



SOUTHEAST ASIA PROPERTIES & FINANCE LIMITED

Stock code : 252



2023/24

INTERIM REPORT



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CORPORATE INFORMATION

Board of Directors

Executive Directors

Mr. Chua Nai Tuen

(Chairman and Managing Director)

Mr. Nelson Junior Chua

Mr. Richard Sy Tan

Non-Executive Directors

Mr. Chan Man Hon, Eric

Mr. Jimmy Siy Tiong

Mr. Tsai Han Yung

Ms. Vivian Chua

Independent Non-Executive Directors

Mr. Chan Siu Ting

Mr. James L. Kwok

Mr. Tsui Ka Wah

Dr. Luk Siu Chuen

Audit Committee

Mr. Chan Siu Ting *(Chairman)*

Mr. Chan Man Hon, Eric

Mr. James L. Kwok

Mr. Tsai Han Yung

Mr. Tsui Ka Wah

Dr. Luk Siu Chuen

Remuneration Committee

Mr. James L. Kwok *(Chairman)*

Mr. Chua Nai Tuen

Mr. Chan Man Hon, Eric

Mr. Chan Siu Ting

Dr. Luk Siu Chuen

Nomination Committee

Mr. Tsui Ka Wah *(Chairman)*

Mr. Chua Nai Tuen

Mr. Chan Man Hon, Eric

Mr. Chan Siu Ting

Mr. James L. Kwok

Principal Bankers

China CITIC Bank International Limited

China Construction Bank (Asia)

Corporation Limited

Hang Seng Bank Limited

OCBC Bank (Hong Kong) Limited

Solicitors

Vincent T. K. Cheung, Yap & Co.

Auditors

Grant Thornton Hong Kong Limited

Certified Public Accountants

Company Secretary

Mr. Lam Wing Yiu

Registered Office

Units 407–410, 4th Floor, Tower 2,

Silvercord, No. 30 Canton Road,

Tsimshatsui, Kowloon, Hong Kong

Share Registrar

Union Registrars Limited

Suites 3301–04, 33/F,

Two Chinachem Exchange Square,

338 King's Road,

North Point, Hong Kong

Stock Code

252

Website

<http://www.seapnf.com.hk>

Southeast Asia Properties & Finance Limited

The board (the “Board”) of directors (the “Directors”) of Southeast Asia Properties & Finance Limited (the “Company”) is pleased to announce the unaudited condensed consolidated financial statements of the Company and its subsidiaries (collectively, the “Group”) for the six months ended 30 September 2023 (the “Reporting Period”), together with the comparative figures of the corresponding period in 2022 (the “Previous Reporting Period”) as follows:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 September 2023

	Notes	Six months ended 30 September	
		2023 HK\$ (Unaudited)	2022 HK\$ (Unaudited)
Revenue	5	99,223,674	138,385,192
Cost of sales		(66,895,315)	(96,747,579)
Gross profit		32,328,359	41,637,613
Other revenue and other income	6	3,253,055	4,379,774
Gain arising from change in fair value of investment properties		10,348,000	4,172,927
Loss arising from financial assets at fair value through profit or loss (“FVTPL”)		(4,510,000)	(5,103,500)
Selling and distribution expenses		(1,827,467)	(5,602,275)
Administrative expenses		(26,540,037)	(28,011,764)
Other operating income		2,153,526	509,754
Finance costs	7	(7,192,185)	(3,506,426)
Share of results of associates		(1,889,155)	202,090
Provision for impairment loss recognised in respect of amount due from an associate		–	(2,167,687)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS *(Continued)*

For the six months ended 30 September 2023

		Six months ended 30 September	
		2023	2022
		HK\$	HK\$
		(Unaudited)	(Unaudited)
	Notes		
Profit before income tax		6,124,096	6,510,506
Income tax expense	8	(1,296,748)	(1,975,099)
Profit for the period	9	4,827,348	4,535,407
Profit for the period attributable to:			
Owners of the Company		5,663,003	3,798,830
Non-controlling interests		(835,655)	736,577
		4,827,348	4,535,407
Earnings per share attributable to owners of the Company			
Basic and diluted (HK cents)	11	2.5	1.7

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 September 2023

	Six months ended 30 September	
	2023 HK\$ (Unaudited)	2022 HK\$ (Unaudited)
Profit for the period	4,827,348	4,535,407
Other comprehensive expense: <i>Item that will be reclassified subsequently to profit or loss:</i>		
Exchange differences on translation of foreign operations	(7,518,923)	(14,807,753)
Other comprehensive expense for the period	(7,518,923)	(14,807,753)
Total comprehensive expense for the period	(2,691,575)	(10,272,346)
Total comprehensive expense attributable to:		
Owners of the Company	(1,353,808)	(10,125,800)
Non-controlling interests	(1,337,767)	(146,546)
	(2,691,575)	(10,272,346)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2023

		30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)
	Notes		
ASSETS AND LIABILITIES			
Non-current assets			
Property, plant and equipment	12	190,608,572	170,571,154
Right-of-use assets		12,619,151	14,169,103
Investment properties	13	855,984,600	839,931,540
Interests in associates		31,185,056	33,391,765
Intangible assets		3,501,501	3,501,501
Other assets		3,510,945	2,700,000
Financial asset at fair value through other comprehensive income ("FVOCI") (non-recycling)		64,919,343	65,219,287
Loan receivables		37,875,778	38,769,716
Deferred tax assets		1,227,734	1,197,210
		1,201,432,680	1,169,451,276
Current assets			
Inventories		39,374,315	45,774,572
Trade and other receivables	14	83,397,395	96,587,097
Deposits and prepayments		4,988,804	5,553,968
Tax recoverable		3,076,281	1,482,423
Restricted cash		–	4,100,000
Financial assets at FVTPL	15	25,519,000	29,009,000
Trust accounts of shares dealing clients		64,638,343	78,733,321
Cash and cash equivalents		50,652,347	98,218,450
		271,646,485	359,458,831
Current liabilities			
Trade and other payables	16	103,250,094	117,408,933
Contract liabilities		841,620	1,258,759
Bank loans	17	50,669,328	224,665,518
Lease liabilities		1,395,749	1,373,898
Tax payable		3,757,375	1,990,246
		159,914,166	346,697,354

