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If you are in any doubt as to any aspect of this circular, you should consult a stockbroker or other registered dealer in securities, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your shares in South East Group Limited (the “Company”), you should at once hand this circular and the enclosed proxy form to the purchaser or to the bank, stockbroker or other agent through whom the sale was effected for transmission to the purchaser or the transferee.



SOUTH EAST GROUP LIMITED

(東南國際集團有限公司) *

(Incorporated in Bermuda with limited liability)

(Stock Code: 726)

**PROPOSALS INVOLVING
GENERAL MANDATES TO ISSUE SHARES AND REPURCHASE SHARES
AND
RE-ELECTION OF DIRECTORS**

A letter from the Board of South East Group Limited is set out on pages 1 to 7 of this circular. A notice convening the annual general meeting of South East Group Limited to be held at Plaza IV, Lower Lobby, Novotel Century Hong Kong, 238 Jaffe Road, Wanchai, Hong Kong on Friday, 22 September 2006 at 10:00 a.m. is set out on pages 8 to 10 of this circular.

A form of proxy is also enclosed. Whether or not you are able to attend and vote at the annual general meeting, you are requested to complete the enclosed proxy form and return it to the Company at its principal place of business at Rooms 02-03, 9th Floor, Wyndham Place, 44 Wyndham Street, Central, Hong Kong as soon as possible and in any event not less than 48 hours before the time appointed for holding the annual general meeting or any adjournment thereof. Completion and return of the proxy form will not preclude you from subsequently attending and voting at the annual general meeting or any adjournment thereof should you so wish.

31 July 2006

* For identification purposes only

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LETTER FROM THE BOARD



SOUTH EAST GROUP LIMITED

(東南國際集團有限公司)*

(Incorporated in Bermuda with limited liability)

(Stock Code: 726)

Executive Director:

Budiman RAHARDJA (*Chairman*)

Non-Executive Director:

CHEN Zhi Yung

Independent Non-Executive Directors:

LO Yuk Lam

WONG Kam Wah

NG Chun Hung, Lawrence

Registered Office:

Canon's Court

22 Victoria Street

Hamilton HM12

Bermuda

Principal place of business

in Hong Kong:

Rooms 02-03, 9th Floor,

Wyndham Place,

44 Wyndham Street

Central, Hong Kong

31 July 2006

To the Shareholders

Dear Sir or Madam,

**PROPOSALS INVOLVING
GENERAL MANDATES TO ISSUE SHARES AND REPURCHASE SHARES
AND
RE-ELECTION OF DIRECTORS**

INTRODUCTION

This circular is to provide information to shareholders of South East Group Limited ("Company") required by the Rules Governing the Listing of Securities ("Listing Rules") on The Stock Exchange of Hong Kong Limited ("Stock Exchange") concerning the proposed general mandates for the issue of shares, repurchase of shares and an extension of the mandate for issuing shares (to include those shares repurchased) to be granted to the Directors of the Company since the general mandates granted on 23 September 2005 to the Directors will expire at the AGM; and re-election of directors, to be approved by shareholders at the annual general meeting of the Company to be held on Friday, 22 September 2006 ("AGM").

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LETTER FROM THE BOARD

THE SHARE ISSUE MANDATE

Resolution no. 5 referred to in the notice of AGM (“AGM Notice”) dated 31 July 2006 will, if passed, give a general unconditional mandate (“Share Issue Mandate”) to the Directors authorizing the exercise by the Directors of the powers of the Company to allot additional shares of HK\$0.10 each in the capital of the Company (“Shares”). This authority would apply to up to 20% of the issued share capital of the Company at the date of the AGM.

THE SHARE REPURCHASE MANDATE

Resolution no. 6 (“Ordinary Resolution”) referred to in the AGM Notice will, if passed, give a general unconditional mandate (“Share Repurchase Mandate”) to the Directors to exercise the powers of the Company to repurchase Shares up to a maximum of 10% of the issued share capital of the Company at the date of the AGM (“Repurchase Proposal”).

