之收取方式

Please 「√」 in the box 請以「√」號選擇：

- I/We would like to receive all future Corporate Communication in printed form in both English and Chinese.
本人／我們希望收取所有日後公司通訊之英文及中文印刷本。

Name(s)
姓名

Signature(s)
簽名

(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Contact telephone number
聯絡電話號碼

Date
日期

Notes 附註:

- Please complete all your details clearly.
請閣下清楚填妥所有資料。
 - If your shares in the Company are held in joint names, the shareholder whose name stands first on the register of members of the Company in respect of the joint holding should sign this Change Request Form in order to be valid.
如屬聯名股東，則本變更申請表須由該名於本公司名冊上就聯名持有股份其姓名位列首位的股東簽署，方為有效。
 - Shareholders of the Company are entitled to change the choice of means of receipt of the Corporate Communication at any time by reasonable prior notice in writing to the Company c/o the Company's Share Registrar or by email to 252@unionregistrars.com.hk.
股東有權隨時發出合理事先書面通知本公司之股份過戶登記處或以電郵發出該通知至 252@unionregistrars.com.hk，要求更改收取公司通訊之方式。
 - For the avoidance of doubt, we do not accept any special instructions written on this Change Request Form.
為免存疑，任何在本變更申請表上的額外書面指示，本公司將不予處理。
- * Corporate Communication(s) refers to any document issued or to be issued by the Company for the information or action of holders of any of the Company's securities, including but not limited to (a) the directors' report, its annual accounts together with a copy of the auditors' report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form.
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閣下寄回此變更申請表時，請將郵寄標籤剪貼於信封上。

如在本港投寄毋須貼上郵票。

Please cut the mailing label and stick this on the envelope to return this Change Request Form to us.

No postage stamp necessary if posted in Hong Kong.

郵寄標籤 MAILING LABEL

聯合證券登記有限公司
Union Registrars Limited
簡便回郵號碼 Freepost No. 20 EDO
香港 Hong Kong