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 September 2023

	Notes	30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)
Net current assets		111,732,319	12,761,477
Total assets less current liabilities		1,313,164,999	1,182,212,753
Non-current liabilities			
Bank loans	17	190,654,204	56,025,821
Lease liabilities		355,874	1,059,254
Amount due to an associate		28,886,285	29,474,443
Amount due to a non-controlling interest		3,320,000	3,320,000
Deferred tax liabilities		11,265,254	10,958,278
		234,481,617	100,837,796
Net assets		1,078,683,382	1,081,374,957
EQUITY			
Share capital	18	245,062,941	245,062,941
Reserves		824,058,056	825,411,864
Equity attributable to owners of the Company		1,069,120,997	1,070,474,805
Non-controlling interests		9,562,385	10,900,152
Total equity		1,078,683,382	1,081,374,957

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 September 2023

	SHARE CAPITAL	FAIR VALUE RESERVE (NON- RECYCLING)*	PROPERTY REVALUATION RESERVE*	EXCHANGE RESERVE*	RETAINED PROFITS*	SUBTOTAL	NON- CONTROLLING INTERESTS	TOTAL
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
At 1 April 2022 (Audited)	245,062,941	1,236,002	4,278,755	41,491,065	771,813,529	1,063,882,292	10,331,934	1,074,214,226
Profit for the period	-	-	-	-	3,798,830	3,798,830	736,577	4,535,407
Other comprehensive expense for the period	-	-	-	(13,924,630)	-	(13,924,630)	(883,123)	(14,807,753)
Total comprehensive (expense)/income for the period	-	-	-	(13,924,630)	3,798,830	(10,125,800)	(146,546)	(10,272,346)
At 30 September 2022 (Unaudited)	245,062,941	1,236,002	4,278,755	27,566,435	775,612,359	1,053,756,492	10,185,388	1,063,941,880
At 1 April 2023 (Audited)	245,062,941	(6,154,489)	4,278,755	33,015,354	794,272,244	1,070,474,805	10,900,152	1,081,374,957
Profit for the period	-	-	-	-	5,663,003	5,663,003	(835,655)	4,827,348
Other comprehensive expense for the period	-	-	-	(7,016,811)	-	(7,016,811)	(502,112)	(7,518,923)
Total comprehensive (expense)/income for the period	-	-	-	(7,016,811)	5,663,003	(1,353,808)	(1,337,767)	(2,691,575)
At 30 September 2023 (Unaudited)	245,062,941	(6,154,489)	4,278,755	25,998,543	799,935,247	1,069,120,997	9,562,385	1,078,683,382

* The reserves accounts comprise the Group's reserves of HK\$824,058,056 (31 March 2023: HK\$825,411,864) in the condensed consolidated statement of financial position.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 September 2023

	Six months ended 30 September	
	2023 HK\$ (Unaudited)	2022 HK\$ (Unaudited)
Net cash generated from operating activities	30,886,122	49,506,690
Net cash used in investing activities	(29,808,998)	(13,416,312)
Net cash used in financing activities	(47,789,170)	(53,455,636)
Net decrease in cash and cash equivalents	(46,712,046)	(17,365,258)
Cash and cash equivalents at beginning of the period	98,218,450	83,536,258
Effect of foreign exchange rate changes, net	(854,057)	(5,184,603)
Cash and cash equivalents at end of the period	50,652,347	60,986,397

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2023

1. GENERAL INFORMATION

The Company is a limited liability company incorporated and domiciled in Hong Kong. The address of its registered office is Units 407–410, 4th Floor, Tower 2, Silvercord, No. 30 Canton Road, Tsimshatsui, Kowloon, Hong Kong and, its principal place of business is Hong Kong and the People's Republic of China (the "PRC"). The Company's shares are listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

The principal activities of the Group include investment holding, property investment, development and leasing, hotel operation, manufacturing and distribution of plastic packaging materials and broking and securities margin financing.

The consolidated financial statements are presented in Hong Kong dollar ("HK\$"), which is also the functional currency of the Company.

2. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard 34 "Interim Financial Reporting" ("HKAS 34") issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA") as well as with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

The financial information relating to the year ended 31 March 2023 that is included in these condensed consolidated financial statements as comparative information does not constitute the Company's statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance (Chapter 622 of the Laws of Hong Kong) (the "Companies Ordinance") is as follows:

The Company has delivered the financial statements for the year ended 31 March 2023 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Companies Ordinance (Cap. 622).

The Company's auditor has reported on those financial statements. The auditor's report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under sections 406(2), 407(2) or (3) of the Companies Ordinance.

The condensed consolidated financial statements have been prepared on the historical cost basis, except for investment properties and certain financial assets which are stated at fair values.

The condensed consolidated financial statements should be read in conjunction with the annual financial statements of the Group for the year ended 31 March 2023.

3. PRINCIPAL ACCOUNTING POLICIES

The accounting policies and methods of computation used in the preparation of the interim financial information are consistent with those used in the annual financial statements for the year ended 31 March 2023 except as stated below.

The adoption of amendments to standards and framework

The Group adopted the following amendments to standards and framework, which are relevant to its operations.

HKFRS 17	Insurance Contracts and related amendments
Amendments to HKAS 1 and HKFRS Practice Statement 2	Disclosure of Accounting Policies
Amendments to HKAS 8	Definition of Accounting Estimates
Amendments to HKAS 12	Deferred Tax related to Assets and Liabilities arising from a Single Transaction

The above amendments to standards and framework did not have significant impact on the Group’s accounting policies and did not require retrospective adjustments.

4. SEGMENT INFORMATION

The Group determines operating segments based on internal reports that are regularly reviewed by the chief operating decision maker (“CODM”) for the purpose of resource allocation and assessment of segment performance between segments and that are used to make strategic decisions.

The CODM has been identified as the directors of the Company. The CODM review the Group’s internal reporting for the purposes of resources allocation and the assessment of segment performance and have determined the operating segments based on these reports.

The CODM consider the business from both a geographic and product perspective. From geographic and product perspective, the CODM assess as the performance of (i) property investment, development and leasing/hotel operation, (ii) manufacturing and distribution of plastic packaging materials and (iii) broking and securities margin financing.

