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SOUTH EAST GROUP LIMITED

(Incorporated in Bermuda with limited liability)
(Stock Code: 726)

DISCLOSURE UNDER RULE 13.09 OF THE LISTING RULES

Reference is made to the Company's announcement dated 6 January 2005.

The Board of the Company is pleased to announce that the Company has been successful in the public tender for acquiring the Land at a consideration of RMB15,292,700 (approximately HK\$14,375,138). Further to the Tender Deposit paid to the Vendor on 31 December 2004, the remaining balance of RMB5,292,700 (approximately HK\$4,975,138) was paid by the Company to the Vendor upon signing of the contract for sale of land use right of state owned land on 23 February 2005.

Reference is made to the Company's announcement dated 6 January 2005 regarding the acquisition of the Land through a public tender (the "Announcement"). Unless the context otherwise requires, defined terms used in this announcement shall have the same meanings as in the Announcement.

The Board of the Company is pleased to announce that the Company has been successful in the public tender for acquiring the Land at a consideration of RMB15,292,700 (approximately HK\$14,375,138), with an average tender price of approximately RMB345 (approximately HK\$324.30) per sq. m. Further to the Tender Deposit paid to the Vendor on 31 December 2004, the remaining balance of RMB5,292,700 (approximately HK\$4,975,138) was paid by the Company to the Vendor upon signing of the contract for sale of land use right of stated owned land on 23 February 2005. The Company has already formed the FIE, which was formed for the purpose of the residential property development of the Land.

The directors of the Company as at the date of this announcement are Mr. Budiman Rahardja and Mr. Kwan Kei Chor, Samuel as executive directors, Mr. Chen Zhi Yung as non-executive director and Mr. Lo Yuk Lam, Mr. Wong Kam Wah and Mr. Ng Chun Hung, Lawrence as independent non-executive directors.

By order of the Board
Kwan Kei Chor, Samuel
Director

24 February 2005

Please also refer to the published version of this announcement in China Daily.