



## SEA HOLDINGS LIMITED

Incorporated in Bermuda with limited liability

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*The following announcement was issued yesterday by Asian Growth Properties Limited, a subsidiary of S E A Holdings Limited, on the AIM of London Stock Exchange plc.*

RNS Number:1594K  
Asian Growth Properties Limited  
9 October 2006

### ASIAN GROWTH PROPERTIES LIMITED (THE "COMPANY")

#### CHANGES OF SIGNIFICANT SHAREHOLDERS' INTERESTS AND A DIRECTOR'S DEEMED INTEREST

The board of directors of the Company, the Hong Kong based property development and investment company, announces that:

##### 1. Change of Significant Shareholders' Interests

The Company received notification today that S E A Holdings Limited ("SEA") is now beneficially entitled to 850,368,458 ordinary shares of US\$0.05 each in the Company ("Ordinary Shares"), which represents approximately 95.94% of the existing enlarged issued share capital of the Company and that on 5th October, 2006 Charm Action Holdings Limited ("CAH") acquired 668,653,817 Ordinary Shares, which represents approximately 75.44% of the existing enlarged issued share capital of the Company.

175,094,641, 6,620,000 and 668,653,817 Ordinary Shares, which represent 19.75%, 0.75 % and 75.44% of the existing enlarged issued share capital of the Company, beneficially owned by SEA are held through its wholly-owned subsidiaries SEA (AGP) Offshore Limited, Manifold Returns Group Limited ("MRC") and CAH respectively.

Together with the 5,444,879 Ordinary Shares held by its 79.51% owned subsidiary Trans Tasman Properties Limited ("TTP"), SEA and TTP presently hold, in aggregate, 855,813,337 Ordinary Shares representing approximately 96.56% of the existing enlarged issued share capital of the Company.

With effect from 5<sup>th</sup> October, 2006, CAH has become a significant shareholder of the Company while MRC has ceased to be a significant shareholder of the Company.

##### 2. Change of a Director's Deemed Interest

As a result of the change of SEA's shareholding in the Company, Mr. Lu Wing Chi ("Mr. Lu"), a director of the Company, and persons connected with him are deemed to be beneficially interested in 226,305,143 Ordinary Shares, which represents approximately 25.53% of the existing enlarged issued share capital of the Company. Mr. Lu is deemed interested in the said Ordinary Shares by virtue of (i) his 6.52% direct shareholding interest in JCS Limited ("JCS"), (ii) him being a discretionary beneficiary of a discretionary trust which owns 26.09% of the issued shares of JCS, and (iii) his 30% direct shareholding interest in Nan Luen International Limited ("NLI"). JCS is interested in 63.58% of the issued shares of NLI which in turn is interested in 52.19% of the issued shares of SEA.

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