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PROFIT WARNING

This announcement is made by S E A Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 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 in 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 the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2025, despite the expected increase in ordinary operating profit of the Group during the current interim period, the Group expects to record a loss in the region of HK\$160 million for the six months ended 30 June 2025, as compared to a loss of approximately HK\$72 million for the corresponding period in 2024. The expected increase in loss is mainly attributable to fair value losses on investment properties in the United Kingdom and Hong Kong.

The Company is still in the process of finalising the interim results for the six months ended 30 June 2025. The information contained in this announcement is only a preliminary assessment made by the Board based on the figures and information currently available, which have not been reviewed by the Company’s independent auditor and the audit committee of the Company. The unaudited interim results of the Group for the six months ended 30 June 2025 are expected to be published in August 2025.

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

By Order of the Board
S E A Holdings Limited
Lu Wing Chi, Jesse
Chairman

Hong Kong, 14 August 2025

** For identification purpose only*

The directors of the Company as at the date of this announcement are:

Executive Directors:

Mr. Lu Wing Chi, Jesse (*Chairman*)
Mr. Lambert Lu (*Chief Executive*)
Mr. Yap Shee Liam (*Chief Financial Officer*)

Independent Non-executive Directors:

Mr. Walujo Santoso, Wally
Mr. Chan Kwok Wai
Mr. Lo Wai Tung Welman
Ms. Patricia Chan