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4. SEGMENT INFORMATION (Continued)

In a manner consistent with the way in which information is reported internally to the CODM for the purposes of resources allocation and assessment of segment performance, the Group is currently organised into the following operating segments:

Property investment, development and leasing/ hotel operation	Provision of hotel services in Hong Kong and investing, developing and leasing properties in Hong Kong and the PRC
Manufacturing and distribution of plastic packaging materials	Manufacturing and distribution of plastic packaging materials
Broking and securities margin financing	Provision of stock and futures broking and provision of securities margin financing

Hotel operation business in Hong Kong was temporarily suspended from 1 June 2020 for alteration and addition works.

(I) Segment revenue and results

The following is an analysis of the Group's revenue and results by reportable segment.

	Property investment, development and leasing/ hotel operation Six months ended 30 September		Manufacturing and distribution of plastics packaging materials Six months ended 30 September		Broking and securities margin financing Six months ended 30 September		Consolidated Six months ended 30 September	
	2023 HK\$ (Unaudited)	2022 HK\$ (Unaudited)	2023 HK\$ (Unaudited)	2022 HK\$ (Unaudited)	2023 HK\$ (Unaudited)	2022 HK\$ (Unaudited)	2023 HK\$ (Unaudited)	2022 HK\$ (Unaudited)
Segment revenue – from external customers	6,855,408	6,075,948	85,607,141	123,657,078	6,761,125	8,652,166	99,223,674	138,385,192
Segment results	(1,847,117)	(3,690,958)	10,659,382	13,893,774	(3,954,829)	(2,393,214)	4,857,436	7,809,602
Gain arising from change in fair value of investment properties	10,348,000	4,172,927	-	-	-	-	10,348,000	4,172,927
Profit/(Loss) from operations	8,500,883	481,969	10,659,382	13,893,774	(3,954,829)	(2,393,214)	15,205,436	11,982,529
Unallocated finance costs							(7,192,185)	(3,506,426)
Share of results of associates							(1,889,155)	202,090
Impairment loss recognised in respect of amount due from an associate							-	(2,167,687)
Profit before income tax							6,124,096	6,510,506
Income tax expense							(1,296,748)	(1,975,099)
Profit for the period							4,827,348	4,535,407
Interest income	(259,775)	(253,000)	(407,884)	(80,925)	(941,877)	(253,677)	(1,609,536)	(587,602)
Depreciation of right-of-use assets	11,543	11,543	917,495	964,412	-	-	929,038	975,955
Depreciation of property, plant and equipment	1,862,129	1,872,387	2,238,994	2,467,100	124,256	137,461	4,225,379	4,476,948
Gain arising on change in fair value of investment properties	(10,348,000)	(4,172,927)	-	-	-	-	(10,348,000)	(4,172,927)
Bad debt recovered	-	-	-	-	(29,000)	(24,000)	(29,000)	(24,000)

4. SEGMENT INFORMATION (Continued)

(II) Segment assets and liabilities

	Property investment, development and leasing/hotel operation		Manufacturing and distribution of plastics packaging materials		Broking and securities margin financing		Consolidated	
	30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)	30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)	30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)	30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)
Assets								
Reportable segment assets	1,076,291,248	1,033,862,740	144,944,591	219,854,790	190,201,001	212,150,752	1,411,436,840	1,465,868,282
Unallocated corporate assets							61,642,325	63,041,825
Total assets							1,473,079,165	1,528,910,107
Liabilities								
Reportable segment liabilities	58,868,370	51,854,088	22,758,016	28,016,907	71,445,865	86,972,816	153,072,251	166,843,811
Unallocated corporate liabilities							241,323,532	280,691,339
Total liabilities							394,395,783	447,535,150
Additions to non-current assets (other than financial instruments and deferred tax assets)	32,868,011	28,500,050	193,930	4,498,358	-	6,880	33,061,941	33,005,288

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4. SEGMENT INFORMATION (Continued)

(III) Geographical segment

The Group's revenues from external customers and its non-current assets (other than financial instruments and deferred tax assets) are divided into the following geographical areas. The geographical location of customers is based on the location at which the services were provided or the goods delivered. The geographical location of the non-current assets is based on the physical location of the assets in case of property, plant and equipment, right-of-use assets and investment properties, the location of operation to which they are allocated in case of intangible assets, and the location of operation in case of interests in associates.

	Revenue from external customers		Non-current assets	
	Six months ended		31 March	
	30 September	30 September	30 September	31 March
	2023	2022	2023	2023
	HK\$	HK\$	HK\$	HK\$
	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Hong Kong (domicile)	26,489,706	31,178,970	1,009,513,974	958,944,707
PRC	17,680,396	38,602,168	107,746,965	84,278,136
Japan	22,436,245	27,705,269	–	–
Oceania	19,169,033	24,782,937	–	–
North America	7,575,618	9,833,020	–	–
Europe	5,872,676	6,282,828	–	–
	99,223,674	138,385,192	1,117,260,939	1,043,222,843

(IV) Information about major customers

Revenue from customers of the corresponding periods contributing 10% or more of revenue of the Group is as follows:

	Six months ended 30 September	
	2023	2022
	HK\$	HK\$
	(Unaudited)	(Unaudited)
Manufacturing and distribution of plastic packaging materials		
Customer A	21,297,962	23,250,393
Customer B	N/A	18,764,460

N/A: Revenue from this customer for the Reporting Period did not exceed 10% of the Group's revenue.

As at 30 September 2023, 8% (31 March 2023: 19%) of the Group's trade receivables was due from these customers.

5. REVENUE

The Group's revenue recognised during the period is as follows:

	Six months ended 30 September	
	2023 HK\$ (Unaudited)	2022 HK\$ (Unaudited)
Revenue from contracts with customers		
Sale of goods	85,607,141	123,657,078
Brokerage commission	2,337,365	2,998,200
	87,944,506	126,655,278
Revenue from other sources		
Rental income and rental related income	6,855,408	5,598,432
Interest income received from clients	3,097,907	3,866,778
Dividend income from listed equity securities	1,325,853	1,787,188
Dividend income from unlisted securities	–	477,516
	11,279,168	11,729,914
Total revenue	99,223,674	138,385,192

Disaggregation of revenue from contracts with customers with the scope of HKFRS 15

The Group derives revenue from the transfer of goods and services at a point in time during the Reporting Period and the Previous Reporting Period.

