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
Website: http://www.seapnf.com.hk

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules.

The Board would like to inform the shareholders of the Company and potential investors that the interim results of the Group for the six months ended 30 September 2015 are expected to record a significant decrease in profit as compared to the corresponding period in last year.

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

This announcement is made by Southeast Asia Properties & Finance Limited (the "Company", together with its subsidiaries, the "Group") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

The board of directors of the Company (the "Board") would like to inform the shareholders of the Company and potential investors that the interim results of the Group for the six months ended 30 September 2015 are expected to record a significant decrease in profit as compared to the corresponding period in last year. It is mainly attributable to the decrease in the gain arising on change in fair value of the Group's investment properties of approximately HK$21 million and an one-off gain on disposal of one of the Group's investment properties of approximately 107 million incurred in last year.

As the Group's interim results for the six months ended 30 September 2015 have not yet been finalised, the information contained in this announcement is only based on preliminary assessment on the management accounts of the Group and information currently available. The interim results of the Group for the six months ended 30 September 2015 are expected to be published on 18 November 2015.

The shareholders of the Company and potential investors should exercise caution when dealing in the shares of the Company.

On behalf of the Board
Southeast Asia Properties & Finance Limited
Chua Nai Tuen
Chairman & Managing Director

Hong Kong, 11 November 2015

As at the date of this announcement, the board of directors of the Company comprises: (1) Executive directors: Mr. Chua Nai Tuen (Chairman and Managing Director), Mr. Chua Nai King (Deputy Chairman), Mr. Nelson Junior Chua and Mr. Gilson Chua; (2) Non-executive directors: Mr. Chan Man Hon, Eric, Mr. Jimmy Siy Tiong, Mr. Rene Siy Chua, Mr. Samuel Siy Yap, Mr. Tsai Han Yung and Ms. Vivian Chua; and (3) Independent non-executive directors: Mr. Chan Siu Ting, Mr. James L. Kwok, Mr. Wong Shek Keung, Mr. Tsui Ka Wah and Mr. Tsai Sui Cheung, Andrew.