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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 3rd February, 2009.

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, 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, 3rd February, 2009

** For identification purpose only*

RNS Number : 6930M
Asian Growth Properties Limited

3rd February, 2009

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 253,332,191 Shares which represent about 28.58% of the existing issued share capital of the Company as a result of the changes of the shareholding of Nan Luen International Limited ("NLI") in S E A Holdings Limited ("SEA") on 30th January, 2009;
- (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 in JCS through a discretionary trust, and (iii) his 30% direct shareholding interest in NLI. JCS is interested in 63.58% of the issued shares in NLI; and
- (4) On 30th January, 2009, certain SEA shares in issue were cancelled following SEA's repurchases and NLI completed the purchase of additional issued shares in SEA. Immediately before the aforementioned events, NLI was interested in 57.30% of the issued shares in SEA. Immediately after the aforesaid events, NLI was interested in 57.98% of the issued shares in SEA. Accordingly, Mr. Lu is deemed to have increased his beneficial interest in Shares to 253,332,191 Shares (representing approximately 28.58% of the issued share capital of the Company).

For more information, please contact:

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