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)

ANNUAL RESULTS
FOR THE YEAR ENDED 31 MARCH 2026

The board of directors (the "Board") of Southeast Asia Properties & Finance Limited (the "Company") is pleased to announce the audited consolidated results of the Company and its subsidiaries (hereby collectively referred to as the "Group") for the year ended 31 March 2026 as below:

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 31 March 2026 (in HK Dollars)

	Notes	**2026** *HK$*	2025 *HK$*
Revenue	5	**228,533,157**	232,260,459
Cost of sales and services		**(163,872,294)**	(160,538,684)
Gross profit		**64,660,863**	71,721,775
Other revenue and other income		**17,107,468**	11,927,771
Loss arising from change in fair value of investment properties		**(45,713,311)**	(36,601,413)
(Loss)/Gain arising from change in fair value of financial assets at fair value through profit or loss ("FVTPL")	8	**(3,013,692)**	6,479,501
Selling and distribution expenses		**(3,561,724)**	(4,567,978)
Administrative expenses		**(48,094,062)**	(48,868,708)
Reversal of/(Provision for) expected credit loss ("ECL") allowance of trade and other receivables	8	**1,250,849**	(2,054,628)
Other operating expenses		**(870,712)**	(1,055,468)
Finance costs	6	**(19,950,415)**	(18,770,984)
Loss on deemed disposal of interest in an associate		**–**	(15,661,473)
Share of results of associates		**(385,222)**	15,975,753
Loss before income tax		**(38,569,958)**	(21,475,852)
Income tax expenses	7	**(3,778,699)**	(4,345,315)
Loss for the year	8	**(42,348,657)**	(25,821,167)
Loss for the year attributable to:			
Owners of the Company		**(43,019,807)**	(25,568,231)
Non-controlling interests		**671,150**	(252,936)
		(42,348,657)	(25,821,167)
Loss per share attributable to owners of the Company			
Basic and diluted *(HK cents)*	10	**(19.1)**	(11.3)

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 March 2026 (in HK Dollars)

	Notes	**2026**	2025
		HK$	*HK$*
Loss for the year	8	**(42,348,657)**	(25,821,167)
Other comprehensive income:			
Items that will not be reclassified subsequently to profit or loss			
Financial assets at fair value through other comprehensive income (“FVOCI”) (non-recycling) – net movement in fair value reserves (non-recycling)		**14,045,845**	4,711,636
Share of other comprehensive (expense)/ income of an associate		**(49,668)**	26,403,025
Revaluation surplus regarding to transfer from property, plant and equipment and right-of-use assets at cost to investment properties at fair value, net of tax		**82,231,551**	10,541,626
Remeasurement of long service payment (“LSP”) obligations		**(35,199)**	132,370
		96,192,529	41,788,657
Items that will be reclassified subsequently to profit or loss			
Exchange differences on translation of foreign operations		**12,920,972**	(855,314)
Share of other comprehensive expense of associates		**(11,855,958)**	(5,618,912)
		1,065,014	(6,474,226)
Other comprehensive income for the year		**97,257,543**	35,314,431
Total comprehensive income for the year		**54,908,886**	9,493,264
Total comprehensive income attributable to:			
Owners of the Company		**53,499,193**	9,852,126
Non-controlling interests		**1,409,693**	(358,862)
		54,908,886	9,493,264

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026 (in HK Dollars)

	Notes	**2026**	2025
		HK$	*HK$*
ASSETS AND LIABILITIES			
Non-current assets			
Property, plant and equipment		**317,322,651**	292,052,569
Right-of-use assets		**6,051,666**	11,233,226
Investment properties		**744,004,007**	669,251,758
Interests in associates		**257,379,035**	270,186,940
Intangible assets		**981,500**	3,201,501
Other assets		**2,700,000**	2,700,000
Financial assets at FVOCI (non-recycling)		**110,664,827**	95,416,457
Loan receivables		**30,532,416**	28,750,351
Prepayment for acquisition of property, plant and equipment		**1,153,979**	1,354,363
Deferred tax assets		**132,774**	344,659
		1,470,922,855	1,374,491,824
Current assets			
Inventories		**40,506,212**	44,756,941
Trade and other receivables	11	**51,627,437**	58,287,789
Deposits and prepayments		**4,966,531**	3,968,391
Tax recoverable		**3,212,382**	1,926,173
Investment in debt instruments measured at amortised cost		**34,315,805**	–
Financial assets at FVTPL		**36,743,500**	27,052,000
Trust accounts of shares dealing clients		**31,617,045**	31,490,556
Restricted bank balances		**1,268,689**	–
Cash and cash equivalents		**56,106,356**	74,468,842
		260,363,957	241,950,692

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 31 March 2026 (in HK Dollars)

