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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 22 June 2011 entered into Supplemental Agreements to extend the long stop dates to 30 June 2012 (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 announcements of the Company dated 20 November 2008, 26 June 2009 and 22 June 2010 in connection with the supplemental agreements to extend the long stop dates originally fixed in the 1st Agreement and 2nd Agreement in relation to obtaining the Approval (the “Announcements”). Terms used herein shall have the same meanings as those defined in the 2nd Circular and the Announcements unless otherwise specified.

Pursuant to the third supplemental agreements superseding the first and second supplemental agreements and entered into on 22 June 2010, the long stop dates of obtaining the Approval have been extended to 30 June 2011. As additional time is required to obtain the necessary Approval, the parties to the 1st Agreement and the 2nd Agreement have on 22 June 2011 entered into the fourth supplemental agreements (the “Supplemental Agreements”) to extend the long stop dates to 30 June 2012 (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
Sio Tak Hong
Chairman

Hong Kong, 22 June 2011

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.