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CAPITAL ESTATE LIMITED

冠中地產有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 193)

UNUSUAL PRICE AND TRADING VOLUME MOVEMENTS

The Board has noted the increase in both the price and trading volume of the shares of the Company and wishes to advise that the Company is in discussion for the possible acquisition of equity interests in a property holding company. The Company has not yet entered into any agreement (binding or not) in respect of such acquisition.

As such acquisition may or may not proceed, shareholders of the Company and investors are advised to exercise caution when dealing in the shares of the Company.

This statement is made at the request of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

The board of directors (the “Board”) of Capital Estate Limited (the “Company”) has noted the increase in both the price and trading volume of the shares of the Company and wishes to advise that the Company is in discussion for the possible acquisition of equity interests in a property holding company. The Company has not yet entered into any agreement (binding or not) in respect of such acquisition. If such acquisition materialised, it might constitute a notifiable transaction for the Company under Chapter 14 of the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”). Further announcement will be made by the Company as and when necessary. **As such acquisition may or may not proceed, shareholders of the Company and investors are advised to exercise caution when dealing in the shares of the Company.**

Save as disclosed above, 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 of the Company 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, 25 October 2007

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.