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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)

PROFIT WARNING

This announcement is made pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board of the directors (the “Board”) of Capital Estate Limited (the “Company”, together with its subsidiaries, the “Group”) would like to inform the shareholders of the Company (the “Shareholders”) and potential investors that based on information currently available, the Group is expected to record a significant loss for the six-month period ended 31 January 2009.

The expected loss was mainly attributable to the impairment of properties and financial investments held by the Group as a result of the recent downturn in the global economy. The unrealised impairment loss is a non-cash item and the overall operation and cash flow of the Group remain healthy.

The information contained in this announcement is only based on the preliminary assessment according to figures and information that have not been audited or reviewed by the Company’s auditors. Details of the Group’s performance for the period ended 31 January 2009 will be finalised and disclosed in its interim results announcement to be issued in April 2009.

Shareholders and potential investors should exercise caution when dealing in the securities of the Company.

By Order of the Board
CAPITAL ESTATE LIMITED
Hung Yat Ming
Company Secretary

Hong Kong, 11 March 2009

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.