6. OTHER REVENUE AND OTHER INCOME

	Six months ended 30 September	
	2023 HK\$ (Unaudited)	2022 HK\$ (Unaudited)
Interest income	1,609,536	587,602
Imputed interest income from loan to a private company	926,306	966,720
Other income (note a)	340,928	1,391,491
Handling fee income from stock broking	347,285	437,961
Bad debt recovered	29,000	24,000
Government grants (note b)	–	972,000
	3,253,055	4,379,774

Notes:

- (a) Other income mainly represents sales of scrap materials, rebate of bank's term loan and transportation fee charged to customers.
- (b) During the Previous Reporting Period, the Group received funding support amounting to HK\$972,000 from the Employment Support Scheme under the Anti-epidemic Fund, set up by the Hong Kong Government. The purpose of the funding is to provide financial support to enterprises to retain their employees who would otherwise be made redundant. Under the terms of the grant, the Group is required not to make redundancies during the subsidy period and to spend all the funding on paying wages to the employees.

There were no unfulfilled conditions or contingencies relating to these government grants.

7. FINANCE COSTS

	Six months ended 30 September	
	2023 HK\$ (Unaudited)	2022 HK\$ (Unaudited)
Interest expenses on:		
Bank loans	3,667,749	3,269,794
Other borrowings	135,691	968
Imputed Interest expenses to amount due to an associate	979,843	–
Finance charges on lease liabilities	33,971	8,885
Bank charges	2,374,931	226,779
	7,192,185	3,506,426

8. INCOME TAX EXPENSE

	Six months ended 30 September	
	2023 HK\$ (Unaudited)	2022 HK\$ (Unaudited)
Current tax:		
Provision for the period	1,020,296	1,470,124
Deferred tax charge	276,452	504,975
Total income tax expense for the period	1,296,748	1,975,099

The provision for Hong Kong Profits Tax for both periods are calculated at 16.5% (2022: 16.5%) of the estimated assessable profits for the period, except for one subsidiary of the Group which is a qualifying corporation under the two-tiered profits tax rates regime. Under the two-tiered profits tax rates regime, the first HK\$2 million of profits of qualifying entities are taxed at 8.25%, and the profits above HK\$2 million are taxed at 16.5%.

Under the Law of the PRC on Enterprise Income Tax (the “EIT Law”) and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% for both periods.

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9. PROFIT FOR THE PERIOD

Profit for the period has been arrived at after charging/(crediting):

	Six months ended 30 September	
	2023 HK\$ (Unaudited)	2022 HK\$ (Unaudited)
Cost of inventories sold	53,314,549	80,912,034
Direct operating expenses for generating rental income	1,098,030	1,240,862
Depreciation:		
– Property, plant and equipment	4,225,379	4,476,948
– Right-of-use assets	929,038	975,955
	5,154,417	5,452,903
Loss arising from change in fair value of financial assets at FVTPL	4,510,000	5,103,500
Bad debt recovered	(29,000)	(24,000)
Exchange gain, net	(2,184,575)	(566,108)
Staff costs (including directors' emoluments):		
– Salaries, wages and allowances	19,653,667	23,734,070
– Staff benefits	454,953	426,755
– Retirement benefit schemes contributions	1,275,776	1,273,706
	21,384,396	25,434,531

10. DIVIDENDS

The Board does not recommend the payment of any interim dividends for the Reporting Period (Previous Reporting Period: nil).

Final dividends relating to the year ended 31 March 2023 amounting to HK\$6,762,601 were paid in October 2023.

11. EARNINGS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY

The calculation of the basic earnings per share is based on the profit attributable to owners of the Company of HK\$5,663,003 (Previous Reporting Period: HK\$3,798,830) and on the weighted average 225,420,034 (Previous Reporting Period: 225,420,034) ordinary shares in issue during the both periods.

The diluted earnings per share for the Reporting Period and Previous Reporting Period were the same as basic earnings per share as there were no dilutive potential ordinary shares in existence for both periods.

12. PROPERTY, PLANT AND EQUIPMENT

For the Reporting Period, the Group acquired property, plant and equipment of HK\$27,356,881 (Previous Reporting Period: HK\$7,526,186).

At 30 September 2023, the Group's buildings and construction in progress in Hong Kong with carrying amounts of HK\$136,814,297 (31 March 2023: HK\$111,354,657) have been pledged to secure general banking facilities granted to the Group (note 17 to the condensed consolidated financial statements).

13. INVESTMENT PROPERTIES

	HK\$
At 1 April 2022 (Audited)	827,435,164
Additions – subsequent expenditures	10,570,940
Gain arising from change in fair value	1,925,436
	1,925,436
At 31 March 2023 and at 1 April 2023 (Audited)	839,931,540
Additions – subsequent expenditures	5,705,060
Gain arising from change in fair value	10,348,000
	10,348,000
At 30 September 2023 (Unaudited)	855,984,600

All of the Group's properties held under operating leases to generate rental income or for capital appreciation are measured using the fair value model and are classified and accounted for as investment properties.

At 30 September 2023, the Group's investment properties with carrying amounts of HK\$339,950,000 (31 March 2023: HK\$333,300,000) have been pledged to secure general banking facilities granted to the Group (note 17 to the condensed consolidated financial statements).

14. TRADE AND OTHER RECEIVABLES

The Group's trade receivables arose from (i) property investment, development and leasing, (ii) manufacturing and distribution of plastic packaging materials, and (iii) broking and securities margin financing.

	30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)
Trade receivables from broking and securities margin financing:		
– Clearing house and cash clients	7,313,985	17,772,399
– Secured margin clients	62,368,191	59,175,973
Less: ECL allowance	(4,691,230)	(4,676,230)
	64,990,946	72,272,142
Trade receivables from sales of goods and leasing	16,421,419	22,222,337
Less: ECL allowance	(703,584)	(703,584)
	15,717,835	21,518,753
Other receivables	3,480,965	3,329,438
Less: ECL allowance	(792,351)	(533,236)
	2,688,614	2,796,202
	83,397,395	96,587,097

The directors of the Group consider that the fair values of trade and other receivables are not materially different from their carrying amounts because these balances have short maturity periods on their inception.

