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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)

COMPLETION OF PLACING OF NEW SHARES UNDER GENERAL MANDATE

Placing Agent



結好證券有限公司
GET NICE SECURITIES LIMITED

The Board announces that all conditions of the Placing have been fulfilled and the completion of the Placing took place on 17 August 2016. A total of 185,000,000 Placing Shares have been successfully placed by the Placing Agent to not less than six Placees at the Placing Price of HK\$0.0770 per Placing Share pursuant to the terms and conditions of the Placing Agreement.

Reference is made to the announcement of Capital Estate Limited (the “Company”) dated 4 August 2016 in respect of the Placing (the “Announcement”). Unless defined otherwise, capitalised terms used herein have the same meanings as those defined in the Announcement.

COMPLETION OF THE PLACING

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To the best of the Director’s knowledge, information and belief, having made all reasonable enquiries, the Placees and their ultimate beneficial owners are third parties independent of, not acting in concert (as defined in the Takeovers Code) with and not connected with the Company and its connected persons. None of the Placees becomes a substantial shareholder (as defined under the Listing Rules) of the Company upon completion of the Placing. The net proceeds from the Placing, after deducting relevant expenses incurred in relation to the Placing, amount to approximately HK\$13.81 million which will be used as general working capital of the Group.

SHAREHOLDING STRUCTURE OF THE COMPANY

The 185,000,000 Placing Shares represent approximately (i) 5.00% of the issued share capital of the Company immediately before completion of the Placing and (ii) approximately 4.76% of the issued share capital of the Company as enlarged by the allotment and issue of the Placing Shares.

Set out below is the shareholding structure of the Company immediately before and after completion of the Placing:

Name of Shareholders	Immediately before completion of the Placing		Immediately after completion of the Placing	
	Number of Shares	Approximately %	Number of Shares	Approximately %
Concert Group:				
Mr. Sio Tak Hong (“Mr. Sio”) (Note 1)				
Ms. Liu Yan Xia (also known as “Lao Im Ha”) (spouse of Mr. Sio Tak Hong)	36,736,500	0.99	36,736,500	0.95
Fullkeen Holdings Limited (“Fullkeen”)	<u>1,291,612,500</u>	<u>34.90</u>	<u>1,291,612,500</u>	<u>33.23</u>
	1,328,349,000	35.89	1,328,349,000	34.18
Mr. Chu Nin Yiu, Stephen (“Mr. Chu”) (Note 2)	535,721,100	14.47	535,721,100	13.78
Mr. Si Tit Sang (Note 3)	<u>107,105,000</u>	<u>2.89</u>	<u>107,105,000</u>	<u>2.76</u>
Aggregate holdings of Concert Group	1,971,175,100	53.25	1,971,175,100	50.72
Mr. Lau Chi Kan, Michael (Note 4)	2,907,500	0.08	2,907,500	0.07
Public Shareholders				
Places	–	–	185,000,000	4.76
Others	<u>1,727,668,593</u>	<u>46.67</u>	<u>1,727,668,593</u>	<u>44.45</u>
Total	<u><u>3,701,751,193</u></u>	<u><u>100.00</u></u>	<u><u>3,886,751,193</u></u>	<u><u>100.00</u></u>

Note:

1. Mr. Sio was deemed to be interested in the 1,291,612,500 Shares held through Fullkeen, which is in turn 70% owned by Mr. Sio.
2. Mr. Chu was deemed to be interested in the 500,171,100 Shares held through Supervalue Holdings Limited, which is in turn wholly owned by Mr. Chu.
3. Mr. Si Tit Sang also beneficially owns 30% of Fullkeen.
4. Mr. Lau Chi Kan, Michael is an executive Director of the Company.

By Order of the Board of
CAPITAL ESTATE LIMITED
Sio Tak Hong
Chairman

Hong Kong, 17 August 2016

As of the date hereof, the board of directors of the Company 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.