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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)

FULLKEEN HOLDINGS LIMITED
富健控股有限公司*

(Incorporated in the British Virgin Islands with limited liability)

**CLARIFICATION ANNOUNCEMENT
IN RELATION TO
(1) CONNECTED TRANSACTION — SUBSCRIPTION FOR SHARES
BY A CONNECTED PERSON;
AND
(2) WHITEWASH WAIVER**

Reference is made to the Chinese version of the joint announcement of Capital Estate Limited (the “Company”) and Fullkeen Holdings Limited dated 16 April 2009 (the “Joint Announcement”) in relation to (1) Connected Transaction — Subscription for Shares by a connected person; and (2) Whitewash Waiver.

The board of directors (the “Board”) of the Company wishes to clarify that the definition for “Concert Group” (「一致行動人等」) in the Chinese version of the Joint Announcement should be replaced by the following:

「一致行動人等」 指 朱先生、史先生、蕭先生、蕭先生的配偶劉艷霞女士及富健

The aforesaid error was inadvertently made by the translator and the Company apologises for any inconvenience which may have been caused by the aforesaid error.

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

Hong Kong, 17 April 2009

* For identification purposes only

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.

As at the date of this announcement, there are two directors of Fullkeen namely Mr. Sio Tak Hong and Mr. Si Tit Sang.

The Directors jointly and severally accept full responsibility for the accuracy of the information contained in this announcement relating to the Group and confirm, having made all reasonable enquiries, that to the best of their knowledge, their opinions expressed in this announcement relating to the Group have been arrived at after due and careful consideration and there are no other facts not contained in this announcement the omission of which would make any such statements in this announcement misleading.

The directors of Fullkeen jointly and severally accept full responsibility for the accuracy of the information contained in this announcement (other than information relating to the Group) and confirm, having made all reasonable enquiries, that to the best of their knowledge, their opinions expressed in this announcement (other than opinions expressed by the Group) have been arrived at after due and careful consideration and there are no other facts not contained in this announcement the omission of which would make any such statements in this announcement misleading.