



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 page issued by Asian Growth Properties Limited, a 97.17%-owned subsidiary of the Company listed on the AIM Market of London Stock Exchange plc., on 1st December, 2008.

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, 2nd December, 2008

** For identification purpose only*

RNS Number : 2827J
Asian Growth Properties Limited

1st December, 2008

ASIAN GROWTH PROPERTIES LIMITED

Change of 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 has today received notification from Mr. Lu Wing Chi ("Mr. Lu"), an executive director of the Company of the change of his deemed interest in the ordinary shares of US\$0.05 each in the Company ("Shares") as follows:

- (1) Mr. Lu and the persons connected with him are presently deemed to be beneficially interested in 250,972,424 Shares which represent about 28.32% of the existing issued share capital of the Company as a result of Nan Luen International Limited ("NLI") increasing its shareholding interest in S E A Holdings Limited ("SEA") on 27th and 28th November, 2008;
- (2) SEA is beneficially entitled to, in aggregate, about 97.17% of the existing issued share capital of the Company;
- (3) Mr. Lu is deemed interested in the Shares by virtue of (i) his 6.52% direct shareholding interest in JCS Limited ("JCS"), (ii) him being a beneficial owner of a wholly-owned company which indirectly owns 26.09% of the issued shares of JCS through a discretionary trust, and (iii) his 30% direct shareholding interest in NLI. JCS is interested in 63.58% of the issued shares of NLI; and
- (4) Immediately before 27th November, 2008, NLI was interested in 57.39% of the issued shares of SEA. On 27th and 28th November, 2008, coincident with the exercise by a warrant-holder of its rights for subscribing for SEA shares attached to the 2008 SEA warrants, NLI purchased additional SEA shares. Immediately thereafter, NLI increased its shareholding in SEA to about 57.44% having taken into account the dilutive effect of the said exercise on NLI's equity interest in SEA. As a result, Mr. Lu is deemed to have increased his beneficial interest in Shares to 250,972,424 Shares (representing approximately 28.32% of the issued share capital of the Company).

For more information, please contact:

Lu Wing Chi
Executive Director
Asian Growth Properties Limited

Tel: +852 2828 6363

Richard Gray
Andrew Potts
Panmure Gordon (UK) Limited
(Nominated Advisor)

Tel: +44 207 459 3600