



S E A HOLDINGS LIMITED
爪哇控股有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 251)

**ANNOUNCEMENT IN RELATION TO RELEASE OF
2006 RESULTS OF LONDON LISTED SUBSIDIARY**

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

The Board of the Company announces that its London listed subsidiary AGP has released on 29th March, 2007 its audited consolidated financial results for the year ended 31st December, 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 AIM Market of London Stock Exchange Plc, has released on 29th March, 2007 its audited consolidated financial results for the year ended 31st December, 2006 in the United Kingdom ("UK"). The Company had an effective 96.43% shareholding interest in AGP as at 31st December, 2006, and accordingly, AGP's results will be consolidated into the Company's results for the year ended 31st December, 2006.

AGP reported that for the year ended 31st December, 2006, the AGP group recorded:–

- Total operating revenue of HK\$123.3 million (2005: HK\$11.7 million).
- Total profit before taxation of HK\$44.4 million (2005: HK\$16.3 million).
- Net profit of HK\$16.8 million (2005: HK\$14.4 million).
- Equity attributable to shareholders of AGP as at 31st December, 2006 of HK\$6,069.1 million (2005: HK\$1,570.8 million).
- Earnings per share of HK\$0.2 (2005: HK\$0.4).
- Net asset value per share as at 31st December, 2006 of HK\$6.8 (2005: HK\$7.2).

A summary of AGP's results for the year ended 31st December, 2006, together with the media release from AGP, is available from 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 Secretarial Department of the Company on 2828 6315.

The Board expects to publish the Company's results for the year ended 31st December, 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 April, 2007.

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 members:—

Executive directors:—

Messrs. Lu Wing Chi (*Chairman and Managing Director*), 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

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

Hong Kong, 29th March, 2007

* *For identification purpose only*

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