The Directors also propose a separate ordinary resolution at the AGM to add to the Share Issue Mandate to issue those Shares purchased by the Company pursuant to the exercise of the Share Repurchase Mandate proposed to be granted to the Directors at the AGM (“Extension of Share Issue Mandate”).

The Directors propose to seek your approval of the Ordinary Resolution to be proposed at the AGM. The information set out below constitutes an Explanatory Statement in accordance with the relevant rules as set out in the Listing Rules to regulate the repurchase by companies with primary listing on the Stock Exchange of their own securities on the Stock Exchange (“Share Buy Back Rules”):

(1) Shareholders’ approval

The Share Buy Back Rules provide that all on-market share repurchase by company with its primary listing on the Stock Exchange must be of fully paid up shares and approved in advance by an ordinary resolution, either by way of a general mandate or by specific approval in relation to specific transactions.

(2) Share Capital

As at 28 July 2006 (the latest practicable date prior to the printing of this statement) (“Latest Practicable Date”) the issued share capital of the Company comprised 330,571,880 Shares. Subject to the passing of the Ordinary Resolution and on the basis that no further Shares are issued or repurchased prior to the AGM, the Company would be allowed, under the Share Repurchase Mandate to repurchase a maximum of 33,057,188 Shares.

(3) Reasons for repurchase proposal

The directors of the Company believe that the Repurchase Proposal is in the best interests of the Company and its shareholders. Such repurchases may, depending on market conditions and funding arrangements at the time, lead to an enhancement of the net assets and/or earnings per share and will only be made when the directors of the Company believe that such a repurchase will benefit the Company and its shareholders.

LETTER FROM THE BOARD

(4) Funding of repurchases

In repurchasing Shares, the Company may only apply funds legally available for such purpose in accordance with its memorandum of association and bye-laws and the applicable laws of Bermuda. The laws of Bermuda provide that the amount of capital repaid in connection with a share repurchase may only be paid out of either the capital paid up on the relevant Shares, or out of funds of the Company otherwise available for dividend or distribution or the proceeds of a fresh issue of Shares made for the purpose of the repurchase to such extent allowable under the Companies Act 1981 of Bermuda (as amended). The amount of premium payable on repurchase may only be paid out of funds of the Company otherwise available for dividend or distribution or out of the share premium account of the Company.

There might be a material adverse impact on the working capital or gearing position of the Company (as compared with the position disclosed in the audited consolidated accounts contained in the annual report of the Company for the year ended 31 March 2006) in the event that the proposed share repurchases were to be carried out in full at any time during the proposed repurchase period. Such proposed repurchase period means the period from the passing of the Ordinary Resolution until whichever is the earliest of: (i) the conclusion of the next annual general meeting of the Company; (ii) the date on which the authority sets out in the Ordinary Resolution is revoked or varied by an ordinary resolution of the shareholders of the Company in a general meeting; and (iii) the expiration of the period within which the next annual general meeting of the Company is required to be held by Bermuda laws or the bye-laws of the Company. However, the directors of the Company do not propose to exercise the Share Repurchase Mandate to such extent as would, in the circumstances, have a material adverse effect on the working capital requirement of the Company or the gearing levels which, in the opinion of the directors of the Company, are from time to time appropriate for the Company.

(5) Share prices

The highest and lowest prices at which the Shares have traded on the Stock Exchange during each of the previous twelve months before the Latest Practicable Date were as follows:

	Highest	Lowest
	<i>HK\$</i>	<i>HK\$</i>
July 2005*	0.093	0.078
August 2005*	0.075	0.066
September 2005	0.090	0.062
October 2005	0.088	0.058
November 2005	0.070	0.056
December 2005	0.080	0.056
January 2006	0.074	0.051
February 2006	0.064	0.055
March 2006	0.072	0.050
April 2006	0.100	0.062
May 2006	0.200	0.080
June 2006 [#]	0.110	0.073

* Trading was suspended from 29 July 2005 up to 19 August 2005

[#] Trading was suspended from 27 June 2006 up to 30 June 2006

LETTER FROM THE BOARD

(6) Disclosure of interests

The directors of the Company have undertaken to the Stock Exchange that, so far as the same may be applicable, they will exercise the powers of the company to make repurchases pursuant to the Ordinary Resolution and in accordance with the Listing Rules and the applicable laws of Bermuda.