	Notes	**2026**	2025
		HK$	*HK$*
Current liabilities			
Trade and other payables	12	**99,084,380**	68,508,125
Contract liabilities		**1,153,107**	791,230
Bank loans		**63,285,565**	290,229,378
Lease liabilities		**1,016,403**	1,048,284
Amount due to a non-controlling interest		**–**	3,460,000
Tax payable		**2,983,166**	3,916,970
		167,522,621	367,953,987
Net current assets/(liabilities)		**92,841,336**	(126,003,295)
Total assets less current liabilities		**1,563,764,191**	1,248,488,529
Non-current liabilities			
Bank loans		**297,431,173**	52,551,077
Amount due to an associate		**51,695,043**	57,540,664
Deferred tax liabilities		**42,579,981**	13,353,023
LSP obligations		**1,056,829**	924,322
		392,763,026	124,369,086
Net assets		**1,171,001,165**	1,124,119,443
EQUITY			
Share capital		**245,062,941**	245,062,941
Reserves		**916,072,376**	869,311,831
Equity attributable to owners of the Company		**1,161,135,317**	1,114,374,772
Non-controlling interests		**9,865,848**	9,744,671
Total equity		**1,171,001,165**	1,124,119,443

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 March 2026 (in HK Dollars)

1. GENERAL INFORMATION

Southeast Asia Properties & Finance Limited (the "Company") is a limited liability company incorporated and domiciled in Hong Kong. The address of its registered office is Units 407–410, 4th Floor, Tower 2, Silvercord, No. 30 Canton Road, Tsimshatsui, Kowloon, Hong Kong and, its principal place of business is Hong Kong and Chinese Mainland. The Company's shares are listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

The principal activities of the Company and its subsidiaries (the "Group") include investment holding, property investment, development and leasing, hotel operation, manufacturing and distribution of plastic packaging materials and securities broking and margin financing.

The consolidated financial statements are presented in Hong Kong dollars ("HK$"), which is also the functional currency of the Company.

These consolidated financial statements for the year ended 31 March 2026 were approved for issue by the board of directors on 29 June 2026.

2. ADOPTION OF NEW AND AMENDED HKFRS ACCOUNTING STANDARDS

2.1 Amended HKFRS Accounting Standards that are effective for annual period beginning on 1 April 2025

In the current year, the Group has applied for the first time the Amendments to HKAS 21 "Lack of exchangeability", which are effective for the Group's consolidated financial statements for the annual period beginning on 1 April 2025:

The amendments to HKAS 21 specify how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. Besides, the amendments also require an entity to disclose additional information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows.

The amendments do not have a material impact on the financial statements of the Group.

2.2 Issued but not yet effective HKFRS Accounting Standards

At the date of this announcement, certain new and amended HKFRS Accounting Standards have been published but are not yet effective, and have not been adopted early by the Group.

HKFRS 18	Presentation and Disclosure in Financial Statements[2]
HKFRS 19	Subsidiaries without Public Accountability: Disclosures and related amendments[2]
Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments[1]
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity[1]
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture[3]
Amendments to HKAS 21	Translation to a Hyperinflationary Presentation Currency[2]
Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards – Volume 11[1]
Amendments to Hong Kong Interpretation 5	Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause[2]

[1] Effective for annual periods beginning on or after 1 January 2026
[2] Effective for annual periods beginning on or after 1 January 2027
[3] Effective date not yet determined

The directors of the Company anticipate that all of the pronouncements will be adopted in the Group's accounting policy for the first period beginning on or after the effective date of the pronouncement. Information on new and amended HKFRS Accounting Standards that are expected to have impact on the Group's accounting policies is provided below. Other new and amended HKFRS Accounting Standards are not expected to have a material impact on the Group's consolidated financial statements.

HKFRS 18 "Presentation and Disclosure in Financial Statements" and related amendments to Hong Kong Interpretation 5

HKFRS 18 replaces HKAS 1 "Presentation of Financial Statements". It carries forward many of the existing requirements in HKAS 1, with limited changes, and some HKAS 1 requirements will be moved to HKAS 8 "Accounting Policies, Changes in Accounting Estimates and Errors" and HKFRS 7 "Financial Instruments: Disclosures".

HKFRS 18 will not impact the recognition and measurement of financial statements items but the presentation of them. It introduces three major new requirements, including:

- reporting newly defined subtotals (namely "operating profits" and "profits before financing and income tax"), and classifying items into five newly defined categories (namely "operating", "investing", "financing", "income tax" and "discontinued operation"), depending on the reporting entity's main business activities, in the consolidated statement of profit or loss and consolidated statement of comprehensive income;

- disclosure of management-defined performance measures ("MPMs") in a single note to the financial statements; and

- enhanced guidance of aggregation and disaggregation of information in the financial statements.

Besides, narrow-scope amendments have been made to HKAS 7 "Statement of Cash Flows", which includes:

- using "operating profit or loss" as the starting point for indirect method for the presentation of operating cash flows purposes; and

- the option for classifying interest and dividend cash flows as operating activities is eliminated.

In addition, there are consequential amendments to several other standards.

HKFRS 18, and the amendments to the other HKFRS Accounting Standards, are effective for annual period beginning on or after 1 January 2027 and must be applied retrospectively with specific transition provisions. The directors of the Company are still in the process of assessing the impact of HKFRS 18, particularly with respect to the structure of the Group's consolidated statement of profit or loss, the consolidated statement of comprehensive income, the consolidated statement of cash flows and the additional disclosures required for MPMs. The Group is also assessing the impact of how information is grouped in the consolidated financial statements, including the items currently labelled as "other".

3. STATEMENT OF COMPLIANCE

The consolidated financial statements have been prepared in accordance with all applicable HKFRS Accounting Standards (which term collectively includes Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretation) as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and the accounting principles generally accepted in Hong Kong. In addition, the consolidated financial statements include the applicable disclosure requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("Listing Rules") and comply with the applicable requirements of the Companies Ordinance.

