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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)

POLL RESULTS OF THE ANNUAL GENERAL MEETING HELD ON 16 JANUARY 2026

The Board is pleased to announce that at the Annual General Meeting held on 16 January 2026, all the proposed ordinary resolutions as set out in the notice of the Annual General Meeting dated 28 November 2025 were duly passed by Shareholders by way of poll.

Reference is made to the notice of the Annual General Meeting and the circular (the “Circular”) of Capital Estate Limited (the “Company”) dated 28 November 2025. Unless the context otherwise requires, capitalised terms used herein shall have the same meanings as those defined in the Circular.

The Board is pleased to announce that at the Annual General Meeting held on 16 January 2026, all the proposed ordinary resolutions as set out in the notice of the Annual General Meeting were duly passed by Shareholders by way of poll. All Directors attended the AGM in person. Computershare Hong Kong Investor Services Limited, the share registrar of the Company acted as scrutineer for the poll at the Annual General Meeting.

The results of the poll on the ordinary resolutions are as follows:

Ordinary Resolutions	Numbers of Votes (%)	
	For	Against
1. To receive and consider the audited financial statements and reports of the directors and the auditors of the Company for the year ended 31 July 2025.	123,864,126 (100.00%)	0 (0.00%)

Ordinary Resolutions				Numbers of Votes (%)			
				For	Against		
2.	(a)	(i)	To re-elect Sio Lai Na as an executive director;	123,864,126 (100.00%)	0 (0.00%)		
		(ii)	To re-elect Sio Lai Nga as a non-executive director;	123,864,126 (100.00%)	0 (0.00%)		
		(iii)	To re-elect Yeung Wai Hung, Peter as an independent non-executive director;	123,864,126 (100.00%)	0 (0.00%)		
	(b)	To authorise the board of directors to fix the directors' remuneration.		123,862,368 (99.99%)	1,758 (0.01%)		
3.	To re-appoint auditors and to authorise the board of directors to fix their remuneration.			123,864,126 (100.00%)	0 (0.00%)		
4.	To grant an unconditional general mandate to the directors to repurchase Shares.			123,864,026 (99.99%)	100 (0.01%)		
5.	To grant an unconditional general mandate to the directors to allot and issue Shares.			123,862,368 (99.99%)	1,758 (0.01%)		
6.	To add the number of Shares repurchased by the Company to the general mandate referred to in Resolution 5.			123,862,268 (99.99%)	1,858 (0.01%)		

As at the date of the Annual General Meeting, the total number of issued shares of the Company was 233,202,559 shares, which was the total number of shares entitling the Shareholders to attend and vote for or against the ordinary resolutions. There were no shares entitling the Shareholders to attend and vote only against any of the ordinary resolutions at the Annual General Meeting.

None of the Shareholders was required to abstain from voting on any of the ordinary resolutions at the Annual General Meeting. No parties had indicated in the Circular that they intended to vote against any of the ordinary resolutions or abstain from voting.

By Order of the Board
Capital Estate Limited
Sio Lai Na
Chairman

Hong Kong, 16 January 2026

As at the date of this announcement, the Board comprises Ms. Sio Lai Na, Mr. Chu Nin Yiu, Stephen, as executive directors, Ms. Sio Lai Nga as non-executive director, and Mr. Hung Ka Hai, Mr. Yeung Wai Hung, Peter and Mr. Wong Kwong Fat as independent non-executive directors.