The Group allows a credit period up to the respective settlement dates for securities transactions (normally two business days after the respective trade date for cash clients). Each secured margin client has a credit limit.

At 30 September 2023, trade receivables from cash clients and secured margin clients of HK\$13,812,247 (31 March 2023: HK\$14,051,314) were due from key management personnel.

Trade receivables of manufacturing and distribution of plastic packaging materials fall into the general credit periods ranging from 0–90 days except for a credit period mutually agreed between the Group and the customers.

14. **TRADE AND OTHER RECEIVABLES** (Continued)

Aging analysis

The following is an aging analysis of trade receivables of the Group arose from sales of goods and leasing, presented based on the invoice date, which approximates the respective revenue recognition dates and net of ECL allowance:

	30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)
0–30 days	14,080,753	17,743,002
31–60 days	559,430	1,108,187
Over 60 days	1,077,652	2,667,564
	15,717,835	21,518,753

Margin loans due from margin clients are repayable on demand. Margin loans are required to be secured by clients' listed securities held by the Group as collateral and bear interest at 9.38% for the Reporting Period (31 March 2023: 8.50%). The amount of credit facilities granted to margin clients is determined by the discounted market value of the collateral securities accepted by the Group. At 30 September 2023, the total market value of securities pledged as collateral by the customers in respect of the loans to margin clients was HK\$216,770,891 (31 March 2023: HK\$224,802,360).

No aging analysis of receivables from cash clients and loans to margin clients is disclosed as in the opinion of the directors, the aging analysis does not give additional value in view of the nature of business.

15. **FINANCIAL ASSETS AT FVTPL**

	30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)
Listed securities:		
– Equity securities listed in Hong Kong	25,519,000	29,009,000

The fair value of the Group's investment in listed securities are determined with reference to quoted market closing prices.

At 30 September 2023, equity securities listed in Hong Kong with carrying amounts of HK\$25,519,000 (31 March 2023: \$29,009,000) have been pledged to secure general banking facilities granted to the Group (note 17 to the condensed consolidated financial statements).

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16. TRADE AND OTHER PAYABLES

The Group's trade payables arose from manufacturing and distribution of plastic packaging materials and broking and securities margin financing.

	30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)
Trade payables to:		
– Clearing house and cash clients	61,695,827	75,317,698
– Secured margin clients	7,398,809	10,220,147
– Other creditors	5,100,688	8,575,215
Total trade payables	74,195,324	94,113,060
Other payables	29,054,770	23,295,873
	103,250,094	117,408,933

Trade payables to other creditors represents trade payables in respect of purchases of materials and supplies.

The credit period granted by other creditors is generally within 30 days. The following is an aging analysis of trade payables to other creditors based on invoice dates:

	30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)
0–30 days	4,652,928	8,142,160
31–60 days	3,970	3,038
Over 60 days	443,790	430,017
	5,100,688	8,575,215

All amounts are short term and hence the carrying values of the Group's trade and other payables are considered to be a reasonable approximation of fair value.

17. BANK LOANS

	30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)
Secured bank loans	241,323,532	280,691,339

The Group's bank loans were repayable as follows:

	30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)
Carrying amounts repayable (note)		
Within one year	35,085,276	208,488,611
In the second year	1,699,914	2,335,767
In the third to fifth years	140,832,658	7,442,176
After fifth years	48,121,632	46,247,878
	225,739,480	264,514,432
Carrying amount of bank loans that are not repayable within one year from the end of the reporting period but contain a repayment on demand clause (shown under current liabilities)	15,584,052	16,176,907
	241,323,532	280,691,339
Less: Amounts shown under current liabilities	(50,669,328)	(224,665,518)
Amounts shown under non-current liabilities	190,654,204	56,025,821

Note: The amounts are based on the scheduled repayment dates set out in the loan agreements.

Bank loans bear interest rate at rates ranging from 2.78% to 6.90% (31 March 2023: 1.50% to 6.15%) per annum.

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17. BANK LOANS (Continued)

The bank loans were secured by guarantees provided by the Group's subsidiaries and the Group's assets as follows:

		30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)
	<i>Notes</i>		
Property, plant and equipment	12	136,814,297	111,354,657
Investment properties	13	339,950,000	333,300,000
Restricted cash		–	4,100,000
Financial assets at FVTPL	15	25,519,000	29,009,000
		502,283,297	477,763,657

18. SHARE CAPITAL

	Number of share	HK\$
Issued and fully paid:		
At 1 April 2022, 31 March 2023 (Audited) and 30 September 2023 (Unaudited)	225,420,034	245,062,941

19. LEASE COMMITMENTS

As lessor

The Group had future aggregate minimum lease receipts under non-cancellable operating leases in respect of land and buildings as follows:

	30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)
Within one year	8,284,293	6,520,539
After 1 year but within 2 years	2,443,850	1,926,355
After 2 years but within 3 years	168,000	–
	10,896,143	8,446,894

At 30 September 2023, the Group leases its investment properties (note 13) under operating lease arrangements which run for an initial period of one month to three years (31 March 2023: one month to three years), with an option to renew the lease terms at the expiry date or at dates as mutually agreed between the Group and the respective tenants. The terms of the leases generally also require the tenants to pay security deposits.

