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 year ended 31st December, 2025 ("**FY2025**"), the Group is expected to record a net loss of the Group ranging from approximately HK$210 million to HK$220 million for FY2025, as compared to the net loss of the Group of approximately HK$75 million for the year ended 31st December, 2024 ("**FY2024**"). 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 FY2025 as compared with the corresponding figure of FY2024. The Board would like to supplement that the decrease in fair value of the Group's investment properties is a non-cash item, and it does not expect such decrease to have a material adverse effect on the operations of the Group.

The Company is still in the process of finalising the annual results of the Group for FY2025. 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 FY2025, which have not been reviewed by the auditor or the audit committee of the Company and therefore, may be subject to adjustment. The annual results of the Group for FY2025 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, 10th March, 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.