4. SEGMENT INFORMATION

The executive directors of the Company, being the chief operating decision makers, have identified the following operating segments of the Group.

Property investment, development and leasing	Investing, developing and leasing properties in Hong Kong and Chinese Mainland
Hotel operation	Provision of hotel services in Hong Kong
Manufacturing and distribution of plastic packaging materials	Manufacturing and distribution of plastic packaging materials
Broking and securities margin financing	Provision of stock and futures broking and provision of securities margin financing

The provision of hotel services in Hong Kong has been one of the businesses of the Group for the year ended 31 March 2026. In July 2025, the hotel of the Group launched and accordingly, the provision of hotel services in Hong Kong is redesignated by the executive directors of the Company as one of the principal businesses of the Group. The results of the provision of hotel services in Hong Kong are also separately reviewed and evaluated for management reporting purposes. In prior year, the results of the provision of hotel services in Hong Kong included in the segment of property investment, development and leasing. Accordingly, the presentation of segment information for the year ended 31 March 2025 has been re-presented to be comparable with the revised reportable segments as required by HKFRS 8.

These operating segments are monitored and strategic decisions are made on the basis of adjusted segment operating results.

I) Segment revenue and results

The following is an analysis of the Group's revenue and results by reportable segment:

	Property investment, development and leasing		Hotel operation		Manufacturing and distribution of plastic packaging materials		Broking and securities margin financing		Consolidated	
	2026	2025	**2026**	2025	**2026**	2025	**2026**	2025	**2026**	2025
	HK$	*HK$*	***HK$***	*HK$*	***HK$***	*HK$*	***HK$***	*HK$*	***HK$***	*HK$*
		(Re-presented)		(Re-presented)						
Segment revenue – from external customers	**21,295,189**	15,409,210	**23,115,817**	–	**175,903,644**	206,932,155	**8,218,507**	9,919,094	**228,533,157**	232,260,459
Segment results	**12,164,330**	4,854,835	**(7,347,404)**	(3,708,208)	**23,057,543**	26,183,198	**(395,479)**	6,252,440	**27,478,990**	33,582,265
Loss arising from change in fair value of investment properties	**(45,713,311)**	(36,601,413)	**–**	–	**–**	–	**–**	–	**(45,713,311)**	(36,601,413)
	(33,548,981)	(31,746,578)	**(7,347,404)**	(3,708,208)	**23,057,543**	26,183,198	**(395,479)**	6,252,440	**(18,234,321)**	(3,019,148)
Loss on deemed disposal of interest in an associate									**–**	(15,661,473)
Unallocated finance costs									**(19,950,415)**	(18,770,984)
Share of results of associates									**(385,222)**	15,975,753
Loss before income tax									**(38,569,958)**	(21,475,852)
Income tax expenses									**(3,778,699)**	(4,345,315)
Loss for the year									**(42,348,657)**	(25,821,167)

II) **Geographical segment**

The Group's revenues from external customers and its non-current assets (other than financial instruments and deferred tax assets) are divided into the following geographical areas. The geographical location of customers is based on the location at which the services were provided or the goods delivered. The geographical location of the non-current assets is based on the physical location of the assets in case of property, plant and equipment (including prepayment of acquisition of property, plant and equipment), right-of-use assets and investment properties, the location of operation to which they are allocated in case of intangible assets, and the location of operation in case of interests in associates.

	Revenue from external customers		**Non-current assets**	
	2026	2025	**2026**	2025
	HK$	*HK$*	***HK$***	*HK$*
Hong Kong (domicile)	**71,481,483**	48,320,195	**886,489,790**	906,478,104
Asia (exclude Chinese Mainland, Hong Kong and Philippines)	**46,122,963**	46,773,374	**–**	–
Oceania	**33,689,162**	44,206,874	**–**	–
Chinese Mainland	**46,601,795**	57,806,376	**197,683,932**	85,328,315
North America	**14,678,165**	18,818,445	**–**	–
Europe	**15,959,589**	16,335,195	**–**	–
Philippines	**–**	–	**242,719,116**	255,473,938
	228,533,157	232,260,459	**1,326,892,838**	1,247,280,357

5. REVENUE

The Group's principal activities are disclosed in note 1 to the consolidated financial statements.

The Group's revenue recognised during the year is as follows:

	2026	2025
	HK$	*HK$*
Revenue from contracts with customers		
Sales of goods	**175,903,644**	206,932,155
Brokerage commission	**4,749,475**	4,413,925
Hotel operation income	**23,115,817**	–
	203,768,936	211,346,080
Revenue from other sources		
Rental and related income	**21,295,189**	15,409,210
Interest income received from clients	**1,856,075**	3,894,217
Dividend income from listed equity securities	**1,612,957**	1,610,952
	24,764,221	20,914,379
Total revenue	**228,533,157**	232,260,459

Disaggregation of revenue from contracts with customers within the scope of HKFRS 15

The Group derives revenue from the transfer of goods and services in the following geographical markets:

	2026	2025
	HK$	*HK$*
Geographical markets		
Hong Kong	**47,387,378**	28,096,880
Asia (exclude Chinese Mainland and Hong Kong)	**46,122,963**	46,773,374
Chinese Mainland	**45,931,679**	57,115,312
Oceania	**33,689,162**	44,206,874
North America	**14,678,165**	18,818,445
Europe	**15,959,589**	16,335,195
	203,768,936	211,346,080