None of the directors of the Company nor, to the best of their knowledge having made all reasonable enquiries, their associates have any present intention to sell any Shares to the Company under the Repurchase Proposal if such is approved by the shareholders.

No connected persons (as defined in the Listing Rules) have notified the Company that they have a present intention to sell Shares to the Company or its subsidiaries, or have undertaken not to do so, in the event that the Repurchase Proposal is approved by the shareholders.

(7) Substantial shareholders

If on the exercise of the power to repurchase Shares pursuant to the Repurchase Proposal a shareholder's proportionate interest in the voting rights of the Company increases, such increase will be treated as an acquisition for the purposes of Rule 32 of the Hong Kong Code on Takeovers and Mergers (the "Takeovers Code"). Accordingly, a shareholder or group of shareholders acting in concert could obtain or consolidate control of the Company and become obligated to make a mandatory offer in accordance with Rule 26 of the Takeovers Code.

As at the Latest Practicable Date, Mr. Budiman Rahardja and Easy Lead Corporation Limited, in which Mr. Rahardja and his mother, Madam Sri Wasi Hastuti are deemed to be interested, hold approximately 6.47% and 35.09% of the entire issued share capital of the Company respectively. In the event that the directors of the Company exercise in full the power to repurchase Shares in the Company in accordance with the terms of the Ordinary Resolution, the shareholding of Mr. Budiman Rahardja and Easy Lead Corporation Limited in the Company would be increased to approximately 7.19% and 38.98% respectively. The directors of the Company are aware that such increase may give rise to an obligation to make a mandatory offer under Rule 26 of the Takeovers Code. If any exercise of the powers of the Company to make repurchases pursuant to the Ordinary Resolution would, to the knowledge of the directors, result in takeovers obligations, the directors would not purchase Shares to such an extent.

(8) Share repurchase made by the Company

The Company has not repurchased any of its Shares (whether on the Stock Exchange or otherwise) in the six months preceding the Latest Practicable Date.

LETTER FROM THE BOARD

RE-ELECTION OF DIRECTORS

Notwithstanding any other provisions in the Company's Bye-laws, Mr. Budiman Rahardja shall retire by rotation at the AGM and, being eligible, offer himself for re-election.

In accordance with Bye-law 182(vi) of the Company's Bye-laws, Mr. Lo Yuk Lam and Mr. Chen Zhi Yung shall retire by rotation at the AGM and, being eligible, offer themselves for re-election.

Information on the retiring directors proposed for re-election at the AGM is set out below:

Mr. Budiman RAHARDJA, aged 27, was appointed as an executive director of the Company in September 2001 and was subsequently elected as the chairman of the Company in September 2002. He is also director of certain subsidiaries in the Group. Mr. Rahardja was educated at the University of Southern California with an emphasis on Economics. His experience lies in the field of real estate project development and e-business development. Mr. Rahardja is responsible for the overall business development, management and strategic development of the Group. He is also a director of Easy Lead Corporation Limited which is the controlling shareholder of the Company as listed under the section headed "Substantial Shareholders" in the annual report of the Company for the year ended 31 March 2006.

Mr. Rahardja has entered into a service agreement with the Company for a period of four years from 1 April 2003 and will continue thereafter unless and until terminated by either party by two months' prior notice. Pursuant to the service agreement, Mr. Rahardja is entitled to salary which is determined with reference to his duties and responsibilities within the Group, discretionary bonus to be determined by the Board from time to time with reference to his services and contribution to the Company, contribution to retirement scheme and other fringe benefits such as company car and medical insurance. For the year ended 31 March 2006, Mr. Rahardja has received directors' emoluments in a total sum of HK\$1,430,992.

