



CAPITAL ESTATE LIMITED

冠中地產有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 193)

UNUSUAL VOLUME MOVEMENT AND INCREASE IN SHAREHOLDING OF THE SUBSTANTIAL SHAREHOLDER

UNUSUAL VOLUME MOVEMENT

The Board has noted the increase in the trading volume of the Shares today and wishes to state that, save for the increase in the shareholding of the substantial shareholder of the Company as detailed below, the Board is not aware of any reasons for such increase in trading volume of the Shares.

INCREASE IN SHAREHOLDING OF THE SUBSTANTIAL SHAREHOLDER

The Company has been informed by Mr. Chu, who is both a substantial shareholder and the Chairman of the Company that on 9 October 2006, Mr. Chu's wholly-owned company, Supervalue, acquired on-market 166,430,500 Shares representing approximately 9.83% of the existing issued share capital of the Company. Upon completion of the Acquisition, Supervalue is interested in 381,396,500 Shares, representing 22.52% of the existing share capital of the Company.

UNUSUAL VOLUME MOVEMENT

The board of directors ("Board") of Capital Estates Limited ("Company") has noted the increase in the trading volume of the shares in the Company ("Shares") today and wishes to state that, save for the increase in the shareholding of the substantial shareholder of the Company as detailed below, the Board is not aware of any reasons for such increase in the trading volume of the Shares.

INCREASE IN SHAREHOLDING OF THE SUBSTANTIAL SHAREHOLDER

The Company has been informed by Mr. Chu Nin Yiu, Stephen ("Mr. Chu"), who is a substantial shareholder and the Chairman of the Company that on 9 October 2006, Mr. Chu's wholly-owned company, Supervalue Holdings Limited ("Supervalue") acquired on-market 166,430,500 Shares ("Acquisition"), representing approximately 9.83% of the existing issued share capital of the Company, at the price of HK\$ 0.112 per Share. Prior to the Acquisition, Supervalue held 214,966,000 Shares, representing 12.69% of the issued share capital of the Company. Upon completion of the Acquisition, Supervalue is interested in 381,396,500 Shares, representing 22.52% of the existing share capital of the Company.

The Board confirms that, save as disclosed above, there are no negotiations or agreements relating to intended acquisitions or realisations which are discloseable under rule 13.23, neither is the Board aware of any matter discloseable under the general obligation imposed by rule 13.09, which is or may be of price-sensitive nature.

Made by the order of the Board, the directors of which individually and jointly accept responsibility for the accuracy of this announcement.

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

Hong Kong, 9 October 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.