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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 13.10B 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 14 February 2014.

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, 14 February 2014

*\* For identification purpose only*

RNS Number: 1648A  
Asian Growth Properties Limited

14 February 2014

## **ASIAN GROWTH PROPERTIES LIMITED**

### **Revaluation of Property Portfolio**

The board of directors (the “**Board**”) of Asian Growth Properties Limited (the “**Company**”, 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 based on information currently available, the Group is likely to record a decrease in net profit for the year ended 31 December 2013 as compared to that for the year ended 31 December 2012. This is mainly attributable to the less increase in fair value gains on the Group’s investment properties for the year ended 31 December 2013 as compared to that for the year ended 31 December 2012. Notwithstanding the aforesaid, the Board expects to record an increase in revenue and profit from operations (before fair value changes on properties) for the year ended 31 December 2013. The decrease in net profit for the year ended 31 December 2013 will not have any negative impact on the cash flow and operations of the Group.

As the Company is still in the process of finalising the annual results for the year ended 31 December 2013, the information contained in this announcement is only a preliminary assessment made by the Board based on the figures and information currently available, which have not been reviewed and audited by the Company’s independent auditor. The Company expects to announce its audited annual results for the year ended 31 December 2013 in late March 2014.

**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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