



CAPITAL ESTATE LIMITED

冠中地產有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 193)

PROPOSED ADJUSTMENT OF THE NOMINAL VALUE OF THE SHARES OF THE COMPANY BY WAY OF CAPITAL REDUCTION

POLL RESULT OF THE EXTRAORDINARY GENERAL MEETING AND UNUSUAL PRICE & VOLUME MOVEMENTS

The Board is pleased to announce that the special resolution for approving the Proposed Adjustment was duly passed by way of poll at the EGM held on 6 September 2006.

Save for the poll result of the EGM, the Directors confirm that there are no negotiations or agreements relating to intended acquisitions or realisations which are discloseable under Rule 13.23 of the Listing Rules, neither is the Board aware of any matter discloseable under the general obligation imposed by Rule 13.09 of the Listing Rules, which is or may be of a price-sensitive nature.

Reference is made to the circular dated 14 August 2006 of Capital Estate Limited (the “Company”) (the “Circular”). Unless otherwise defined herein, terms used herein shall have the same meanings as those defined in the Circular.

Poll result of the EGM

The Board is pleased to announce that the special resolution for approving the Proposed Adjustment (“Special Resolution”) was duly passed by way of poll at the EGM held on 6 September 2006. The Company’s share registrar, Computershare Hong Kong Investor Services Limited, was appointed as the scrutineer at the EGM for the purpose of vote-taking.

The result of the poll on the Special Resolution is as follows:

| Special Resolution | No. of votes - Shares (%) | |
|---|---------------------------|-----------------------|
| | FOR | AGAINST |
| To consider and approve the Proposed Adjustment | 382,678,110 (97.39%) | 10,260,000 (2.61%) |

As at the date of the EGM, the total number of Shares entitling the holder to attend and vote for or against the above resolution was 1,693,587,340. There were no Shares entitling the holder to attend and vote only against the above special resolution at the EGM.

Unusual price & volume movements

The following statement is made at the request of The Stock Exchange of Hong Kong Limited.

The Directors have noted the increase in the price and increase in the trading volume of the Shares today and wish to state that the Directors not aware of any reasons for such fluctuations.

Save for the poll result of the EGM, the Directors confirm that there are no negotiations or agreements relating to intended acquisitions or realisations which are discloseable under Rule 13.23 of the Listing Rules, neither is the Board aware of any matter discloseable under the general obligation imposed by Rule 13.09 of the Listing Rules, which is or may be of a price-sensitive nature.

Made by the order of the Board, the Directors individually and jointly accept responsibility for the accuracy of this statement.

By Order of the Board
Capital Estate Limited
Chu Nin Yiu, Stephen
Executive Chairman

Hong Kong, 6 September 2006

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.