As at the Latest Practicable Date, Mr. Rahardja has interest of 137,364,131 shares of the Company and in an option to subscribe for 9,915,000 shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance. Mr. Rahardja personally holds 21,382,001 shares in the Company. He is deemed to be interested in 115,982,130 shares in the Company by virtue of the fact he is interested in the Company's shares through his beneficial shareholding interests in Easy Lead Corporation Limited, which is owned as to 50% by Mr. Rahardja and 50% by his mother, Madam Wasi Hastuti Sri. Mr. Rahardja is a relative of Mr. Chen Zhi Yung, a non-executive director of the Company. Save as disclosed, Mr. Rahardja does not have any relationship with any directors, senior management or substantial or controlling shareholders of the Company, nor does he have any interest in shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

Save as disclosed above, Mr. Rahardja has not held any directorships in listed public companies or other major appointments and qualifications in the last three years prior to the Latest Practicable Date.

LETTER FROM THE BOARD

Mr. Lo Yuk Lam, aged 58, was appointed as an independent non-executive director of the Company in January 2002. He is also a member of each of the Audit Committee and the Remuneration Committee of the Company. Mr. Lo is presently the Chairman of the Chinese Manufacturers' Association of Hong Kong — Industry & Technology Committee, the Honorary Life Chairman of Hong Kong Biotechnology Association (Founding Chairman) and the Vice President of PerkinElmer Life and Analytical Sciences, Pac Rim. He is also the former Chairman of the Innovation and Technology Fund (Biotechnology Projects) Vetting Committee and the Biotechnology Committee of the Industry and Technology Development Council. Mr. Lo has been awarded the Honorary Fellowship by the Hong Kong University of Science and Technology and is heavily involved with several committees with the Industry Department of the HKSAR Government. Mr. Lo is currently as Adjunct Professor of the Chinese University of Hong Kong, a special advisor to the Hong Kong University of Science and Technology and a member of the Advisory Committee of both City University of Hong Kong and the Hong Kong Polytechnic University, and also as Honorary Professor in several universities in Mainland China.

There is no service contract entered into by Mr. Lo with the Company and no fixed or proposed length of service with the Company, but he is subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with its bye-laws. As an independent non-executive director, Mr. Lo will be entitled to receive emoluments as determined by the Board from time to time with reference to his services and contribution to the Company. The current director's fee payable to Mr. Lo is HK\$60,000 per annum.

Mr. Lo does not have any relationship with any directors, senior management or substantial or controlling shareholders of the Company. As at the Latest Practicable Date, Mr. Lo has interest in an option to subscribe for 990,000 shares within the meaning of Part XV of the Securities and Futures Ordinance.

Save as disclosed above, Mr. Lo has not held any directorships in listed public companies or other major appointments and qualifications in the last three years prior to the Latest Practicable Date.

Mr. Chen Zhi Yung, aged 39, was appointed as a non-executive director of the Company in September 2002. He is also a member of each of the Audit Committee and the Remuneration Committee of the Company. Mr. Chen has extensive experience in both local and overseas trading. He is currently running his own trading business.

There is no service contract entered into by Mr. Chen with the Company and no fixed or proposed length of service with the Company, but he is subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with its bye-laws. Mr. Chen has not received any director's fee from the Company for his directorship, although as a non-executive director, he will be entitled to receive emoluments as determined by the Board from time to time with reference to his services and contribution to the Company.

Other than being a relative of Mr. Budiman Rahardja, Mr. Chen does not have any relationship with any directors, senior management or substantial or controlling shareholders of the Company, nor does he have any interest in shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

Save as disclosed above, Mr. Chen has not held any directorships in listed public companies or other major appointments and qualifications in the last three years prior to the Latest Practicable Date.

LETTER FROM THE BOARD

There is no information relating to the re-elected Directors that is required to be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Listing Rules.

Save as disclosed above, there are no other matters regarding the re-elected Directors that need to be brought to the attention of the shareholders of the Company.

