

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness, and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



CAPITAL ESTATE LIMITED

冠中地產有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 193)

(1) CONNECTED TRANSACTION — SUBSCRIPTION FOR SHARES BY A CONNECTED PERSON; AND (2) WHITEWASH WAIVER

DESPATCH OF CIRCULAR

References are made to the announcements of the Company dated 16 April 2009, 6 May 2009, 13 May 2009 and 29 May 2009 with regards to, among other things, the Subscription and the Whitewash Waiver (the “Announcements”). Unless otherwise defined therein, terms used herein shall have the same meanings as those defined in the Announcements.

DESPATCH OF CIRCULAR

The Directors are pleased to announce that the circular containing, among other things, (i) further details of the Subscription, (ii) the Whitewash Waiver, (iii) the recommendation from the independent board committee to the Independent Shareholders, (iv) the recommendation from the independent financial adviser to the independent board committee and Independent Shareholders; and (v) a notice convening the EGM, together with a form of proxy for use at the EGM, will be despatched to Shareholders on 19 June 2009.

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

Hong Kong, 18 June 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.

The Directors jointly and severally accept full responsibility for the accuracy of the information contained in this announcement and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in this announcement 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 statements in this announcement misleading.