

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



亞證地產有限公司

ASIASEC PROPERTIES LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 271)

SUPPLEMENTAL ANNOUNCEMENT
THE ANNUAL REPORT FOR THE YEAR ENDED 31ST DECEMBER, 2022
AND
THE INTERIM REPORT FOR THE SIX MONTHS ENDED 30TH JUNE, 2023

References are made to the annual report of Asiasec Properties Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) for the year ended 31st December, 2022 (the “**2022 Annual Report**”) and the interim report of the Company for the six months ended 30th June, 2023 (the “**2023 Interim Report**”), which were published on the website of The Stock Exchange of Hong Kong Limited on 19th April, 2023 and 14th September, 2023, respectively.

The Company would like to provide additional information about the loan receivables of approximately HK\$154.7 million and HK\$78.2 million as at 31st December, 2022 and 30th June, 2023, respectively, as follows:

The Group focuses on property investment, property leasing and estate management as its principal business, and a limited number of transactions were carried out by the Group as part of its treasury activities with the intention to effectively utilise its available financial resources on hand from time to time, including (i) subscription of loan notes for investment purpose; and (ii) grant of loans to borrowers, both of which contributed to the loan interest income of the Group.

As at 31st December, 2022 and 30th June, 2023, the Group had cash and cash equivalents of approximately HK\$147.7 million and HK\$207.4 million, respectively, and had no bank loans as at both reporting dates. Taking advantage of its cash position and after considering the working capital needs, available business and investment opportunities, a comparison between the fixed deposit interest rate at the material time and the expected rate of return of alternative use of such cash resources, the Group will allocate its resources accordingly with the intention to enhance the returns of its shareholders, including subscribing loan notes as well as providing short term loans.

Loan notes, being investment products, are normally issued by the issuer to multiple subscribers, and the Group subscribes such loan notes for investment purpose which are generally available for trading in the financial market. By contrast, short-term loans which are granted by the Group to borrowers are not investment products, nor they are available for trade. The short-term loans are structured to allow the Group to demand repayment from the borrower at any time. Therefore, while such loans bring in interest income for the Group, it provides certain level of liquidity flexibility to the Group to improve and enhance its financial position quickly, and can use its resources to fund its business activities when favourable opportunities arise. The other loan receivables of approximately HK\$78.7 million as at 31st December, 2022 arising from the grant of short-term loans by the Group have been fully repaid as at 30th June, 2023.

The Group will ensure that it has sufficient working capital for its business operations after the allocation of its resources as abovementioned.

The board of directors (the “**Board**”) of the Company confirms that the above information does not affect other information contained in the 2022 Annual Report and the 2023 Interim Report, and the respective content contained therein of the Annual Report remains correct and unchanged.

On behalf of the Board
Asiasec Properties Limited
Edwin Lo King Yau
Executive Director

Hong Kong, 20th September, 2023

As at the date of this announcement, the Board comprises Mr. Patrick Lee Seng Wei (Chairman), Mr. Lee Shu Yin (Chief Executive), Mr. Edwin Lo King Yau and Mr. Tao Tsan Sang being the Executive Directors; and Mr. Li Chak Hung, Mr. Choi Kin Man and Ms. Lisa Yang Lai Sum being the Independent Non-Executive Directors.