Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

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)

DISCLOSEABLE TRANSACTION
FURTHER ACQUISITION OF TREASURY SECURITIES

FURTHER ACQUISITION OF TREASURY SECURITIES

The Board hereby announces that on 10 June 2026 (after trading hours), Winways acquired further Treasury Securities through the open market. The aggregate of the outstanding investment amount of the Treasury Securities acquired by Winways in the open market amounted to approximately HK$34.4 million as at the date of this announcement.

As at the date of this announcement, the Directors confirm that (i) except for the Treasury Securities that remain outstanding, all the other Treasury Securities have been redeemed in full in accordance with their respective terms; (ii) the Group believes that reasonable interest in connection with the subscription of the Treasury Securities would be gained; and (iii) the subscription of the Treasury Securities would not cause any adverse impact on the financial position of the Group.

LISTING RULES IMPLICATIONS

As the highest applicable percentage ratio in respect of the aggregate outstanding investment amount of the Treasury Securities acquired by Winways as at the date of this announcement calculated pursuant to Rule 14.07 of the Listing Rules, exceeds 5% but is below 25%, the further acquisition of the Treasury Securities on 10 June 2026 constitutes a discloseable transaction of the Company under Chapter 14 of the Listing Rules and is therefore subject to the notification and announcement requirements set out in Rule 14.34 of the Listing Rules.

FURTHER ACQUISITION OF TREASURY SECURITIES

Reference is made to the Previous Announcement, in relation to, among others, the acquisition of Treasury Securities in the open market by Winways with an aggregate outstanding investment amount of approximately HK$34.2 million as at the date of the Previous Announcement.

The Board hereby announces that on 10 June 2026 (after trading hours), Winways acquired the Treasury Securities in the open market. As at the date of this announcement, the aggregate of the outstanding investment amount of the Treasury Securities acquired by Winways in the open market amounted to approximately HK$34.4 million.

A summary of the Treasury Securities is set out below:

(i) First Treasury Securities

Trade Date	:	11 March 2026
Issuer	:	U.S. Department of the Treasury
Principal amount	:	US$1,800,000
Acquisition amount (excluding transaction costs)	:	US$1,780,044.40 equivalent to approximately HK$13,955,192.09
Expected annualized rate of return at the time of the acquisition	:	3.65%
Maturity date	:	2 July 2026

(ii) Second Treasury Securities

Trade Date	:	10 June 2026
Issuer	:	U.S. Department of the Treasury
Principal amount	:	US$2,660,000
Acquisition amount (excluding transaction costs)	:	US$2,614,215.60 equivalent to approximately HK$20,486,823.39
Expected annualized rate of return at the time of the acquisition	:	3.78%
Maturity date	:	27 November 2026

As the above transactions were made through the open market, the identities of the sellers of the above transactions cannot be ascertained. To the best knowledge, information and belief of the Directors having made all reasonable enquiries, the sellers of the above transactions and their respective ultimate beneficial owners are Independent Third Parties.

CURRENT STATUS

As at the date of this announcement, the Directors confirm that (i) except for the Treasury Securities that remain outstanding, all the other Treasury Securities have been redeemed in full in accordance with their respective terms; (ii) the Group believes that reasonable interest in connection with the subscription of the Treasury Securities would be gained; and (iii) the subscription of the Treasury Securities would not cause any adverse impact on the financial position of the Group.

REASONS FOR AND BENEFITS OF THE ACQUISITIONS OF THE TREASURY SECURITIES

To preserve and achieve stable returns on the principal amount and in order to maximize the utilization of cash generated from business operations, the Group purchases, amongst others, short-term deposits and Treasury Securities from time to time as part of its treasury management.

Taking into account the regulatory environment in the U.S. and Hong Kong, the expected rate of return and the low level of risks from the Treasury Securities, the Company anticipates that the Group may generate more stable and satisfactory return from the Treasury Securities, compared to those from short-term or long-term time deposits offered by licensed banks or financial institutions.

Having considered the aforementioned factors, the Directors consider that the terms of the Treasury Securities are on normal commercial terms which are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

GENERAL INFORMATION

The Company

The Group is principally engaged in property investment, development and leasing, hotel operation, manufacturing and distribution of plastic packaging materials, broking and securities margin financing.

Winways

Winways is a wholly-owned subsidiary of the Company, and is principally engaged in investment holding.

U.S. Department of Treasury

According to the public information available to the Directors, the U.S. Department of the Treasury is the executive agency responsible for promoting economic prosperity and ensuring the financial security of the United States. It is responsible for a wide range of activities such as advising the president of the United States on economic and financial issues, encouraging sustainable economic growth, and fostering improved governance in financial institutions.

BASIS OF CONSIDERATION

The Directors confirm that the acquisition amount of the Treasury Securities was based on the purchase price quoted by the seller for the Treasury Securities in the open market at the time of the acquisitions, primarily with reference to principal amount at which the U.S. Department of the Treasury issued the Treasury Securities and the expected annualized rate of return (the yield to maturity) of the Treasury Securities.

LISTING RULES IMPLICATIONS

As the highest applicable percentage ratio in respect of the aggregate outstanding investment amount of the Treasury Securities acquired by Winways as at the date of this announcement calculated pursuant to Rule 14.07 of the Listing Rules, exceeds 5% but is below 25%, the further acquisition of the Treasury Securities on 10 June 2026 constitutes a discloseable transaction of the Company under Chapter 14 of the Listing Rules and is therefore subject to the notification and announcement requirements set out in Rule 14.34 of the Listing Rules.

The Company will closely monitor and review the status of the acquisition of the Treasury Securities and will make further announcement(s) as required to comply with the Listing Rules.

DEFINITIONS

In this announcement, the following expressions shall have the following meanings unless the context requires otherwise:

"Board"	the board of Directors
"Company"	Southeast Asia Properties & Finance Limited, a company incorporated in Hong Kong with limited liability, the shares of which are listed on the main board of the Stock Exchange (stock code: 252)
"connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Company
"Group"	the Company and its subsidiaries
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"Independent Third Party(ies)"	third party(ies) independent of the Company and its connected persons (as defined under the Listing Rules)
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Previous Announcement"	the announcement published by the Company on 4 May 2026, regarding, among others, the acquisitions of Treasury Securities by Winways
"Shareholder(s)"	the holder(s) of the share(s) of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Treasury Securities"	U.S. treasury bills
"United States" or "U.S."	United States of America, its territories, its possessions and all areas subject to its jurisdiction
"US$"	U.S. dollars, the lawful currency of the United States of America

"Winways"	Winways Solutions (HK) Co Limited, a limited liability company incorporated under the laws of Hong Kong on 22 November 2011 and a subsidiary of the Company
"%"	per cent

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

Hong Kong, 10 June 2026

As at the date of this announcement, the Board comprises: (1) Mr. Chua Nai Tuen (Chairman), Mr. Nelson Junior Chua (Managing Director) and Mr. Richard Sy Tan as executive directors; (2) Mr. Chan Man Hon, Eric, Mr. Tsai Han Yung, Ms. Vivian Chua and Ms. Shirley Tan Siy as non-executive directors; and (3) Mr. Chan Siu Ting, Mr. Tsui Ka Wah, Dr. Luk Siu Chuen and Mr. Kam Cheuk Sun as independent non-executive directors.