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 of the Company (the "**Board**") would like 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 2019 are expected to record a loss or significant decline in the net profit as compared with that for the year ended 31 March 2018. It is mainly attributable to (1) the decrease in the gain arising on change in fair value of the Group's investment properties by around 79%; (2) the increase in spin-off expenses incurred for an attempted spin-off and separate listing of the Group's hotel business on the GEM of the Stock Exchange by around 124%; and (3) the impairment loss in the Group's interest in the Group's associate, Titan Dragon Properties Corporation.

The Company is still in the process of finalising the Group's annual results for the year ended 31 March 2019. The information contained in this announcement is only based on a preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 March 2019 which have not been audited or reviewed by the external auditors of the Company. Shareholders and potential investors are advised to read carefully the annual results announcement of the Company for the year ended 31 March 2019 which will be published in June 2019.

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, 8 May 2019

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 Director: Mr. Chan Man Hon, Eric, Mr. Jimmy Siy Tiong, 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.