



S E A HOLDINGS LIMITED

爪哇控股有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 251)

OVERSEAS REGULATORY ANNOUNCEMENT

(This overseas regulatory announcement is issued pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.)

Please refer to the attached announcement on the next page.

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

Executive Directors:-

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

Non-Executive Director:-

Mr. Lam Sing Tai

Independent Non-Executive Directors:-

Messrs. Walujo Santoso, Wally, Leung Hok Lim and Chung Pui Lam

Hong Kong, 26th February, 2007

**For identification purpose only*



NZX and Media Release – 26 February 2007

To: Listed Company Relations, New Zealand Exchange Limited

Financial result for the year ended 31 December 2006

Summary of results:

- Operating loss after tax of \$3.4 million (2005: \$4.3 million profit) arising from:
 - development profits realised on the sale of the Viaduct 1 and 2 properties and 65 York Street, Sydney strata units; offset by
 - unrealised write-down of the group's investment in Asian Growth Properties Limited to quoted market value;
 - the group's share of a consolidated subsidiary's operating deficit; and
 - management and administration costs.

- Total group revenue of \$44.8 million (2005: \$76.0 million) primarily derived from:
 - the sale of the Viaduct 1 and 2 leasehold properties at the southern end of the Auckland Viaduct Western Reclamation; and
 - the sale of a further 12 strata units at 65 York Street, Sydney.

- Shareholders' Equity of \$99.5 million (2005: \$394.1 million). The significant reduction in Shareholders' Equity during the year resulted from the disposal of 97.5% of TTP's investment in Asian Growth Properties Limited in early 2006.

TTP is a property development company. As such revenues and profits are derived from the sale of development projects which are dependent upon development completion dates, and result in fluctuations in both revenues and profits from year to year.

The board has resolved not to pay a dividend for the 2006 year.

For further information contact:

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Trans Tasman Properties Limited**Results for announcement to the market (unaudited)**

Reporting Period	12 months to 31 December 2006
Previous Reporting Period	12 months to 31 December 2005

	Amount (000s)	Percentage change
Revenue from ordinary activities	NZ \$44,758	(41.1%)
Profit (loss) from ordinary activities after tax attributable to security holder.	NZ (\$4,258)	(431.4%)
Net profit (loss) attributable to security holders.	NZ (\$3,398)	(178.6%)

Interim/Final Dividend	Amount per security	Imputed amount per security
	The Board has determined not to pay a dividend for the 12 months ended 31 December 2006.	Not Applicable

Record Date	Not Applicable
Dividend Payment Date	Not Applicable

Comments:	Refer to release.
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