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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)

**ANNOUNCEMENT OF UNAUDITED 2013 INTERIM RESULTS
OF A LONDON LISTED SUBSIDIARY**

AGP, a subsidiary of the Company, is a company incorporated in the British Virgin Islands whose shares are admitted for trading on the AIM Market of LSE. On 21 August 2013, the board of directors of AGP approved the unaudited consolidated financial results for the six months ended 30 June 2013 and the related financial results have been published on LSE on the same day.

This announcement is made by S E A Holdings Limited (the “**Company**”) pursuant to Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited to provide shareholders of the Company and the public with the unaudited consolidated financial results of Asian Growth Properties Limited (“**AGP**”), the Company’s subsidiary listed in London, for the six months ended 30 June 2013.

AGP, a subsidiary of the Company, is a company incorporated in the British Virgin Islands whose shares are admitted for trading on the AIM Market of London Stock Exchange plc. (“**LSE**”). On 21 August 2013, the board of directors of AGP approved the unaudited consolidated financial results for the six months ended 30 June 2013 and the related financial results have been published on LSE on the same day. The Company has an effective 97.17% shareholding interests in AGP as at 30 June 2013 and accordingly, AGP’s financial results for the six months ended 30 June 2013 will be consolidated into the Company’s financial statements for the period ended on the same date.

The summary of the unaudited consolidated financial results of AGP for the six months ended 30 June 2013 together with the comparative figures of the previous corresponding financial period are provided below:

** For identification purpose only*

ASIAN GROWTH PROPERTIES LIMITED**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
FOR THE SIX MONTHS ENDED 30 JUNE 2013**

	Six months ended 30 June	
	2013	2012
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Revenue	485,698	291,868
Interest income	8,772	9,794
Other income	8,167	5,935
Costs:		
Property and related costs	(110,364)	(24,306)
Staff costs	(41,188)	(38,633)
Depreciation and amortisation	(42,424)	(40,376)
Other expenses	(134,127)	(136,692)
	(328,103)	(240,007)
Profit from operations before fair value changes on properties	174,534	67,590
Fair value changes on investment properties	162,700	392,290
Profit from operations after fair value changes on properties	337,234	459,880
Gain on disposal of assets classified as held for sale	21,640	-
Share of results of joint ventures	-	(2,667)
Finance costs	(38,349)	(41,763)
Profit before taxation	320,525	415,450
Income tax expense	(44,365)	(49,955)
Profit for the period	276,160	365,495
Attributable to:		
Company's shareholders	277,309	367,364
Non-controlling interests	(1,149)	(1,869)
	276,160	365,495
	HK cents	HK cents
Earnings per share for profit attributable to the Company's shareholders		
- Basic	31.3	41.4
<i>Earnings per share excluding fair value changes on properties net of deferred tax</i>		
- Basic	14.1	0.9

ASIAN GROWTH PROPERTIES LIMITED**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME
FOR THE SIX MONTHS ENDED 30 JUNE 2013**

	Six months ended 30 June	
	2013	2012
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Profit for the period	276,160	365,495
Other comprehensive income (expense):		
Items that may be subsequently reclassified to profit or loss:		
Exchange differences arising on translation of foreign operations	70,915	(20,028)
Release of translation reserve upon disposal of assets classified as held for sale	(2,480)	-
Share of translation differences of joint ventures	-	(250)
Other comprehensive income (expense) for the period	68,435	(20,278)
Total comprehensive income for the period	344,595	345,217
Total comprehensive income (expense) attributable to:		
Company's shareholders	344,866	347,495
Non-controlling interests	(271)	(2,278)
	344,595	345,217

ASIAN GROWTH PROPERTIES LIMITED**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AT 30 JUNE 2013**

	30.6.2013 <i>HK\$'000</i> (unaudited)	31.12.2012 <i>HK\$'000</i> (audited)
Non-current assets		
Investment properties	10,058,689	9,854,688
Property, plant and equipment	1,033,724	1,063,711
Properties for development	1,348,975	1,292,243
Loans receivable	8,169	9,396
Note receivable	15,510	15,510
Other receivable	372,355	365,800
Pledged bank deposits	-	58,750
Restricted bank deposits	6,277	-
	12,843,699	12,660,098
Current assets		
Properties held for sale		
Completed properties	499,525	574,197
Properties under development	826,494	707,889
Other inventories	794	935
Loans receivable	502	642
Trade receivables, deposits and prepayments	120,347	112,380
Tax recoverable	827	1,069
Amounts due from non-controlling shareholders	2,199	1,270
Bank balances and cash	1,854,423	1,330,574
	3,305,111	2,728,956
Assets classified as held for sale	-	42,090
	3,305,111	2,771,046
Current liabilities		
Payables, deposits and accrued charges	242,746	295,527
Sales deposits	6,931	-
Tax liabilities	126,964	98,922
Amounts due to non-controlling shareholders	95,350	93,478
Bank borrowings - due within one year	805,416	388,004
	1,277,407	875,931
Net current assets	2,027,704	1,895,115
Total assets less current liabilities	14,871,403	14,555,213

ASIAN GROWTH PROPERTIES LIMITEDCONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION - continued
AT 30 JUNE 2013

	30.6.2013 <i>HK\$'000</i> (unaudited)	31.12.2012 <i>HK\$'000</i> (audited)
Capital and reserves		
Share capital	345,204	345,204
Reserves	11,861,019	11,516,153
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Equity attributable to the Company's shareholders	12,206,223	11,861,357
Non-controlling interests	57,724	57,995
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Total equity	12,263,947	11,919,352
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Non-current liabilities		
Bank borrowings - due after one year	2,293,904	2,337,119
Deferred taxation	313,552	298,742
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	2,607,456	2,635,861
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	14,871,403	14,555,213
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No interim dividend has been declared by the board of directors of AGP for the six months ended 30 June 2013 (2012: nil).

Full text of the unaudited consolidated financial results of AGP for the six months ended 30 June 2013 are accessible at the websites of LSE (www.londonstockexchange.com) and AGP (www.asiangrowth.com) and are also posted by the Company as an overseas regulatory announcement on the websites of Hong Kong Exchanges and Clearing Limited (www.hkex.com.hk) and the Company (www.seagroup.com.hk).

By Order of the Board
S E A Holdings Limited
Chan Yuk Ying
Company Secretary

Hong Kong, 22 August 2013

At the date of this announcement, the board of directors 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