PROCEDURE TO DEMAND A POLL

Pursuant to Bye-law 70 of the Company's Bye-laws, every resolution put to the vote of a general meeting shall be decided on a show of hands in the first instance, but a poll may be demanded (before or on the declaration of the result of the show of hands) by:

- (1) the chairman of the meeting; or
- (2) at least three members present in person or by proxy having the right to vote at the meeting; or
- (3) a member or members present in person or by proxy representing not less than one-tenth of the total voting rights of all the members having the right to vote at the meeting; or
- (4) a member or members present in person or by proxy holding Shares conferring a right to vote at the meeting being Shares on which an aggregate sum has been paid up equal to not less than one-tenth of the total sum paid up on all the Shares conferring that right.

ANNUAL GENERAL MEETING

A notice convening the AGM is set out on pages 8 to 10 of this circular for the purpose of considering and, if thought fit, passing the resolutions set out therein. A form of proxy is enclosed for use at the AGM. You are requested to complete and return the form of proxy to the Company at its principal place of business at Rooms 02-03, 9th Floor, Wyndham Place, 44 Wyndham Street, Central, Hong Kong as soon as possible, and in any event not later than 48 hours before the time appointed for the holding of the AGM or any adjournment thereof. The lodging of a form of proxy will not preclude you from subsequently attending the AGM or any adjournment thereof and voting in person should you so wish.

RECOMMENDATION

The Directors consider that the Share Issue Mandate and the Share Repurchase Mandate and the Extension of Share Issue Mandate, as well as the proposed re-election of the retiring Directors are in the interests of the Company and its shareholders as a whole. Accordingly, the Directors recommend that shareholders of the Company vote in favour of the resolutions to be proposed at the AGM.

Yours faithfully,
For and on behalf of the Board
Budiman Rahardja
Chairman

NOTICE OF ANNUAL GENERAL MEETING



SOUTH EAST GROUP LIMITED

(東南國際集團有限公司)*

(Incorporated in Bermuda with limited liability)

(Stock Code: 726)

NOTICE IS HEREBY GIVEN that the Annual General Meeting of South East Group Limited (the “Company”) will be held at Plaza IV, Lower Lobby, Novotel Century Hong Kong, 238 Jaffe Road, Wanchai, Hong Kong on Friday, 22 September 2006 at 10:00 a.m. for the following purposes:

1. To receive and consider the audited financial statements and the reports of the directors and the auditors of the Company for the year ended 31 March 2006;
2. To re-elect retiring directors and to authorise the board of directors to fix the remuneration of directors;
3. To determine the maximum number of directors for the financial year 2006/2007;
4. To re-appoint auditors and to authorise the board of directors to fix their remuneration;
5. As special business, to consider and, if thought fit, pass, with or without amendments, the following resolution as an Ordinary Resolution:

“THAT:

- (a) the exercise by the directors of the Company during the Relevant Period (as hereinafter defined) of all the powers of the Company to allot, issue and deal with additional shares of the Company, be and is hereby generally and unconditionally approved, provided that, otherwise than (i) pursuant to a rights issue where shares are offered to shareholders on a fixed record date in proportion to their then holdings of shares of the Company as at that date (subject to such exclusions or other arrangements as the directors of the Company may deem necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws of, or the requirements of any recognised regulatory body of any stock exchange, in any territory outside Hong Kong applicable to the Company); (ii) an issue of shares upon the exercise of rights of subscription or conversion under the terms of any securities which are convertible into shares of the Company; (iii) an issue of shares as scrip dividends pursuant to the bye-laws of the Company from time to time; or (iv) an issue of shares under any option scheme or similar arrangement for the grant or issue to employees of the Company and/or any of its subsidiaries of shares or rights to acquire shares of the Company, the aggregate nominal amount of share capital issued, allotted or disposed of or agreed conditionally or unconditionally to be issued, allotted or dealt with whether pursuant to an option or otherwise, shall not in total exceed 20 per cent of the nominal amount of share capital of the Company in issue on the date of passing this Resolution and the said approval shall be limited accordingly; and

* For identification purposes only

NOTICE OF ANNUAL GENERAL MEETING

- (b) for the purpose of this Resolution, “Relevant Period” means the period from the passing of this Resolution until whichever is the earlier of:
 - (i) the conclusion of the next Annual General Meeting of the Company;
 - (ii) the revocation or variation of the authority given under this Resolution by ordinary resolution of the shareholders of the Company in general meeting; and
 - (iii) the expiration of the period within which the next Annual General Meeting of the Company is required by the byelaws of the Company or any applicable law to be held.”

