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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)

### DISCLOSURE PURSUANT TO RULE 13.18 OF THE LISTING RULES

This announcement is made by Southeast Asia Properties & Finance Limited (the “**Company**”) pursuant to Rule 13.18 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

On 13 June 2023, SAP Realty Company Limited, a subsidiary of the Company as borrower (the “**Borrower**”) and Hotel Benito Management Limited, a subsidiary of the Company and the Company as guarantors entered into a loan agreement (the “**Loan Agreement**”) with a bank (the “**Lender**”), pursuant to which the Lender has granted the Borrower a term loan facility up to an aggregate principal amount of HK\$313,200,000 (the “**Facility**”). The term of the Facility is 30 months from the first drawdown date of the Facility or 6 months after issuance of the hotel license, whichever is earlier. The facility will be used to refinance the Borrower’s existing indebtedness and to finance the construction costs and professional fees for alteration and addition work of Hotel Benito.

Pursuant to the Loan Agreement, the Borrower has undertaken to ensure that Mr. Chua Nai Tuen (“**Mr. Chua**”), the controlling shareholder of the Company, remain the single largest shareholding interest of the Company, otherwise the Facility shall be cancelled and all outstanding amounts (including principal, accrued interest and all other amounts accrued) owing by the Borrower to the Lender under the Loan Agreement shall become immediately due and payable.

As at the date of this announcement, Mr. Chua owns approximately 45.33% of the total number of shares of the Company in issue.

The Company will make continuing disclosure in its subsequent interim and annual reports pursuant to the requirements of Rule 13.21 of the Listing Rules so long as the abovementioned obligations continue to exist.

By order of the Board  
**Southeast Asia Properties & Finance Limited**  
**Chua Nai Tuen**  
*Chairman and Managing Director*

Hong Kong, 13 June 2023

*As at the date of this announcement, 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.*