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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)

PROFIT WARNING

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, 2026, the Group is expected to record a net loss of the Group ranging from approximately HK\$110 million to HK\$120 million for the six months ended 30th June, 2026, as compared to the net loss of the Group of approximately HK\$63 million for the six months ended 30th June, 2025. The reason for the decline in the financial performance of the Group was primarily attributable to the higher decrease in the fair value of investment properties of the Group for the reporting period as compared with the corresponding figure for the same period of last year.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30th June, 2026. 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, 2026, which have not been reviewed by the auditor or the audit committee of the Company and therefore, may be subject to adjustment. The interim results of the Group for the six months ended 30th June, 2026 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

Lee Shu Yin

Executive Director and Chief Executive

Hong Kong, 12th August, 2026

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