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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**” 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 of the Company (the “**Board**”) would like to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that the interim results of the Group for the six months ended 30 September 2018 are expected to record a significant decrease in profit as compared with a profit of HK\$40.1 million for the period ended 30 September 2017. It is mainly attributable to the loss arising on change in fair value of the Group’s investment properties and listing expenses incurred for a spin-off and separate listing of the Group’s hotel business on the Growth Enterprise Market of the Stock Exchange.

As the Group’s interim results for the six months ended 30 September 2018 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. This preliminary assessment is not based on any financial figures and/or information which have been audited, verified or reviewed by the Company’s auditors or audit committee. The interim results of the Group for the six months ended 30 September 2018 are expected to be announced in November 2018.

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, 2 November 2018

As at the date of this announcement, the Board comprises: (a) Executive Directors: Mr. Chua Nai Tuen, Mr. Nelson Junior Chua, Mr. Gilson Chua; (b) Non-executive Directors: Mr. Chan Man Hon, Eric, Mr. Jimmy Siy Tiong, 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.