



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 1st August, 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, David Hsu, 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, 2nd August, 2007

**For identification purpose only*

RNS Number: 3816B
Asian Growth Properties Limited

1st August, 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:

The Company received notifications today that:

A. Change of Significant Shareholders' Interests

- (1) S E A Holdings Limited ("SEA") is now beneficially entitled to, in aggregate, 856,932,838 ordinary shares of US\$0.05 each in the Company ("Shares") which represent approximately 96.68% of the existing issued share capital of the Company;
- (2) on 2nd July, 2007, Harbour Green Holdings Limited, a wholly-owned subsidiary of SEA, acquired from Trans Tasman Properties Limited, another wholly-owned subsidiary of SEA, and another party a total of 5,457,134 Shares which represent approximately 0.62% of the existing issued share capital of the Company at a price of 35.25 pence each; and
- (3) 7,727,246, 175,094,641 and 668,653,817 Shares, which represent approximately 0.87%, 19.75%, and 75.44% respectively of the existing issued share capital of the Company, beneficially owned by SEA are held through its wholly-owned subsidiaries Manifold Returns Group Limited, SEA (AGP) Offshore Limited and Charm Action Holdings Limited respectively.

B. Change of a Director's Deemed Interest

- (1) As a result of the change of SEA's shareholding in the Company, Mr. Lu Wing Chi ("Mr. Lu"), an executive director of the Company, and persons connected with him are deemed to be beneficially interested in 227,287,724 Shares which represent approximately 25.64% of the existing issued share capital of the Company; and
- (2) Mr. Lu is deemed interested in the said 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 52.28% of the issued shares of SEA.

For more information:

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