

IMPORTANT

IF YOU ARE IN ANY DOUBT ABOUT ANY OF THE CONTENTS OF THIS FORM OF APPLICATION FOR EXCESS RIGHTS SHARES ("EAF"), YOU SHOULD OBTAIN INDEPENDENT PROFESSIONAL ADVICE.

THIS EAF IS VALUABLE BUT IS NOT TRANSFERABLE AND IS FOR THE USE ONLY BY THE QUALIFYING SHAREHOLDER(S) NAMED BELOW WHO WISHES TO APPLY FOR EXCESS RIGHTS SHARES IN ADDITION TO THOSE TO WHICH HE/SHE/IT IS ENTITLED UNDER THE RIGHTS ISSUE. APPLICATIONS MUST BE RECEIVED BY NO LATER THAN 4:00 P.M. ON TUESDAY, 23 JUNE 2015.

Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited and Hong Kong Securities Clearing Company Limited take no responsibility for the contents of this EAF, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this EAF.

Capitalised terms used herein have the same meanings as those defined in the prospectus issued by Capital Estate Limited (the "Company") dated Tuesday, 9 June 2015 (the "Prospectus") unless the context requires otherwise.

A copy of each of the Prospectus Documents, together with the document mentioned in the paragraph headed "Documents Delivered to the Registrar of Companies" in Appendix III to the Prospectus, has been registered by the Registrar of Companies in Hong Kong as required under section 38D of the Companies (Winding Up and Miscellaneous Provisions) Ordinance. The Securities and Futures Commission of Hong Kong and the Registrar of Companies in Hong Kong take no responsibility as to the contents of any of the documents referred to above.

Dealing in securities of the Company, the Rights Shares in their full-paid and fully-paid forms may be settled through CCASS and you should consult your licensed securities dealer, bank manager, solicitor, professional accountant or other professional adviser for details of those settlement arrangements and how such arrangements may affect your rights and interests.

The Prospectus and the related application forms have not been and will not be registered or filed under any applicable securities or equivalent legislation of any jurisdictions other than Hong Kong.

No action has been taken to permit the offering of the Rights Shares, or the distribution of the Prospectus or any of the related application forms, in any territory or jurisdiction outside Hong Kong. Accordingly, no person receiving a copy of the Prospectus or any of the related application forms in any territory or jurisdiction outside Hong Kong may treat it as an offer or invitation to apply for the Rights Shares, unless in the relevant jurisdiction such an offer or invitation could lawfully be made without compliance with any registration or other legal or regulatory requirements.

It is the responsibility of any person (including, without limitation, agents, custodians, nominees and trustees) receiving a copy of the Prospectus or any of the related application forms outside Hong Kong and wishing to take up the Rights Shares under the Prospectus to satisfy himself/herself/itself as to the full observance of the laws of the relevant territory including the obtaining of any governmental or other consents or observing any other formalities which may be required in such territory or jurisdiction, and to pay any taxes, duties and other amounts required to be paid in such territory or jurisdiction in connection therewith. Any acceptance by any person will be deemed to constitute a representation and warranty from such person to the Company that these local laws and requirements have been complied with. For the avoidance of doubt, neither Hong Kong Securities Clearing Company Limited nor HKSCC Nominees Limited is subject to any of the representations and warranties. If you are in any doubt as to your position, you should consult your professional adviser.

The Company reserves the right to permit any Shareholder (whether as a direct holder or Beneficial Owner) whose registered address is in, or who otherwise resides in, a jurisdiction other than Hong Kong to take up Rights Shares if the Company, in its absolute discretion, is satisfied that the transaction in question is exempt from or not subject to the legislation or regulations in that jurisdiction which would otherwise give rise to restrictions upon the offer or take-up of Rights Shares in that jurisdiction.

It should be noted that the Underwriting Agreement contains provisions granting the Underwriter a right to terminate the Underwriting Agreement upon the occurrence of certain events, which have been set out in the section headed "Termination of the Underwriting Agreement" of the Prospectus. If the Underwriting Agreement is terminated by the Underwriter in accordance with its terms or does not become unconditional, the Rights Issue will not proceed. Please refer to the paragraph headed "Conditions of the Rights Issue" in the "Letter from the Board" in the Prospectus for further details of the conditions to the Rights Issue.