	2026	2025
	HK$	*HK$*
Timing of revenue recognition:		
At a point in time	**180,653,119**	211,346,080
Transferred over time	**23,115,817**	–
	203,768,936	211,346,080

6. FINANCE COSTS

	2026	2025
	HK$	*HK$*
Interest expenses on:		
Bank loans	**14,011,289**	18,684,348
Other borrowings	**46,750**	93,565
Imputed interest expense from amount due to an associate	**4,187,927**	3,429,460
Finance charges on lease liabilities	**33,578**	25,532
Finance charges on loan receivables	**835,749**	1,768,267
Bank charges	**2,022,492**	1,428,053
Net interest expense on LSP obligations	**31,047**	64,601
Total borrowing costs	**21,168,832**	25,493,826
Less: Amounts capitalised in the cost of qualifying assets *(note)*	**(1,218,417)**	(6,722,842)
	19,950,415	18,770,984

Note: The amounts represent the borrowing cost related to specific borrowings.

7. INCOME TAX EXPENSES

	2026	2025
	HK$	*HK$*
Hong Kong Profits Tax		
– Current tax	**2,725,710**	4,019,212
– Under provision in prior years	**50,910**	34,429
– Tax concession	**(9,000)**	(4,500)
	2,767,620	4,049,141
PRC Enterprise Income Tax (“EIT”)		
– Current tax	**431,902**	509,366
Deferred tax expense/(credit)	**579,177**	(213,192)
Total income tax expense	**3,778,699**	4,345,315

The provision for Hong Kong Profits Tax for 2026 is calculated at 16.5% (2025: 16.5%) of the estimated assessable profits for the year, except for one subsidiary of the Group which is a qualifying corporation under the two-tiered profits tax rates regime. Under the two-tiered profits tax rates regime, the first HK$2,000,000 of profits of qualifying entities are taxed at 8.25%, and the profits above HK$2,000,000 are taxed at 16.5%. The provision for Hong Kong Profits Tax for this subsidiary was calculated at the same basis in 2025.

The provision for Hong Kong Profits Tax for the year ended 31 March 2026 takes into account a reduction granted by the Hong Kong Government of 100% of the tax payable for the year of assessment 2025/26 subject to a maximum reduction of HK$3,000 for each business (2025: a maximum reduction of HK$1,500 was granted for the year of assessment 2024/25 and was taken into account in calculating the provision for the year ended 31 March 2025).

Under the Law of the People’s Republic of China (the “PRC”) on Enterprise Income Tax (the “EIT Law”) and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% for both years.

8. LOSS FOR THE YEAR

Loss for the year is arrived at after charging/(crediting):

	2026	2025
	HK$	*HK$*
Cost of inventories sold	**113,717,885**	134,668,183
Direct operating expenses for generating rental income	**3,094,503**	2,174,399
Auditor's remuneration:		
– Audit services	**918,000**	920,000
– Non-audit services	**–**	340,000
	918,000	1,260,000
Depreciation:		
– Property, plant and equipment *(note)*	**21,769,863**	8,215,896
– Right-of-use assets	**1,607,573**	1,847,701
	23,377,436	10,063,597
Loss/(Gain) arising from change in fair value of financial assets at FVTPL	**3,013,692**	(6,479,501)
(Reversal of)/Provision for ECL allowance of trade and other receivables	**(1,250,849)**	2,054,628
Bad debt written off	**–**	8,341
Loss/(Gain) on disposal/written off of property, plant and equipment	**4,797**	(36,817)
Gain on disposal of intangible asset	**(5,000,000)**	–
Gain on disposal of investment properties	**(10,000)**	–
Loss on deemed disposal of interest in an associate	**–**	15,661,473
Provision for impairment loss on intangible asset	**2,220,001**	300,000
Exchange (gain)/loss, net	**(1,349,289)**	1,055,468

Note: Depreciation of property, plant and equipment had been included in cost of sales and services and administrative expenses of HK$17,111,319 (2025: HK$3,238,846) and HK$4,658,544 (2025: HK$4,977,050), respectively.

9. DIVIDENDS

(a) Dividends attributable to the year:

	2026	2025
	HK$	*HK$*
Proposed final dividend of HK3 cents per ordinary shares (2025: HK3 cents per ordinary share)	**6,762,601**	6,762,601

The final dividend proposed after the end of the reporting period is subject to approval of the Shareholders at the forthcoming annual general meeting of the Company and has not been recognised as a liability at the end of the reporting period.

(b) Dividends attributable to the previous financial year, approved and paid during the year:

	2026	2025
	HK$	*HK$*
Final dividends in respect of the previous year, of HK3 cents per ordinary share (2025: HK3 cents)	**6,762,601**	6,762,601

10. LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY

The calculation of the basic and diluted loss per share is based on loss attributable to owners of the Company of HK$43,019,807 (2025: loss of HK$25,568,231) and on the weighted average number of 225,420,034 (2025: 225,420,034) ordinary shares in issue during the year.

The diluted loss per share for the years ended 31 March 2026 and 2025 were the same as basic loss per share as there were no dilutive potential ordinary shares in existence for both years.

