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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)

PROFIT WARNING

This announcement is made pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“Listing Rules”) and Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (“SFO”).

The board of the directors (the “Board”) of Capital Estate Limited (the “Company”, together with its subsidiaries, the “Group”) would like to inform the shareholders of the Company (the “Shareholders”) and potential investors that based on information currently available, the Group is expected to record a significant increase in loss for the year ended 31 July 2016 as compared to last financial year.

The expected increase in loss was mainly attributable to the loss on the derecognition of properties for development in Macau, which is a non-cash item, amounting to HK\$60.0 million (2015: Nil) and decrease in fair value of investments held for trading of approximately HK\$13.9 million (2015: increase in fair value of HK\$6.9 million). Such losses have no significant impact on the operation, cash flow and financial position of the Group. Please refer to the Company’s announcements dated 7, 8 and 26 August 2016 in relation to the status of the subject land in Macau.

The information contained in this announcement is only based on the preliminary assessment according to figures and information that have not been audited or reviewed by the Company’s auditors. Details of the Group’s performance for the year ended 31 July 2016 will be finalised and disclosed in its results announcement to be issued in October 2016.

Shareholders and potential investors should exercise caution when dealing in the securities of the Company.

By Order of the Board
CAPITAL ESTATE LIMITED
Hung Yat Ming
Company Secretary

Hong Kong, 3 October 2016

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.