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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)

POSITIVE PROFIT ALERT

This announcement is made by Southeast Asia Properties & Finance Limited (the "**Company**" and together with its subsidiaries, the "**Group**") pursuant to the provisions of inside information under Part XIVA of the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong) and Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board of directors of the Company (the "**Board**") would like to inform the shareholders of the Company (the "**Shareholders**") and potential investors that based on the preliminary assessment of the unaudited consolidated management accounts of the Group, the Group is expected to record a profit of not less than HK$20.0 million for the six months ended 30 September 2026 ("**Reporting Period**") as compared to a loss of about HK$31.0 million for the six months ended 30 September 2025 ("**Previous Reporting Period**"). The turnaround from a loss to a profit was mainly attributable to (i) improved segment performance in manufacturing and distribution of plastic packaging materials due to preemptive cost-plus pricing in response to escalating geopolitical tensions in the Middle East for the Reporting Period; and (ii) the gain arising from change in fair value of investment properties for the Reporting Period as compared with the loss arising from change in fair value of investment properties for the Previous Reporting Period.

The Company is still in the process of finalising the Group's interim results for the Reporting Period. The information contained in this announcement is only based on a preliminary review of the unaudited consolidated management accounts of the Group for the Reporting Period which have not been audited or reviewed by the external auditors of the Company. Shareholders and potential investors are advised to read carefully the interim results announcement of the Company for the Reporting Period which will be published in November 2026.

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

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

Hong Kong, 10 November 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.