11. TRADE AND OTHER RECEIVABLES

The Group's trade receivables arose from (i) property investment, development and leasing, (ii) hotel operation, (iii) manufacturing and distribution of plastic packaging materials and (iv) broking and securities margin financing.

	2026	2025
	HK$	*HK$*
Trade receivables from broking and securities margin financing:		
– Clearing house and cash clients	**10,120,045**	7,742,438
– Secured margin clients	**25,257,823**	31,067,496
Less: ECL allowance	**(5,679,196)**	(5,704,852)
	29,698,672	33,105,082
Trade receivables from sales of goods, hotel operation and leasing	**20,465,130**	25,884,269
Less: ECL allowance	**(342,062)**	(1,630,557)
	20,123,068	24,253,712
Other receivables	**2,405,412**	1,528,710
Less: ECL allowance	**(599,715)**	(599,715)
	1,805,697	928,995
	51,627,437	58,287,789

The directors of the Group consider that the fair values of trade and other receivables are not materially different from their carrying amounts because these balances have short maturity periods on their inception.

The Group allows a credit period up to the respective settlement dates for securities transactions (normally two business days after the respective trade date for cash clients). Each secured margin client has a credit limit.

At 31 March 2026, trade receivables from cash clients and secured margin clients of HK$161,539 (2025: HK$Nil) were due from the key management personnel.

Trade receivables of manufacturing and distribution of plastic packaging materials fall into the general credit term ranged from 0 to 90 days (2025: 0 to 90 days) except for a credit period mutually agreed between the Group and the customers.

Revenue from hotel operation is normally settled in cash or by credit card. Trade receivables arising from hotel operation are generally due within 0 to 30 days. The Group grants an average credit period of not more than 30 days to travel agents and corporate customers.

Aging analysis

The following is an aging analysis of trade receivables of the Group arose from sales of goods, hotel operation and leasing, presented based on the invoice date, which approximates the respective revenue recognition dates and net of ECL allowance:

	2026	2025
	HK$	*HK$*
0–30 days	**16,577,021**	16,735,837
31–60 days	**2,344,617**	4,346,051
61–90 days	**1,048,132**	1,307,835
91–120 days	**2,628**	1,146,061
121–365 days	**439**	642,012
Over 365 days	**150,231**	75,916
	20,123,068	24,253,712

Margin loans due from margin clients are repayable on demand. Margin loans are required to be secured by clients' listed securities held by the Group as collateral and bear interest at 8.5% (2025: 8.75%) per annum for the year ended 31 March 2026. The amount of credit facilities granted to margin clients is determined by the discounted market value of the collateral securities accepted by the Group. At 31 March 2026, the total market value of securities pledged as collateral by the customers in respect of the loans to margin clients was HK$64,975,478 (2025: HK$117,924,276).

No aging analysis of receivables from cash clients and loans to margin clients is disclosed as in the opinion of the directors, the aging analysis does not give additional value in view of the nature of business.

12. TRADE AND OTHER PAYABLES

The Group's trade payables arose from (i) hotel operation, (ii) manufacturing and distribution of plastic packaging materials and (iii) broking and securities margin financing.

	2026	2025
	HK$	*HK$*
Trade payables to:		
– Clearing house and cash clients	**32,332,285**	25,297,967
– Secured margin clients	**5,188,693**	9,681,834
– Other creditors	**3,480,391**	5,177,825
	41,001,369	40,157,626
Accrued salaries	**6,366,438**	5,826,026
Accrued employee benefits	**3,972,368**	3,950,028
Accrued development expenditure of properties	**30,826,963**	623,000
Other accrued expenses	**10,229,341**	11,210,982
Rental deposits received	**4,958,874**	4,875,825
Advanced payment received from tenants	**1,729,027**	1,864,638
	58,083,011	28,350,499
	99,084,380	68,508,125

Trade payables to other creditors represents trade payables in respect of purchases of materials and supplies and hotel operation.

At 31 March 2026, there were no trade payables to cash clients and secured margin clients due to the key management personnel (2025: HK$223,262).

The credit period granted by other creditors is generally within 30 days (2025: 30 days). The following is an aging analysis of trade payables to other creditors based on invoice dates:

	2026	2025
	HK$	*HK$*
0–30 days	**3,446,362**	4,904,752
31–60 days	**–**	–
61–90 days	**–**	29,139
91–120 days	**–**	–
121–365 days	**32,229**	30,436
Over 365 days	**1,800**	213,498
	3,480,391	5,177,825

All amounts are short term and hence the carrying values of the Group's trade and other payables are considered to be a reasonable approximation of fair value.

MANAGEMENT DISCUSSION AND ANALYSIS

Financial and Business Review

For the year ended 31 March 2026, the Group recorded revenue of HK$228.5 million, representing a decrease of HK$3.7 million, or 1.6% as compared with HK$232.3 million for the year ended 31 March 2025. The Group recorded loss for the year attributable to owners of the Company of HK$43.0 million, representing an increase in loss of HK$17.5 million, or 68.3% as compared to a loss of HK$25.6 million in the last financial year. It was mainly attributable to a substantial increase in the accounting depreciation of hotel building of HK$13.2 million during the year, arising from the commencement of hotel business and the increase in loss of arising on change in fair value of the Group's investment properties in current year as compared with last corresponding year of HK$9.1 million.

