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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)

**SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO  
THE ANNUAL REPORT FOR THE YEAR ENDED 31 JULY 2017**

Reference is made to the annual report (the “Annual Report”) of Capital Estate Limited (the “Company”) and its subsidiaries (together the “Group”) for the year ended 31 July 2017. Unless defined otherwise, capitalised terms used in this announcement shall have the same meanings as those defined in the Annual Report.

In addition to the information in relation to the placing of 185,000,000 new shares of the Company at a placing price of HK\$0.077 per share completed on 17 August 2016 (the “Placing”) as set out under, among others, the sections headed “Chairman’s Statement” and “Notes to the Consolidated Financial Statements” of the Annual Report, the Board would like to provide additional information in respect of the placing price and use of net proceeds from the Placing.

The placing price of HK\$0.077 represented a discount of approximately 6.10% to the closing price of HK\$0.082 per Share as quoted on The Stock Exchange of Hong Kong Limited on the date of the placing agreement.

The net proceeds raised per Share from the Placing were approximately HK\$0.0744. The net proceeds in aggregate amounted to approximately HK\$13,767,000, which has been entirely deployed as the Group’s general working capital in accordance with the intended use of proceeds as stated in the announcement dated 4 August 2016.

The above additional information does not affect other information contained in the Annual Report and, save as disclosed in this announcement, the remaining contents of the Annual Report remain unchanged.

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

Hong Kong, 25 January 2018

*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.*