20. CAPITAL COMMITMENTS

	30 September 2023 HK\$ (Unaudited)	31 March 2023 HK\$ (Audited)
Contracted but not provided for:		
– Property, plant and equipment	307,242	147,397
– Development expenditure of properties	170,582,959	200,652,882
	170,890,201	200,800,279

21. RELATED PARTIES TRANSACTIONS

Save as disclosed in elsewhere in the condensed consolidated financial statements, the Group entered into the following transactions with related parties at normal commercial terms:

a) Key management personnel

Remuneration for key management personnel, including amount paid to the Company's Directors and other members of key management and their close family members during the reporting period were as follows:

	Six months ended 30 September	
	2023 HK\$ (Unaudited)	2022 HK\$ (Unaudited)
Salaries, allowances and other benefits	6,996,050	9,879,822
Retirement benefit schemes contributions	54,000	74,200
Total compensation paid to key management personnel	7,050,050	9,954,022

b) Transactions

The Group had the following transactions with related parties during the reporting period as follows:

	Six months ended 30 September	
	2023 HK\$ (Unaudited)	2022 HK\$ (Unaudited)
Income received from key management personnel		
– Brokerage commission income	50,110	48,203
– Interest income received	710,590	373,910
Income received from associates		
– Accounting fee	60,000	60,000
Expenses paid to a related company		
– Consultation fee	501,649	1,560,476

22. FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS

The fair values of financial assets and financial liabilities are determined as follows:

- the fair values of financial assets and financial liabilities with standard terms and conditions and traded in active markets are determined with reference to quoted market bid prices and ask prices respectively;
- the fair values of derivative instruments are calculated using quoted prices. When such prices are not available, a discounted cash flow analysis is performed using the applicable yield curve for the duration of the instruments for non-optional derivatives, and option pricing models for optional derivatives; and
- the fair values of other financial assets and financial liabilities (excluding those described above) are determined in accordance with generally accepted pricing models based on discounted cash flow analysis.

The Directors consider that the carrying amounts of financial assets and financial liabilities recognised in the consolidated financial statements approximate to their fair values.

The following table presents the fair value of the Group's financial instruments measured at the end of the reporting period on a recurring basis, categorised into the three-level fair value hierarchy as defined in HKFRS 13 Fair Value Measurement. The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

- Level 1 valuations: fair value measured using only Level 1 inputs, i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date;
- Level 2 valuations: fair value measured using Level 2 inputs, i.e. observable inputs which fail to meet Level 1, and not using significant unobservable inputs. Unobservable inputs are input for which market data are not available; and
- Level 3 valuations: fair value measured using significant unobservable inputs.

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22. FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS (Continued)

	Level 1 HK\$	Level 2 HK\$	Level 3 HK\$	Total HK\$
30 September 2023 (Unaudited)				
Financial assets				
<i>Financial assets at FVTPL</i>				
– Listed equity securities	25,519,000	–	–	25,519,000
<i>Financial asset at FVOCI (non-recycling)</i>				
– Unlisted equity investment	–	–	64,919,343	64,919,343
	<u>25,519,000</u>	<u>–</u>	<u>64,919,343</u>	<u>90,438,343</u>
31 March 2023 (Audited)				
Financial assets				
<i>Financial assets at FVTPL</i>				
– Listed equity securities	29,009,000	–	–	29,009,000
<i>Financial asset at FVOCI (non-recycling)</i>				
– Unlisted equity investment	–	–	65,219,287	65,219,287
	<u>29,009,000</u>	<u>–</u>	<u>65,219,287</u>	<u>94,228,287</u>

For the Reporting Period and Previous Reporting Period, there were no transfers between Level 1 and Level 2.

The Group's policy is to recognise transfers between levels of fair value hierarchy as of the date of the events or change in circumstances that cause the transfer.

23. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform with the presentation of the Reporting Period.

MANAGEMENT DISCUSSION AND ANALYSIS

Financial and Business Review

During the Reporting Period, the Group recorded revenue of HK\$99.2 million, representing a decrease of HK\$39.2 million, or 28.3% as compared with HK\$138.4 million in the Previous Reporting Period. The Group recorded profit for the period attributable to owners of the Company of HK\$5.7 million, representing an increase of HK\$1.9 million, or 49.1% as compared to HK\$3.8 million in the Previous Reporting Period.

Property Investment, Development and Leasing/Hotel

During the Reporting Period, this segment recorded revenue of HK\$6.9 million, an increase of HK\$0.8 million, or 12.8% as compared with HK\$6.1 million in the Previous Reporting Period. Profit from operations was HK\$8.5 million during the Reporting Period, an increase of HK\$8.0 million as compared with HK\$0.5 million in the Previous Reporting Period. Excluding the change in fair value of investment properties, loss from operations was HK\$1.8 million, representing a decrease in loss of HK\$1.9 million, or 50.0% as compared with loss of HK\$3.7 million in the Previous Reporting Period. Gain arising from change in fair value of investment properties of HK\$10.3 million is mainly due to increase in fair value of properties located in Tsim Sha Tsui. Although hampered by the global economy slow down, Tsim Sha Tsui's rental market remains resilient, supported by growth potential from its previous low base during Covid-19.

(i) Property Investment, Development and Leasing

During the Reporting Period, most of the Group's investment properties were leased out to generate steady rental income for the Group. The total rental income and rental related income amounted to HK\$6.9 million, representing an increase of HK\$1.3 million, or 22.5% as compared with HK\$5.6 million in the Previous Reporting Period. It was mainly attributable to the increase in rental income from additional 5 floors at Everglory Centre for the conversion of co-working space already completed.

(ii) Hotel

Our hotel operation was suspended since 1 June 2020 for alteration and addition works. No revenue was generated from either shops or hotel accommodation for the Reporting Period and the Previous Reporting Period.

Manufacturing and Distribution of Plastic Packaging Materials

During the Reporting Period, the segment recorded revenue of HK\$85.6 million, a decrease of HK\$38.1 million, or 30.8% from HK\$123.7 million in the Previous Reporting Period due to fierce market competition. The segment profit was HK\$10.7 million, a decrease of HK\$3.2 million, or 23.3% from HK\$13.9 million in the Previous Reporting Period.

Global economy continues to take a hit from high inflation, a slowdown in China caused by virus-mitigation measures and ongoing fallout from Russia's war in Ukraine. Furthermore, the global transition towards an environmental friendly economy has a significant implication to the plastics industry. More countries within the EU and Australia formulated their own policies to phase out single use plastic (SUP) products; Hong Kong increased its plastic bag levy from HK\$0.5 to HK\$1 and scrapped some exemptions from December 31, 2022. Both are just some of the many examples taken to curb plastic pollution.

Broking and Securities Margin financing

During the Reporting Period, it was still a challenging period for the global financial industry. The momentum of Hong Kong stock market was dragged down by the debt-ridden Chinese property industry's troubles and the downward pressure on economic growth, which a number of economic indexes falling short of expectations. Moreover, the US Federal Reserve signaling that it may further raise interest rates for a longer-than-expected period.

