

## NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Annual General Meeting of Shareholders of Southeast Asia Properties & Finance Limited will be held at Conference Room, 3/F., Dragon House, 7-7B Cameron Road, Tsimshatsui, Kowloon, Hong Kong on Saturday, 30th August, 2003 at 10:00 a.m. for the purpose of transacting the following business:

- (1) To receive and consider the Statement of Accounts and the Reports of the Directors and Auditors for the year ended 31st March, 2003.
- (2) To declare a Final Dividend for the year ended 31st March, 2003.
- (3) To re-elect retiring Directors.
- (4) To re-appoint Auditors and authorise the Directors to fix their remuneration.

By Order of the Board  
Chua Nai Tuen  
*Chairman & Managing Director*

Hong Kong, 18th July, 2003

*Registered Office:*

2nd Floor, Dragon House,  
7-7B Cameron Road,  
Tsimshatsui,  
Kowloon,  
Hong Kong.

*Notes:*

- (a) A member entitled to attend and vote at the meeting convened by the above notice is entitled to appoint one or more proxies to attend and, in the event of a poll, to vote in his stead. A proxy need not be a member of the Company. In order to be valid, proxy forms should be returned to the Company's registered office not less than 48 hours before the time appointed for the holding of the meeting or adjourned meeting.
- (b) The Register of Members will be closed from Tuesday, 26th August, 2003 to Saturday, 30th August, 2003, both days inclusive, during which period no transfer of shares of the Company will be effected. In order to qualify for the above mentioned dividend, all transfers, accompanied by the relevant share certificates, must be lodged with the Company's Registrars, General Secretarial Services Limited at 20th Floor, Capitol Centre, 5-19 Jardine's Bazaar, Causeway Bay, Hong Kong, not later than 4:00 p.m. on Monday, 25th August, 2003.