



**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 8<sup>th</sup> October, 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, 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

Hong Kong, 9<sup>th</sup> October, 2007

*\*For identification purpose only*

RNS Number: 3078F

Asian Growth Properties Limited

8<sup>th</sup> October, 2007

## ASIAN GROWTH PROPERTIES LIMITED

### CHANGES OF SIGNIFICANT SHAREHOLDERS' INTERESTS AND A DIRECTOR'S DEEMED SHAREHOLDING 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 that the Company received notifications of the interests in the ordinary shares of US\$0.05 each in the Company ("Shares") today as follows:

#### A. Change of Significant Shareholders' Interests

- (1) S E A Holdings Limited ("SEA") would be beneficially entitled to, in aggregate, 861,228,859 Shares which represent approximately 97.17% of the existing issued share capital of the Company immediately after the completion of the acquisition as mentioned in paragraph (2) below;
- (2) Manifold Returns Group Limited ("MRG"), a wholly-owned subsidiary of SEA, had contracted to acquire 2,712,673 Shares which represent approximately 0.31% of the existing issued share capital of the Company from an independent third party at a price of 29.5 pence each on 4th October, 2007 and expected that the said acquisition would be completed on or about 9th October, 2007; and
- (3) 668,653,817, 175,094,641, 9,310,594 and 5,457,134 Shares, which represent approximately 75.44%, 19.75%, 1.05% and 0.62% respectively of the existing issued share capital of the Company and are owned by SEA, are held through SEA's wholly-owned subsidiaries Charm Action Holdings Limited, SEA (AGP) Offshore Limited, MRC and Harbour Green Holdings Limited respectively.

#### B. Change of a Director's Deemed Shareholding Interest

- (1) As a result of the change of SEA's shareholding in the Company immediately after the completion of MRC's acquisition abovementioned, Mr. Lu Wing Chi ("Mr. Lu"), an executive director of the Company and persons connected with him will be deemed to be beneficially interested in 225,937,363 Shares which represent approximately 25.49% 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 51.71% of the issued shares of SEA.

For more information:

Lu Wing Chi  
Executive Director  
Asian Growth Properties Limited

Tel: +852 2828 6363

Richard Gray  
Andrew Potts  
Panmure Gordon & Co  
(Nominated Advisors)

Tel: +44 207 459 3600