This has resulted in risk-off investors affecting brokerage industry whose business is highly correlated with market sentiment and fluctuation. The average daily turnover of the Hong Kong stock market shrank to below HK\$100 billion. Hang Seng Index retreated by nearly 3,500 points throughout the reporting period and reached to its lowest points of 17,352 at the end of September 2023.

Our business was running at hard times as our main revenue is mainly generated from trading commission and interest income from margin financing. During the Reporting Period, the segment result was in a loss from operation of HK\$4.0 million (Previous Reporting Period: HK\$2.4 million). Due to the shrinkage of total market turnover, our brokerage commission amounted to HK\$2.3 million, representing a decrease of 22.0% or HK\$0.7 million as compared with HK\$3.0 million in the Previous Reporting Period. And the interest income from margin client recorded a drop of 19.9% or HK\$0.8 million to HK\$3.1 million as compared with HK\$3.9 million in the Previous Reporting Period.

Liquidity and Financial Resources

The Group takes a consistent capital management strategy, providing adequate liquidity to meet the requirement of the Group's developments and operations and monitors its capital on the basis of net debt to equity ratio.

As at 30 September 2023, cash and cash equivalents was HK\$50.7 million (31 March 2023: HK\$98.2 million). As at 30 September 2023, the current ratio of the Group was 1.7 (31 March 2023: 1.0).

The Group's bank loans decreased by HK\$39.4 million from HK\$280.7 million as at 31 March 2023 to HK\$241.3 million as at 30 September 2023, in which the short-term loans amounted to HK\$50.7 million (31 March 2023: HK\$224.7 million) and long term borrowings amounted to HK\$190.7 million (31 March 2023: HK\$56.0 million). The Group's current period net debt to equity ratio was 17.9% (31 March 2023: 16.9%), calculated on the basis of the Group's total debt less restricted cash and cash and cash equivalents divided by total equity attributable to owners of the Company, such increase was mainly due to the increase in net debt during the Reporting Period.

Capital Structure

As at 30 September 2023, the Group's total equity attributable to owners of the Company amounted to HK\$1,069.1 million (31 March 2023: HK\$1,070.5 million). The Group's consolidated net assets per share as at 30 September 2023 was HK\$4.8 (31 March 2023: HK\$4.8).

Foreign Exchange Exposure

The transactions and monetary assets and liabilities of certain subsidiaries are denominated in RMB. Although the Group currently does not have a foreign currency hedging policy, it does and will continue to monitor the foreign exchange exposure closely and will consider hedging if there is significant foreign currency exposure.

Material Acquisitions and Disposals

The Group had no material acquisitions or disposals of subsidiaries or associated companies during the Reporting Period.

Employees and Remuneration Policies

The Group had 254 employees as at 30 September 2023 (31 March 2023: 270 employees). The remuneration policies are determined with reference to the market conditions and individual performance of staff.

Strategic and Prospects

Looking ahead, as the unstable and the volatility of global environment is predicted to alleviate. We will cautiously review and adjust our business strategies from time to time.

Property Investment, Development and Leasing/Hotel

(i) Property Investment, Development and Leasing

With Hong Kong property market impacted by uncertain economic outlook and high interest rates and the number of outbound passenger trips by residents has been surpassing the number of inbound tourist arrivals since the border reopening. Hong Kong's real estate market across both the leasing and investment sectors has been under constant pressure. Nevertheless, we are cautiously optimistic across both the leasing and investment sectors given strong Hong Kong macroprudential regulation and a resilient banking system.

Marketed under the brand name WorkCave Hong Kong, the Phase 3 Development Project in Everglory Centre involved the conversion of 5 conventional office floors into serviced office units, packaging with co-working spaces and prestige corporate services tailored for small and medium enterprises. The conversion project was completed in June 2023, which will significantly increase the revenue generated by the building.

Gainful Sky Hong Kong Limited, a subsidiary of the Company has submitted an application for Land Sharing Pilot Scheme for redeveloping the site into a residential development cum Residential Care Home for the Elderly in May 2023 to the Development Bureau (DEVB) for vetting. It is proposed that the overall plot ratio of the redevelopment shall be approximately at 6.3 with domestic gross floor area of about 60,000 square meters and 1,212 additional housing units, and no less than 70% of the increased domestic gross floor area are set aside for public housing or Starter Homes development.

Seeing the instability during the year and in the near future, the Group had taken a cautious approach in its business development to mitigate the risks and maintain healthy growth. The Group will monitor the market closely and consider different opportunities and strategies in order to make use of our property portfolio to generate favourable return.

(ii) *Hotel*

Hotel Benito is carrying out a major alteration and addition works. The superstructure works started in October 2022. The building was topped off in October 2023 with the completion of the concreting work. Work has continued apace on both the exterior and interior of the building. It is expected that the occupation permit will be obtained in the second quarter of 2024.

Manufacturing and Distribution of Plastic Packaging Materials

More regulations for plastic packaging are down the pipeline with EU proposing a mandatory use of post-consumer recycled (PCR) material under the Packaging and Packaging Waste Regulation (PPWR) to reduce packaging pollution and help build a circular economy for packaging by 2030; Australia set 2025 National Packaging targets and Hong Kong implementing Municipal Solid Waste (MSW) Charging scheme to reduce overall waste disposal at landfills by 2024.

In face with the global transition towards an environmentally friendly economy, we will streamline our operations and upgrade our manufacturing facilities and processing technology to facilitate with the increase in uptake of recycle plastics, bio-based plastics and biodegradable materials.

Broking and Securities Margin Financing

Looking forward, the worldwide economic situation is still sluggish. The problem on China's real estate sector and the economic growth will continue to affect the Hong Kong investment market.

Hong Kong's Government has established independent committee suggesting measures to inspire the stock market liquidity which include cutting down stamp duty on stock transactions. Although it might not structurally stimulate market in long run, at least it will increase the competitiveness in worldwide investment market.

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Recently, the impact of incremental policy easing actions announced by China, including demand-side easing measures in the housing market and cuts in interest rates and the reserve requirement ratio, which will likely feed through the real economy in the coming months. With the hope that China's economy is likely to recover steadily and will be further pick up in 2024. Our business is expected to have better performance when the external situation improves.