The Board emphasizes that the aforementioned increase in loss are purely non-cash accounting adjustments made in accordance with HKFRS Accounting Standards. These adjustments does not involve any actual cash outflow and does not exert any material adverse impact on the Group's current daily business operations, liquidity, or overall cash flow status.

Property Investment, Development and Leasing

This segment comprises property investment, development and leasing in Hong Kong and Chinese Mainland. For the year ended 31 March 2026, this segment recorded revenue of HK$21.3 million, representing an increase of HK$5.9 million or 38.2% as compared with HK$15.4 million for the year ended 31 March 2025. Without considering the effect on change in fair value of investment properties, segment results recorded profit of HK$12.2 million, representing an increase in HK$7.3 million, or 150.6% as compared with profit of HK$4.9 million in last year. The increase was mainly attributable to the increase in rental income from a tenant in hotel building.

For the year ended 31 March 2026, most of the Group's investment properties were leased out to generate steady rental income for the Group.

Hotel Operation

During the financial year, the hotel achieved an average occupancy rate of 97.5%, and generated a total revenue of HK$23.1 million. While operating expenses were higher than expected due to unforeseen pre-opening costs and additional staff training costs, the hotel showed positive EBITDA [note 1] during the financial year and strong early guest feedback from a major platform. The hotel records an average room rate [note 2] of HK$1,086.6. Key challenges include seasonality, staffing and brand awareness.

Notes:

1. EBITDA is defined as earnings before interest income, finance costs, income tax and depreciation.

2. Average room rate is calculated as the total hotel operation income of the hotel during a period divided by the total number of occupied rooms for the relevant period.

Manufacturing and Distribution of Plastic Packaging Materials

For the year ended 31 March 2026, this segment recorded a revenue of HK$175.9 million, a decrease of 15.0% as compared with HK$206.9 million in the preceding year. As a result, profit decreased by 11.9% from HK$26.2 million to HK$23.1 million.

The U.S.-Israel war with Iran led to the closure of the Strait of Hormuz – a critical maritime chokepoint for petrochemical exports – has dealt a severe blow to the global plastics industry. As the primary transit route for a significant share of the world's crude oil and natural gas liquids, the strait's shutdown has disrupted the flow of essential feedstocks such as ethylene, propylene, and polyethylene resins.

Middle Eastern producers, particularly in Qatar, Kuwait, and the UAE, are among the largest suppliers of raw plastic materials to Asia. With shipments stalled or rerouted through longer, costlier paths, delivery times have lengthened by weeks, and freight rates have surged. Furthermore, the ripple effects are already visible with prices for polyethylene and polypropylene spikes by double digits in just weeks and supply chains are scaling back output or halting production lines. This has created acute shortages for downstream manufacturers in packaging and consumer goods sectors.

Broking and Securities Margin Financing

During the financial year, Hang Seng index surged to its highest point 28,056 by the end of January 2026. However, with the serious escalation is the U.S.-Israel war with Iran, which began in February 2026, due to fears of the conflict spreading, oil prices are highly sensitive to supply risk and geopolitical instability. Concerns over inflation Hang Seng index was pushed down to 24,788 in March 2026. The average daily turnover of the Hong Kong stock market maintain at approximately HK$250 billion.

China's property sector downturn persisted throughout the period, property-linked and financial stocks remained under pressure. On the other hand, Hong Kong still reclaimed its position as a global Initial Public Offering (IPO) leader, raising over HK$285 billion in 2025, up 225% year-on-year.

For the year ended 31 March 2026, the brokerage commission of this segment was HK$4.7 million, a slight increase of HK$0.3 million or 7.6% as compared to HK$4.4 million of the previous period. However, there was a significant decrease in interest income from clients on margin financing, which recorded HK$1.9 million, while there was HK$3.9 million in the last reporting period, representing a decrease of HK$2.0 million or 52.3%. This was due to the clients reducing their positions during periods of higher market risk. Meanwhile, this segment recorded a segment loss of HK$0.4 million for the current financial year, a decrease of HK$6.7 million or approximately 106.3% as compared to profit of HK$6.3 million in last financial year. The turnaround from profit to loss was mainly attributed to the loss arising on change in fair value of financial assets through profit or loss. It recorded a loss of HK$3.0 million, while there was a gain of HK$6.5 million in the last financial year.

Strategic and Prospects

Looking ahead, as there are uncertainties surrounding geopolitical tensions, we will cautiously review and adjust our business strategies from time to time.

Property Investment, Development and Leasing

Though Hong Kong residential property has just stabilized while the commercial property market remains relatively sluggish. It is predicted that the Grade A office leasing market will continue to recover due to the upgrading and relocation of enterprises and the overseas development strategies of Chinese-funded enterprises, while the commercial building market in non-core areas will continue to be relatively under pressure, as market divergence deepens. In a structurally shifting real estate market, success lies in strategic site selection that embraces industry change. But above all, in choosing the right operating asset types to capture policy and recovery upside.

