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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 made by S E A Holdings Limited (the “**Company**”) pursuant to Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Asian Growth Properties Limited (“**AGP**”) is a company listed on the AIM Market of London Stock Exchange plc. (“**LSE**”) and a 97.17%-owned subsidiary of the Company. Please refer to the attached announcement on the next page published on LSE by AGP on 5 February 2016.

The directors of the Company as at the date of this announcement are:

Executive Directors:

Mr. Lu Wing Chi (*Chairman and Managing Director*)

Mr. Lu Wing Yuk, Andrew

Mr. Lincoln Lu

Mr. Lambert Lu

Independent Non-executive Directors:

Mr. Walujo Santoso, Wally

Mr. Leung Hok Lim

Mr. Chung Pui Lam

Non-executive Director:

Mr. Lam Sing Tai

Hong Kong, 5 February 2016

** For identification purpose only*

5 February 2016

ASIAN GROWTH PROPERTIES LIMITED

Performance Update - Positive Profit Alert

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 based on information currently available, the Group is likely to record an increase in net profit for the year ended 31 December 2015 as compared to that for the year ended 31 December 2014. This is mainly attributable to (i) the increase in net fair value gains on the Group’s investment properties (after related tax) for the year ended 31 December 2015 as compared to that for the year ended 31 December 2014; and (ii) the gain on disposal of an indirectly-owned subsidiary (the “**Subsidiary**”) which was interested in the land at Fo Tan, Hong Kong. Please refer to the announcement in respect of the disposal of the Subsidiary made by the Company on 1 October 2015 for more information.

As the Company is still in the process of finalising its annual results for the year ended 31 December 2015, the information contained in this announcement is only based on the Company’s preliminary assessment of the consolidated management accounts of the Group, 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 2015 before the end of March 2016.

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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