We remain on the outlook of cost effective strategies and prudent strategies especially on margin financing when market is uncertain.

CORPORATE GOVERNANCE AND OTHER INFORMATION

Compliance With the Code on Corporate Governance Practices

During the Reporting Period, the Company has complied with all those code provisions set out in the Code on Corporate Governance Practices (“Code”) contained in Appendix 14 of the Listing Rules except the following deviations:

Pursuant to Code A.2.1, the roles of chairman and chief executive officer should be performed by different individuals. Currently, the two roles are performed by the same individual. After reviewing the management structure, the Board is of the opinion that Board decisions are collective decisions of all Directors made by way of voting and not decisions of the Chairman of the Board alone. Further, there is a clear division of responsibilities with independent operations between the Board members and the management of the day-to-day business of the Company. As such, the power of management of the Company is not concentrated in any one individual. The Board considers that the present structure will not impair the balance of power and authority between the Board and the management of the Group.

Pursuant to Code A.6.7, independent non-executive Directors and non-executive Directors, as equal board members, should attend general meetings of the Company. During the period, a non-executive director was unable to attend the annual general meeting of the Company held on 25 August 2023 as he had other business engagements.

Compliance with the Model Code for Directors’ Dealing in Securities

The Company has adopted the “Model Code for Securities Transactions by Directors of Listed Issuers” (“Model Code”) as set out in Appendix 10 of the Listing Rules as the code of conduct regarding securities transactions by Directors of the Company. The Company has made specific enquiry of all Directors and all the Directors have complied with the required standard laid down in the Model Code.

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Directors' Interests in Share Capital

As at 30 September 2023, the Directors of the Company had the following beneficial interests, all being long positions, in the share capital of the Company, the subsidiaries and associate companies of the Company:

	Number of shares held				% of the Issued Share Capital
	Personal Interests	Family Interests	Corporate Interests	Other Interests	
(a) The Company					
(Ordinary shares)					
Chua Nai Tuen	4,537,917	–	97,669,758 (Note)	–	45.34
Nelson Junior Chua	6,954,391	–	–	–	3.09
Richard Sy Tan	–	1,000,000	–	–	0.44
Jimmy Siy Tiong	3,770,987	–	–	–	1.67
Tsai Han Yung	5,120,490	–	–	–	2.27
Vivian Chua	1,040,000	–	–	–	0.46
(b) Nan Sing Plastics Limited					
(Ordinary shares)					
Chua Nai Tuen	–	–	6,965	–	4.64
(c) Titan Dragon Properties Corporation					
(Capital stock of Peso1,000.00 per share)					
Chua Nai Tuen	12,000	13,599	4,000 (Note)	–	25.08
Jimmy Siy Tiong	1,600	–	–	–	1.36

Note:

The shares regarding 'Corporate interests' in which Messrs. Chua Nai Tuen was taken to be interested as stated above were the interests of corporations in general meetings of which he was either entitled to exercise (or was taken under Part XV of the Securities and Futures Ordinance (the "SFO") to be able to exercise) or control the exercise of one-third or more of the voting power in general meetings of such corporations.

Except as disclosed above, as recorded in the register kept by the Company under section 352 of the SFO in respect of information required to be notified to the Company and the Stock Exchange pursuant to the SFO or the Model Code for Securities Transactions by Directors of Listed Issuers:

- (a) there were no interests, both long and short positions, held as at 30 September 2023 by any of the Directors or Chief Executive of the Company in shares, underlying shares or debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO), and
- (b) there existed during the financial period no rights to subscribe for shares, underlying shares or debentures of the Company which were held by any of the Directors or Chief Executive of the Company or any of their spouses or children under 18 years of age nor had there been any exercises during the financial period of any such rights by any of them.

Substantial Shareholders' Interests

Given below are the names of all parties, other than persons who are Directors of the Company, which were, directly or indirectly, interested in 5% or more of the nominal value of any class of share capital of the Company and the respective relevant numbers of shares in which they were, and/or were deemed to be, interested as at 30 September 2023 as recorded in the register kept by the Company under section 336 of the SFO:

	No. of Ordinary Shares held	% of the Issued Share Capital
J & N International Limited ("J & N") (Note 1)	59,435,758	26.37
Sonliet Investment Company Limited ("Sonliet Investment") (Note 1)	38,234,000	16.96
Mr. Chua Nai King (Note 2)	21,204,931	9.41
Julius Baer Trust Company (Singapore) Limited ("Julius Baer") (Note 2)	16,880,140	7.49
Loriking Limited ("Loriking") (Note 2)	16,880,140	7.49

Note 1: For the avoidance of doubts and double counting, it should be noted that J & N's and Sonliet Investment's interests are entirely duplicated with Mr. Chua Nai Tuen's interests.

Note 2: For the avoidance of doubts and double counting, it should be noted that Julius Baer's and Loriking's interests are entirely duplicated with Mr. Chua Nai King's interests.

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All the interests stated above represented long positions and as at 30 September 2023, there were no short positions recorded in the said register.

Audit Committee

The Audit Committee of the Company, which comprises four independent non-executive directors of the Company, namely Mr. Chan Siu Ting (Chairman of the Audit Committee), Mr. James L. Kwok, Mr. Tsui Ka Wah and Dr. Luk Siu Chuen and two non-executive directors of the Company, namely Mr. Chan Man Hon, Eric and Mr. Tsai Han Yung. The interim results of the Group for the Reporting Period have been reviewed by the Audit Committee, prior to their approval by the Board.

Interim Dividend

The Board has resolved not to recommend the payment of any interim dividend for the Reporting Period (Previous Reporting Period: Nil).

Purchase, Sale or Redemption of Shares

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's shares during the period under review.

Publication of Interim Report

The electronic version of this report will be published on the website of the Stock Exchange at www.hkexnews.hk and on the website of the Company at www.seapnf.com.hk.

By the order of the Board

Southeast Asia Properties & Finance Limited

Chua Nai Tuen

Chairman and Managing Director

Hong Kong, 23 November 2023

As at the date of this report, 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 Dr. Luk Siu Chuen as independent non-executive directors.