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S E A H O L D I N G S L I M I T E D

爪哇控股有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 251)

ANNOUNCEMENT IN RELATION TO RELEASE OF FINAL RESULTS OF UK LISTED SUBSIDIARY

This announcement is issued pursuant to rule 13.09 of the Listing Rules.

The Board of the Company announces that AGP, a UK listed subsidiary of the Company, has released on 20th February 2006 its consolidated financial results for the year ended 31st December 2005 in the UK.

As the contribution from the AGP group may have certain impact on the Company's group performance, it is appropriate that the Company should issue an announcement to the public under rule 13.09 of the Listing Rules.

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

The board of directors (the "Board") of S E A Holdings Limited (the "Company") announces that Asian Growth Properties Limited ("AGP"), a company listed on the Alternative Investment Market of London Stock Exchange Plc, has released on 20th February 2006 its consolidated financial results for the year ended 31st December 2005 in the United Kingdom ("UK"). The Company had an indirect 66.26% interest in AGP as at 31st December 2005, and accordingly, AGP's results will be consolidated into the Company's results for the full year ended 31st December 2005.

AGP reported that, for the year ended 31st December 2005, the AGP group recorded:

- Total operating revenue of HK\$11.7 million.
- Total profit before taxation of HK\$16.3 million.
- Net profit of HK\$14.4 million.

- Shareholders' equity as at 31st December 2005 attributable to members of AGP of HK\$1,570.8 million.
- Net asset value per share as at 31st December 2005 of HK\$7.22.

A copy of AGP's results is available from www.londonstockexchange.com. In the event that shareholders or warrant holders wish to obtain a hard copy of AGP's results, please contact the Company on 2828 6363.

The Board expects to publish the Company's results for the full year ended 31st December 2005 in accordance with the requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") on or before 30th April 2006.

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

As at the date of this announcement, the directors of the Company are as follows:

Executive directors:

Lu Wing Chi, Lincoln Lu, Lambert Lu, Lu Wing Yuk, Andrew and Tse Man Bun

Independent non-executive directors:

Waluyo Santoso, Wally, Leung Hok Lim and Chung Pui Lam

By Order of the Board
Chan Ka Wing
Company Secretary

Hong Kong, 21st February 2006

* *for identification purpose only*

Please also refer to the published version of this announcement in The Standard.