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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)

### ANNOUNCEMENT PURSUANT TO RULE 13.10 OF THE LISTING RULES

The Board of the Company has noted increases in price and trading volume of the shares of the Company today and wishes to state that it is not aware of any reasons for such increase.

The Company is considering potential acquisitions, as well as related fundraising opportunities. The Company is engaged in very preliminary discussions in connection with potential acquisitions and fundraising, but no agreements, letters of intent or memoranda of understanding have been entered into. If any such transactions proceed and agreements are entered into, this may or may not lead to notifiable transactions for the Company, and the Company will comply with the Listing Rules at the time.

**Shareholders of the Company and potential investors should note that the potential acquisitions and fundraising may or may not materialise, as the discussions are only at very preliminary stages. Accordingly, shareholders of the Company and potential investors are advised to exercise caution when dealing in the Company's shares.**

This announcement 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 increases in price and trading volume of the shares of the Company and wishes to state that it is not aware of any reasons for such increase.

The Company is considering potential acquisitions, as well as related fundraising opportunities. The Company is engaged in very preliminary discussions in connection with potential acquisitions and fundraising, but no agreements, letters of intent or memoranda of understanding have been entered into. If any such transactions proceed and agreements are entered into, this may or may not lead to notifiable transactions for the Company, and the Company will comply with the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules") at the time.

**Shareholders of the Company and potential investors should note that the potential acquisitions and fundraising may or may not materialise, as the discussions are only at preliminary stages. Accordingly, shareholders of the Company and potential investors are advised to exercise caution when dealing in the Company's shares.**

Save for the above discussions, the Board is not aware of any negotiations or agreements relating to intended acquisitions or realisations which are discloseable under the Listing Rules, nor 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.

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

Hong Kong, 2 December 2009

*As at the date of this announcement, the Board comprises Mr. Sio Tak Hong, 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.*