For WorkCave Hong Kong serviced office, our first and second phase office spaces have been operating for over eight years. Throughout this period, we have continued to invest in both hardware and software enhancements, strengthening the reliability, functionality, and experience of our facilities to better meet the evolving needs of our clients. Looking ahead, the Hong Kong commercial property market remains shaped by a shifting macroeconomic environment, with demand continuing to be selective amid prevailing uncertainties. Against this backdrop, serviced office offerings in prime locations such as Tsim Sha Tsui continue to demonstrate resilience, supported by steady tenant demand for flexible, well-equipped workspaces. In recent months, we have recorded modest improvements in occupancy and client activity, and we remain cautiously optimistic, supported by our ongoing service enhancements and commitment to delivering value in the year ahead.

Gainful Sky Hong Kong Limited, a subsidiary of the Company has submitted an application and proposal for Land Sharing Pilot Scheme for redeveloping the site into a residential development cum Residential Care Home for the Elderly in May 2023 to the Development Bureau (DEVB) for vetting. The application was supported and endorsed in principle in December 2023 afterwards. It is proposed that the overall plot ratio of the redevelopment shall be approximately at 5.4 with domestic gross floor area of about 55,000 square meters and 1,100 additional housing units, and no less than 70% of the increased domestic gross floor area are set aside for public housing or Starter Homes development. We are now finalising the technical issues raised by the government for taking forward the required statutory and land administration procedures.

Hotel Operation

The hotel has successfully navigated its opening period, building brand awareness and stabilizing operations. While revenue still chasing the target, the strong last quarter and positive guest feedback positioned the hotel for consistent profit-making in the upcoming years. Focus will shift from pre-opening catch-up to margin expansion and direct booking growth.

Manufacturing and Distribution of Plastic Packaging Materials

With the Strait of Hormuz still closed, petrochemical feedstocks are constrained, resin prices remained high and supply chain disrupted. The plastic packaging sector remains resilient due to essential demand, but margins are under severe pressure and profitability will depend on diversification of supply sources and cost management strategies.

New regulations, particularly in the EU, will enforce stricter standards on packaging materials, including mandates for recyclability and reduced use of hazardous substances. The EU's Packaging and Packaging Waste Regulation (PPWR) will set a benchmark for global practices, influencing packaging strategies worldwide.

Plastic packaging companies are expected to prioritize recyclability and circular design frameworks to meet consumer expectations and regulatory requirements. This is driving renewed focus on right-sizing, material reduction, and transit efficiency. Packaging simplicity is gaining momentum, both environmentally and financially.

Broking and Securities Margin Financing

Outlook for the financial markets in 2026, the major driving factors are closely linked to geopolitical conflicts and energy market shocks. This has pushed oil prices higher, fueling inflation and leading to a global economic downturn. Moreover, markets remains highly sensitive to interest rate trends, whether entering a rate-cut cycle, undergoing a prolonged pause or resuming policy tightening. All these factors would affect the investment market and the external situation, which would also influence our business performance.

In a high volatility market, in accordance with the requirements of Securities and Futures Commission, we need to strengthen risk management by lower position concentration limits and tighten margin lending standards. In addition, we have to strengthen compliance with due diligence to carry out regular reviews of overall clients' activities.

Liquidity and Financial Resources

The Group takes a consistent capital management strategy, providing adequate liquidity to meet the requirement of the Group's developments and operations and monitors its capital on the basis of net debt to equity ratio. When there is surplus funding, the Group would preserve and achieve stable returns on the principal amount and in order to maximize the utilization of cash generated from business operations as part of the treasury management.

As at 31 March 2026, cash and cash equivalents were HK$56.1 million (2025: HK$74.5 million) and trade and other receivables were HK$51.6 million (2025: HK$58.3 million). Trade and other payables were HK$99.1 million (2025: HK$68.5 million). The total financial investments (including investment in debt instruments measured at amortised cost and financial assets at FVTPL) were HK$71.1 million (2025: HK$27.1 million).

As at 31 March 2026, the Group's bank loans were HK$360.7 million (2025: HK$342.8 million), in which the short term borrowings amounted to HK$63.3 million (2025: HK$290.2 million) and long term borrowings amounted to HK$297.4 million (2025: HK$52.5 million). The Group's current year net debt to equity ratio was 26.2% (2025: 24.2%), calculated on the basis of the Group's total debts less restricted bank balances and cash and cash equivalents divided by total equity attributable to owners of the Company. The increase in net debt to equity ratio was primarily attributable to the increase in net debt proportionally outperforming the increase in total equity attributable to owners of the Company as at 31 March 2026 as compared to 31 March 2025.

Capital Structure

As at 31 March 2026, the total equity attributable to owners of the Company amounted to HK$1,161.1 million (2025: HK$1,114.4 million). The Group's consolidated net assets per share was HK$5.2 (2025: HK$5.0).

Foreign Exchange Exposure

The Group operates in Hong Kong and Chinese Mainland and majority of transactions are denominated in HK$, United States dollar ("US$") and Renminbi ("RMB"). Foreign exchange risk arises from commercial transactions, recognised assets and liabilities, which are denominated in a currency that is not the functional currency of the Group entities.

The Group currently does not have a foreign currency hedge policy. In order to mitigate the foreign currency risk, management closely monitors such risks and will consider hedging significant foreign currency exposure should the need arise.

The Group is not exposed to significant foreign exchange risk in respect of HK$ against the US$ as long as this currency is pegged.

Material Acquisitions, Disposals and Significant Investments

As at 31 March 2026, the Group's investment in debt instruments measured at amortised cost amounting to HK$34.3 million (2025: HK$Nil) represented U.S. treasury bills.

