



# CAPITAL ESTATE LIMITED

## 冠中地產有限公司

*(Incorporated in Hong Kong with limited liability)*  
(Stock Code: 193)

### ADJUSTMENTS TO THE SHARE OPTIONS

Pursuant to the terms of the Share Option Scheme, adjustments are required to be made to the exercise price of and the number of Shares falling to be allotted and issued upon full exercise of the outstanding Share Options after the Share Subdivision becoming effective.

Reference is made to (i) the announcement of the Company dated 9 November 2005 in respect of the Subdivision; and (ii) the circular of the Company dated 28 November 2005 (“Circular”) in respect of the Share Subdivision. Capitalised terms used herein have the meanings ascribed to them in the Circular, unless otherwise defined.

### ADJUSTMENTS TO THE SHARE OPTIONS

As disclosed in the Circular, pursuant to the terms of the Company’s share option scheme adopted on 30 December 2002, adjustments are required to be made to the exercise price of and the number of Shares falling to be allotted and issued upon full exercise of the outstanding Share Options as a result of the Share Subdivision.

The Share Subdivision is conditional upon:

- (a) the passing of an ordinary resolution by the Shareholders at the EGM; and
- (b) the Listing Committee of the Stock Exchange granting the listing of the permission to deal in the Subdivided Shares.

In accordance with the terms of the shares option scheme and the supplementary guidance issued by the Stock Exchange of 5 September 2005 regarding adjustment of share options under Rule 17.03(13) of the Listing Rules (the “Supplementary Guidance”), the exercise price of and the number of Shares falling to be allotted and issued upon full exercise of the outstanding Share Options will be adjusted (the “Adjustments”) in the following manner after the Share Subdivision becoming effective:

<b>Date of grant</b>	<b>Number of Shares issuable on the exercise of the outstanding Share Options as at the Latest Practicable Date</b>	<b>Exercise price per Share as at the Latest Practicable Date (HK\$)</b>	<b>Adjusted number of Subdivided Shares issuable on the exercise of the outstanding Share Options after the Share Subdivision</b>	<b>Adjusted exercise price per Subdivided Share after the Share Subdivision (HK\$)</b>
20 November 2003	416,000	2.34	2,080,000	0.468
17 March 2004	<u>826,000</u>	2.40	<u>4,130,000</u>	0.480
Total	<u><u>1,242,000</u></u>		<u><u>6,210,000</u></u>	

The Company's independent financial advisor has checked the accuracy of the computation of the Adjustments by reference to the terms of the share option scheme and the Supplementary Guidance and it has come to a conclusion that the Adjustments are fair and reasonable. Separate notification regarding the Adjustments will be sent to holders of the Share Options.

By order of the board of  
**Capital Estate Limited**  
**Chu Nin Yiu, Stephen**  
*Executive Chairman*

Hong Kong, 28 November 2005

*As at the date of this announcement, the Board comprises Mr. Chu Nin Yiu, Stephen, Mr. Chu Nin Wai, David, Mr. Lau Chi Kan, Michael as executive Directors and Mr. Li Sze Kuen, Billy, Mr. Wong Kwong Fat and Mr. Leung Kam Fai as independent non-executive Directors.*

Please also refer to the published version of this announcement in The Standard.