



**S E A HOLDINGS LIMITED**  
**爪哇控股有限公司\***

*(Incorporated in Bermuda with limited liability)*

(Stock Code : 251)

**ANNOUNCEMENT OF UNAUDITED 2007 INTERIM 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 AGP, the Company's subsidiary listed in London has released on 5<sup>th</sup> September, 2007 its unaudited consolidated results for the six months ended 30<sup>th</sup> June, 2007 in England.

As the contribution from the AGP group has impact on the Company's consolidated results, it is appropriate that the Company issues an announcement regarding a summary of AGP's aforesaid results 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 whose shares are listed and traded on the AIM Market of London Stock Exchange Plc, has released on 5<sup>th</sup> September, 2007 its unaudited consolidated results for the six months ended 30<sup>th</sup> June, 2007 in England. The Company had an effective 96.68% shareholding interest in AGP as at 30<sup>th</sup> June, 2007 and accordingly, AGP's aforesaid results will be consolidated into the Company's accounts for the six months ended 30<sup>th</sup> June, 2007.

AGP reported that for the six months ended 30<sup>th</sup> June, 2007, no dividend had been declared by AGP's board of directors (2006: Nil) and the AGP group recorded:-

- Total operating revenue of HK\$379.0 million (2006: HK\$0.9 million).
- Fair value changes on investment properties of HK\$178.6 million (2006: Nil).
- Total profit before taxation of HK\$157.5 million (2006: HK\$5.0 million).
- Profit attributable to AGP's shareholders of HK\$107.3 million (2006: HK\$4.4 million).
- Earnings per share of HK\$0.12 (2006: HK\$0.02).
- Equity attributable to AGP's shareholders as at 30<sup>th</sup> June, 2007 of HK\$6,201.1 million (31<sup>st</sup> December, 2006: HK\$6,069.1 million).
- Net asset value per share as at 30<sup>th</sup> June, 2007 of HK\$7.00 (31<sup>st</sup> December, 2006: HK\$6.85).

\* For identification purpose only

AGP's results for the six months ended 30<sup>th</sup> June, 2007, together with the media release from AGP, are available for viewing on 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 (852) 2828 6315.

The Board expects to publish the Company's unaudited consolidated results for the six months ended 30<sup>th</sup> June, 2007 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 30<sup>th</sup> September, 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.**

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

Hong Kong, 5<sup>th</sup> September, 2007

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, David Hsu, Lincoln Lu and Lambert Lu

*Non-executive Directors:* Messrs. Lam Sing Tai and Tse Man Bun

*Independent Non-executive Directors:* Messrs. Walujo Santoso, Wally, Leung Hok Lim and Chung Pui Lam