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PROFIT WARNING

This announcement is made by S E A Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the provisions of inside information under 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.

The board of directors of the Company (the “**Board**”) 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.

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

Hong Kong, 14 February 2014

** For identification purpose only*

At the date of this announcement, the Board comprises the following members:

<i>Executive Directors:</i>	Messrs. Lu Wing Chi (<i>Chairman and Managing Director</i>), Lu Wing Yuk, Andrew, Lincoln Lu and Lambert Lu
<i>Non-executive Director:</i>	Mr. Lam Sing Tai
<i>Independent Non-executive Directors:</i>	Messrs. Walujo Santoso, Wally, Leung Hok Lim and Chung Pui Lam