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

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 (the "**Board**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that the annual results of the Group for the year ended 31 March 2016 are expected to record a significant decrease in profit as compared with a profit of HK$166.4 million for the year ended 31 March 2015. It is mainly attributable to the decrease in the gain arising on change in fair value of the Group's investment properties of HK$39.0 million and an one-off gain on disposal of one of the Group's investment properties of HK$107.7 million incurred in the year end 31 March 2015.

Shareholders and potential investors are advised to note that the information contained in this announcement is only based on the Board's preliminary assessment of the draft consolidated management accounts of the Group for the year ended 31 March 2016 which have not been reviewed by the auditor and the audit committee of the Company. The Company is still in the process of finalizing the Group's audited results for the year ended 31 March 2016 which are expected to be announced in June 2016.

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, 26 May 2016

As at the date of this announcement, the Board comprises: (a) Executive Directors: Mr. Chua Nai Tuen, Mr. Chua Nai King, Mr. Nelson Junior Chua, Mr. Gilson Chua; (b) Non-executive Director: Mr. Chan Man Hon, Eric, Mr. Jimmy Siy Tiong, Mr. Rene Siy Chua, Mr. Samuel Siy Yap, Mr. Tsai Han Yung, Ms. Vivian Chua; and (c) Independent Non-executive Directors: Mr. Chan Siu Ting, Mr. James L. Kwok, Mr. Wong Shek Keung, Mr. Tsui Ka Wah, Mr. Tsai Sui Cheung, Andrew.