**CAPITAL ESTATE LIMITED****冠中地產有限公司***(Incorporated in Hong Kong with limited liability)*

(Stock Code: 193)

**RIGHTS ISSUE AT THE SUBSCRIPTION PRICE OF HK\$0.15 PER RIGHTS SHARE
ON THE BASIS OF ONE (1) RIGHTS SHARE FOR EVERY TWO (2) EXISTING SHARES
HELD ON THE RECORD DATE PAYABLE IN FULL ON ACCEPTANCE BY NO LATER THAN
4:00 P.M. ON TUESDAY, 23 JUNE 2015**

FORM OF APPLICATION FOR EXCESS RIGHTS SHARES

Share Registrar and Transfer Office:

Computershare Hong Kong

Investor Services Limited

Shops 1712-1716,

17th Floor Hopewell Centre,

183 Queen's Road East,

Wanchai, Hong Kong

Registered Office:

17th Floor,

Asia Orient Tower,

Town Place,

33 Lockhart Road,

Wanchai,

Hong Kong

9 June 2015

Name(s) and address of Qualifying Shareholder(s)

Application can only be made by the
Qualifying Shareholder(s) named here.

To: The Directors

Capital Estate Limited

Dear Sirs,

I/We, being the registered holder(s) named above of Shares, hereby irrevocably apply for _____ excess Rights Share(s) at the Rights Issue Price of HK\$0.15 per Rights Share under the Rights Issue in respect of which I/we enclose a separate remittance in favour of "Capital Estate Limited – Excess Application Account" and crossed "Account Payee Only" issued for HK\$ _____ being the payment in full on application for the aforementioned number of excess Rights Shares.

I/We hereby request you to allot such excess Rights Shares applied for, or any lesser number, to me/us and to send by ordinary post at my/our risk to the address shown above my/our share certificate(s) for the number of excess Rights Shares as may be allotted to me/us in respect of this application and/or a cheque for any application monies refundable to me/us. I/We understand that allotments in respect of this application shall be made at the discretion of the Directors on a fair and equitable basis as set out in the paragraph headed "Application for excess Rights Shares" in the "Letter from the Board" in the Prospectus. I/We acknowledge that I am/we are not guaranteed to be allotted all or any of the excess Rights Shares applied for.

I/We, hereby undertake to accept such number of excess Rights Shares as may be allotted to me/us as aforesaid upon the terms set out in the Prospectus and subject to the memorandum of association and the articles of association of the Company. In respect of any excess Rights Shares allotted to me/us, I/we authorise you to place my/our name(s) on the register of members of the Company as holder(s) of such Rights Shares.

1. _____ 2. _____ 3. _____ 4. _____
Signature(s) of applicant(s) (all joint applicant(s) must sign)

Date: _____ 2015

Contact Telephone No: _____

This EAF should be completed and lodged, together with payment as to HK\$0.15 per Rights Share for the number of excess Rights Shares applied for by a cheque or cashier's order, with the Registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, so as to be received by not later than 4:00 p.m. on Tuesday, 23 June 2015. All remittances must be made by cheque or cashier's order in Hong Kong dollars. Cheques must be drawn on an account with, or cashier's orders must be issued by, a licensed bank in Hong Kong. All such cheques or cashier's orders must be made payable to "Capital Estate Limited – Excess Application Account" and crossed "Account Payee Only". All enquiries in connection with this form of application for excess Rights Shares should be addressed to the Registrar at the above address.

All cheques and cashier's orders will be presented for payment immediately following receipt and all interests earned on such monies (if any) will be retained for the benefit of the Company. Completion and return of this form of application for excess Rights Shares together with a cheque or cashier's order in payment for the excess Rights Shares applied for which are the subject of this form will constitute a warranty by the applicant(s) that the cheque or cashier's order will be honoured on first presentation. Without prejudice to its other rights in respect thereof, the Company reserves the right to reject any application for excess Rights Shares in respect of which the accompanying cheque or cashier's order is dishonoured on first presentation.

You will be notified by the Registrar of any allotment of excess Rights Shares made to you. If no excess Rights Shares are allotted to you, a refund cheque for the full amount tendered on application will be posted to you at your own risk and, if the number of excess Rights Shares allotted to you is less than the number applied for, the surplus application monies, without interest, will be posted to you at your own risk. Such posting is expected to take place on Thursday, 2 July 2015 by ordinary post. Any such cheque will be drawn in favour of the person(s) named on this form. It is expected that share certificates in respect of the Rights Shares will be posted at your own risk by no later than Thursday, 2 July 2015.

All documents, including refund cheques (if any), will be sent by ordinary post at the risk of the relevant applicants or other persons entitled thereto to the registered address kept by the Registrar.

All references to times and dates mentioned in this form refer to Hong Kong local times and dates.

**A SEPARATE CHEQUE OR CASHIER'S ORDER MUST ACCOMPANY EACH APPLICATION
NO RECEIPT WILL BE GIVEN**