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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 3 August 2012.

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 Director:-

Mr. Lam Sing Tai

Independent Non-Executive Directors:-

Messrs. Walujo Santoso, Wally, Leung Hok Lim and Chung Pui Lam

Hong Kong, 3 August 2012

** For identification purpose only*

RNS Number: 2873J
Asian Growth Properties Limited

3 August 2012

ASIAN GROWTH PROPERTIES LIMITED

Revaluation of Property Portfolio

The board of directors (the “**Board**”) of Asian Growth Properties Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) (AIM Stock Code: AGP), the Hong Kong based China property development and investment company, wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that the Group is likely to record a lower profit for the six months ended 30 June 2012 as compared to the profit recorded for the corresponding period in 2011 based on information currently available to the Company. This is mainly attributable to the fair value gains on the Group’s investment properties which are not as high as in the corresponding period in 2011. The decrease in profit will not have any negative impact on the cash flow and the operations of the Group which have been satisfactory for the six months ended 30 June 2012.

As the Company is still in the process of finalizing the interim results for the six months ended 30 June 2012, the information contained in this announcement is only a preliminary assessment made by the Board based on the figures and information currently available, which are subject to review by the Company’s independent auditor. The Company expects to announce its unaudited interim results for the six months ended 30 June 2012 in late August 2012.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

For more information, please contact:

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