As at 31 March 2026, the Group's financial assets at FVTPL, with market value of approximately HK$36.7 million (2025: HK$27.1 million), mainly represented investment portfolio of 3 equity securities listed in Hong Kong and 1 exchange traded fund listed in Hong Kong (2025: 3 equity securities listed in Hong Kong). The Board considers that the investments as at 31 March 2026 accounting for more than 5% of the Group's total assets as at 31 March 2026 as significant investments. As at 31 March 2026, none of each investment represents 5% or more of the Group's total assets.

During the year ended 31 March 2025, a new investor exercised a share option to subscribe for new shares of Titan Dragon. With the new share issues of Titan Dragon, the Group's interest in Titan Dragon was reduced from 28% as at 31 March 2024 to 24.5% as at 31 March 2025. These transactions have resulted in the deemed partial disposal of the Group's investment in Titan Dragon, and resulted in a deemed disposal loss of HK$15.7 million mainly because of the decrease in the net asset value per share of Titan Dragon immediately after subscription of shares by the new investor.

Other than as disclosed above, the Group did not have any material acquisitions or disposals of subsidiaries and associated companies during the years ended 31 March 2026 and 2025.

EMPLOYEES AND REMUNERATION POLICIES

The Group had 254 employees as at 31 March 2026 (2025: 246 employees). Employees were remunerated according to the nature of job and market trend.

DIVIDENDS

The Board has recommended the payment of a final dividend of HK3 cents per ordinary share (2025: HK3 cents per ordinary share) in respect of the year ended 31 March 2026 to all Shareholders whose name appear on the register of members of the Company on 28 August 2026. Subject to the approval of Shareholders at the forthcoming annual general meeting (the "AGM"), the payment of the final dividend will be made on 5 October 2026.

ANNUAL GENERAL MEETING

The AGM will be convened to be held on Friday, 21 August 2026. The Notice of AGM will be published on the websites of the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") and sent to the Shareholders, together with the Company's 2025/26 Annual Report, in due course.

CLOSURE OF REGISTER OF MEMBERS FOR AGM

The register of members of the Company will be closed from Tuesday, 18 August 2026 to Friday, 21 August 2026, both days inclusive, during which period no share transfers can be registered. In order to be eligible to attend and vote at the AGM, all transfer, accompanied by the relevant share certificates, must be lodged with the Company's Share Registrar, Union Registrars Limited at Suites 3301–04, 33/F, Two Chinachem Exchange Square, 338 King's Road, North Point, Hong Kong, not later than 4:00 p.m. on Monday, 17 August 2026.

CLOSURE OF REGISTER OF MEMBERS FOR FINAL DIVIDEND

The register of members of the Company will be closed from Thursday, 27 August 2026 to Friday, 28 August 2026, both dates inclusive, during which period no share transfers can be registered. In order to qualify for the proposed final dividend, all transfers, accompanied by the relevant share certificates, must be lodged with the Company's Share Registrar, Union Registrars Limited at Suites 3301–04, 33/F, Two Chinachem Exchange Square, 338 King's Road, North Point, Hong Kong, not later than 4:00 p.m. on Wednesday, 26 August 2026.

PURCHASE, SALE OR REDEMPTION OF SHARES

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's shares during the year.

COMPLIANCE WITH THE CODE ON CORPORATE GOVERNANCE PRACTICES

During the year, the Company has complied with all those code provisions set out in the Code on Corporate Governance Practices ("Code") contained in Appendix C1 of the Listing Rules except the following deviations:

Pursuant to Code C.1.6, independent non-executive directors and non-executive directors, as equal board members, should attend general meetings of the Company. During the year, Mr. Chan Man Hon, Eric and Mr. Jimmy Siy Tong were unable to attend the annual general meeting of the Company held on 22 August 2025 as they had other business engagements.

The Company has adopted the "Model Code for Securities Transactions by Directors of Listed Issuers" ("Model Code") as set out in Appendix C3 of the Listing Rules as the code of conduct regarding securities transactions by Directors of the Company. The Company has made specific enquiry of all Directors and all the Directors have complied with the required standard laid down in the Model Code.

AUDIT COMMITTEE

The audit committee, comprising four independent non-executive directors of the Company, and two non-executive directors of the Company, has reviewed the financial reporting process, risk management and internal control system of the Group. The annual results of the Group for the year ended 31 March 2026 have been reviewed by the Audit Committee, prior to their approval by the Board.

SCOPE OF WORK OF THE AUDITOR

The figures in respect of the preliminary announcement of the Group's results for the year ended 31 March 2026 have been agreed by the Company's auditor, Grant Thornton Hong Kong Limited, to the amounts set out in the Group's audited consolidated financial statements for the year. The work performed by Grant Thornton Hong Kong Limited in this respect did not constitute an assurance engagement in accordance and consequently no opinion or assurance conclusion has been expressed by Grant Thornton Hong Kong Limited on the preliminary announcement.

PUBLICATION OF FINANCIAL INFORMATION

This results announcement is available for viewing on the website of the Stock Exchange at www.hkexnews.hk and on the website of the Company at www.seapnf.com.hk. The Company's annual report for 2025/2026 will be despatched to the Shareholders of the Company and available on the above websites in due course.

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

Hong Kong, 29 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.