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亞 證 地 產 有 限 公 司

ASIASEC PROPERTIES LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code : 271)

## POSITIVE PROFIT ALERT

This announcement is made by Asiasec Properties Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30th June, 2023, the Group is expected to record a net profit ranging from approximately HK\$12 million to HK\$18 million for the six months ended 30th June, 2023, as compared with the net loss of the Group of approximately HK\$4 million for the six months ended 30th June, 2022. The turnaround of the financial performance of the Group were primarily attributable to (i) an increase in revenue due to increase in rental income from investment properties; (ii) an increase in fair value of investment properties; and (iii) a decrease in fair value losses of financial assets at fair value through profit or loss.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30th June, 2023. The information contained in this announcement is only based on the Board’s preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30th June, 2023, which may be subject to adjustments upon the finalisation of the review by the auditor of the Company. The interim results of the Group for the six months ended 30th June, 2023 will be published by the Company within the timeframe stipulated under the Listing Rules.

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

On behalf of the Board  
**Asiasec Properties Limited**  
**Edwin Lo King Yau**  
*Executive Director*

Hong Kong, 9th August, 2023

*As at the date of this announcement, the Board comprises Mr. Patrick Lee Seng Wei (Chairman), Mr. Lee Shu Yin (Chief Executive), Mr. Edwin Lo King Yau and Mr. Tao Tsan Sang being the Executive Directors; and Mr. Li Chak Hung, Mr. Choi Kin Man and Ms. Lisa Yang Lai Sum being the Independent Non-Executive Directors.*