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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)

**DISCLOSEABLE TRANSACTION**  
**REGARDING**  
**ACQUISITION OF 49% OF THE ISSUED QUOTA CAPITAL**  
**OF SUN FAT INVESTMENT AND INDUSTRY COMPANY LIMITED**  
**AND**  
**ACQUISITION OF FURTHER 50% OF THE ISSUED QUOTA CAPITAL**  
**OF SUN FAT INVESTMENT AND INDUSTRY COMPANY LIMITED**  
**FURTHER EXTENSION OF LONG STOP DATES**

As additional time is required to obtain the necessary Approval, the parties to the 1st Agreement and the 2nd Agreement have on 26 June 2009 entered into Supplemental Agreements to extend the long stop dates to 30 June 2010 (or such later date as the parties may agree in writing).

Reference is made to (i) the circular dated 5 July 2007 issued by Capital Estate Limited (the “Company”) in respect of the acquisition of 49% of the issued quota capital of Sun Fat Investment and Industry Company Limited (“Sun Fat”); (ii) the circular dated 26 October 2007 issued by the Company in respect of the acquisition of further 50% of the issued quota capital of Sun Fat (the “2nd Circular”) and (iii) the announcement of the Company dated 20 November 2008 in connection with the supplemental agreements, entered into on the same date, to extend the long stop dates originally fixed in the 1st Agreement and 2nd Agreement in relation to obtaining the Approval, to 30 June 2009 respectively (the “Announcement”). Terms used herein shall have the same meanings as those defined in the 2nd Circular and the Announcement unless otherwise specified.

Pursuant to the supplemental agreements entered into on the 20 November 2008, the long stop dates of obtaining the Approval have been extended to 30 June 2009. As additional time is required by the Company to obtain the necessary Approval, the parties to the 1st Agreement and the 2nd Agreement have on 26 June 2009 entered into another two supplemental agreements (the “Supplemental Agreements”) to extend the long stop dates to 30 June 2010 (or such later date as may be agreed between the Vendor, the Purchasers and the Warrantors in writing).

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

Hong Kong, 26 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.*