



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 2006 INTERIM 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 its UK listed subsidiary AGP has released on 4th September, 2006 its unaudited consolidated interim results for the six months ended 30th June, 2006 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 issues 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 subsidiary of the Company listed on the Alternative Investment Market of London Stock Exchange Plc, has released on 4th September, 2006 its unaudited consolidated interim results for the six months ended 30th June, 2006 in the United Kingdom ("UK"). The Company had an effective 84.79% shareholding interest in AGP as at 30th June, 2006 and accordingly, AGP's results will be consolidated into the Company's results for the six months ended 30th June, 2006.

AGP reported that for the six months ended 30th June, 2006, the AGP group recorded:

- Total operating revenue of HK\$7.4 million.
- Total profit before taxation of HK\$5.0 million.
- Net profit of HK\$4.4 million.
- Shareholders' equity as at 30th June, 2006 of HK\$1,575.2 million.
- Net asset value per share as at 30th June, 2006 of HK\$7.24.

A summary of AGP's results for the six months ended 30th June, 2006 together with the media release from AGP, is available on AGP's website at www.asiangrowth.com. In the event that shareholders or warrant holders of the Company wish to obtain a hard copy of AGP's released results, please contact the Company on 2828 6363.

The Board expects to publish the Company's unaudited consolidated interim results for the six months ended 30th June, 2006 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 September, 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 Board comprises the following:

Executive directors:

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

Non-executive director:

Lam Sing Tai

Independent non-executive directors:

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

By Order of the Board
Kwok Siu Man, Seaman
Company Secretary

Hong Kong, 5th September, 2006

* *For identification purpose only*

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