



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 pages issued by Asian Growth Properties Limited, a subsidiary of the Company listed on the AIM Market of London Stock Exchange plc., on 27th April, 2007.

As at the date of this announcement, the Board of the Company 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

Hong Kong, 28th April, 2007

**For identification purpose only*

RNS Number:6847V
Asian Growth Properties Limited
27 April 2007

27th April, 2007

ASIAN GROWTH PROPERTIES LIMITED

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

The board of directors of Asian Growth Properties Limited (the "Company") (AIM Stock Code: AGP), the Hong Kong based China property development and investment company, announces as follows:

1. Change of Significant Shareholders' Interests

The Company received notification today that S E A Holdings Limited ("SEA") is now beneficially entitled to 851,475,704 ordinary shares of US\$0.05 each in the Company ("Ordinary Shares"), which represents approximately 96.07% of the existing issued share capital of the Company and that on 27th April, 2007 Manifold Returns Group Limited ("MRC") acquired 1,052,241 Ordinary Shares, which represents approximately 0.12% of the existing issued share capital of the Company, at the price of 38 pence each.

7,727,246, 175,094,641 and 668,653,817 Ordinary Shares, which represent 0.87%, 19.75%, and 75.44% of the existing issued share capital of the Company, beneficially owned by SEA are held through its wholly-owned subsidiaries MRC, SEA (AGP) Offshore Limited and Charm Action Holdings Limited respectively.

Together with the 5,444,879 Ordinary Shares held by its 96.28% owned subsidiary Trans Tasman Properties Limited ("TTP"), SEA and TTP presently hold, in aggregate, 856,920,583 Ordinary Shares representing approximately 96.68% of the existing issued share capital 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 227,448,358 Ordinary Shares, which represents approximately 25.66% of the existing 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 52.33% of the issued shares of SEA.

For more information:

Don Fletcher
Chief Executive Officer
Asian Growth Properties Limited

Tel: +61 414 693 968

Richard Gray
Andrew Potts
Panmure Gordon & Co

Tel: +44 207 459 3600

Leesa Peters / Ed Portman
Conduit PR
leesa@conduitpr.com

Tel: +44 207 429 6666