6. As special business, to consider and, if thought fit, pass with or without amendments, the following resolution as an Ordinary Resolution:

“THAT:

- (a) subject to paragraph (b) below, the exercise by the directors of the Company during the Relevant Period (as hereinafter defined) of all the powers of the Company to repurchase its shares on The Stock Exchange of Hong Kong Limited (“Stock Exchange”) or on any other stock exchange on which the shares of the Company may be listed and recognised by the Securities and Futures Commission of Hong Kong and the Stock Exchange for this purpose, subject to and in accordance with all applicable laws and the requirements of the Rules Governing the Listing of Securities on the Stock Exchange or of any other stock exchange as amended from time to time, be and is hereby generally and unconditionally approved;
- (b) the total nominal amount of shares of the Company to be repurchased by the Company pursuant to the approval in paragraph (a) above shall not exceed 10 per cent of the total nominal amount of the shares of the Company in issue on the date of passing this Resolution and the said approval shall be limited accordingly; and
- (c) for the purpose of this Resolution, “Relevant Period” means the period from the passing of this Resolution until whichever is the earlier of:
 - (i) the conclusion of the next Annual General Meeting of the Company;
 - (ii) the revocation or variation of the authority given under this Resolution by ordinary resolution of the shareholders of the Company in general meeting; and
 - (iii) the expiration of the period within which the next Annual General Meeting of the Company is required by the byelaws of the Company or any applicable law to be held.”

NOTICE OF ANNUAL GENERAL MEETING

7. As special business, to consider and, if thought fit, pass, with or without amendments, the following resolution as an Ordinary Resolution:

“**THAT**, subject to the passing of Resolutions Nos. 5 and 6 set out in the notice convening this meeting, the general mandate granted to the directors of the Company to exercise the powers of the Company to allot and deal with additional shares and to make or grant offers, agreements and options which might or would require the exercise of such power pursuant to Resolution No. 5 set out in the notice convening this meeting, be and is hereby extended by the addition to the total nominal amount of the share capital of the Company which may be allotted or agreed conditionally or unconditionally to be allotted by the directors of the Company pursuant to such general mandate of an amount representing the total nominal amount of shares in the capital of the Company which has been repurchased by the Company under the authority granted pursuant to Resolution No. 6 set out in the notice convening this meeting provided that such amount of shares shall not exceed 10 per cent of the total nominal amount of the share capital of the Company in issue on the date of passing this Resolution.”

By Order of the Board
Chan Sau Chee
Company Secretary

Hong Kong, 31 July 2006

Notes:

- (i) A member entitled to attend and vote at the meeting convened by the above notice is entitled to appoint a proxy to attend and, in the event of a poll, vote in his stead. A proxy need not be a member of the Company.
- (ii) In order to be valid, the form of proxy together with a power of attorney or other authority, if any, under which it is signed or a notarially certified copy of the power of attorney or authority must be deposited with the Company at its principal place of business at Rooms 02-03, 9th Floor, Wyndham Place, 44 Wyndham Street, Central, Hong Kong not less than 48 hours before the time for holding the meeting or adjourned meeting.
- (iii) Completion and return of the form of proxy will not preclude a member of the Company from attending and voting in person at the meeting convened or any adjournment thereof and in such event, the authority of the proxy shall be deemed to be revoked.

The directors of the Company as at the date of this notice are Mr. Budiman Rahardja (Chairman) as executive director, 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.