

Provisional Allotment Letter Number
暫定配額通知書編號

IMPORTANT
重要提示

THIS PROVISIONAL ALLOTMENT LETTER ("PAL") IS VALUABLE AND TRANSFERABLE AND REQUIRES YOUR IMMEDIATE ATTENTION. THE OFFER CONTAINED IN THIS PAL AND THE ACCOMPANYING EXCESS APPLICATION FORM EXPIRES AT 4:00 P.M. ON TUESDAY, 23 JUNE 2015 (OR SUCH LATER TIME AND/OR DATE AS MENTIONED IN THE PARAGRAPH "EFFECT OF BAD WEATHER" OVERLEAF).

此乃有價值及可轉讓之暫定配額通知書(「暫定配額通知書」)，應即時處理。本暫定配額通知書及隨附之額外申請表格所載要約將於二零一五年六月二十三日(星期二)下午四時正(或受買「惡劣天氣之影響」一段所述之較後時間及/或日期)屆滿。

IF YOU ARE IN ANY DOUBT ABOUT ANY OF THE CONTENTS OF THIS PAL, YOU SHOULD OBTAIN INDEPENDENT PROFESSIONAL ADVICE.

閣下對本暫定配額通知書的任何內容如有任何疑問，應諮詢獨立專業意見。

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 PAL, 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 PAL.

香港交易及結算所有限公司、香港聯合交易所有限公司及香港中央結算有限公司對本暫定配額通知書之內容概不負責，對其準確性或完整性亦不發表任何聲明，並明確表示概不認因本暫定配額通知書全部或任何部份內容而產生或因倚賴該等內容而引致之任何損失承擔任何責任。

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

除文義另有指外，本暫定配額通知書所用詞彙與經中地產有限公司所刊發日期為二零一五年六月九日之章程(「章程」)所界定者具有相同涵義。

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

本公司證券、未繳股款及繳足股款供股股份之買賣可透過中央結算系統進行交易，而閣下應該該等交易安排之詳情及該等安排可能對閣下之權利及權益構成之影響諮詢閣下之股票經紀或其他持牌證券交易商或其他註冊證券交易商、銀行經理、律師、專業會計師或其他專業顧問。

Subject to the granting of the listing of, and permission to deal in, the nil-paid Rights and the Rights Shares on the Stock Exchange as well as compliance with the stock admission requirements of HKSCC, the nil-paid Rights and the Rights Shares will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in CCASS with effect from the respective commencement dates of dealings in the nil-paid Rights and the Rights Shares on the Stock Exchange or such other dates as determined by HKSCC. Settlement of transactions between participants of the Stock Exchange on any trading day is required to take place in CCASS on the second trading day thereafter. All activities under CCASS are subject to the General Rules of CCASS and CCASS Operational Procedures in effect from time to time.

待聯交所批准未繳股款供股及供股股份上市及買賣，並符合香港結算之股份收納規定後，未繳股款供股及供股股份將獲香港結算接納為合資格證券，自未繳股款供股及供股股份各自開始於聯交所買賣當日或香港結算指定之其他日期起，可於中央結算系統寄存、結算及交收。聯交所參與者之間於任何交易日之交易必須於其後第二個交易日在中央結算系統進行交收。所有於中央結算系統進行之活動必須遵照不時生效之《中央結算系統一般規則》及《中央結算系統運作程序規則》進行。

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.

各份章程文件連同章程附錄三「送呈公司註冊處處長之文件」一段所指之文件，已經遵照《公司(清盤及雜項條文)條例》第38D條之規定由香港公司註冊處處長註冊。香港證券及期貨事務監察委員會及香港公司註冊處處長對上述任何文件之內容概不負責。

If you wish to exercise your right to subscribe for all the Rights Shares specified in this PAL, you should lodge this PAL in accordance with the instructions printed herein, together with a remittance for the full amount payable on acceptance, 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, 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 and made payable to "Capital Estate Limited – Provisional Allotment Account" and crossed "Account Payee Only".

倘閣下有行使閣下之權利認購本暫定配額通知書註明之所有供股股份，閣下須在不遲於二零一五年六月二十三日(星期二)下午四時正按照本暫定配額通知書印備之指示將暫定配額通知書連同須於接納時繳付之全部股款送交登記處香港中央證券登記有限公司，地址為香港灣仔皇后大道東183號合和中心17樓1712-1716號舖。所有股款均須以港元支票或銀行本票繳付，而有關支票或銀行本票則須以香港之持牌銀行戶口付款或由香港之持牌銀行開出，註明抬頭人為「Capital Estate Limited – Provisional Allotment Account」，並以「只准入抬頭人賬戶」劃線方式開出。

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

股份過戶登記處：
香港中央證券登記有限公司
香港灣仔
皇后大道東183號
合和中心
17樓1712-1716號舖



CAPITAL ESTATE LIMITED
冠中地產有限公司

(Incorporated in Hong Kong with limited liability)
(於香港註冊成立之有限公司)

(Stock Code: 193)
(股份代號: 193)

Registered Office:
註冊辦事處：
17th Floor,
Asia Orient Tower,
Town Place,
33 Lockhart Road,
Wanchai,
Hong Kong

香港灣仔
駱克道33號
中央廣場
匯匯大廈17樓

9 June 2015
二零一五年六月九日

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

按於記錄日期每持有兩(2)股現有股份
可獲發一(1)股供股股份之基準，以認購價每股供股股份0.15港元進行供股
供股股款須在不遲於二零一五年六月二十三日(星期二)下午四時正於接納時繳足

PROVISIONAL ALLOTMENT LETTER
暫定配額通知書

Name(s) and address of Qualifying Shareholder(s) 合資格股東之姓名及地址

Form for providing the name(s) and address of the qualifying shareholder(s). The form consists of two large empty rectangular boxes for text entry.

Total number of Shares registered in your name(s) on Monday, 8 June 2015
於二零一五年六月八日(星期一)登記於閣下名下之股份總數

BOX A
甲欄

Form for providing the total number of shares registered in the shareholder's name(s) on Monday, 8 June 2015. It consists of a large empty rectangular box.

Number of Rights Shares provisionally allotted to you subject to payment in full on acceptance by no later than 4:00 p.m. on Tuesday, 23 June 2015
暫定配發予閣下之供股股份數目股款須在不遲於二零一五年六月二十三日(星期二)下午四時正於接納時繳足

BOX B
乙欄

Form for providing the number of rights shares provisionally allotted to the shareholder subject to payment in full on acceptance by no later than 4:00 p.m. on Tuesday, 23 June 2015. It consists of a large empty rectangular box.

Total subscription monies payable on acceptance in full
接納時應全數繳付之認購股款總額

BOX C
丙欄

Form for providing the total subscription monies payable on acceptance in full. It consists of a large empty rectangular box with 'HKS' and '港元' written inside.

Contact Telephone Number: _____
聯絡電話號碼: _____

Dealings in the Rights Shares in their nil-paid form will take place from Thursday, 11 June 2015 to Thursday, 18 June 2015 (both days inclusive). If the conditions of the Rights Issue are not fulfilled on or before 4:00 p.m. Thursday, 25 June 2015 (or such later time and/or date as the Company and the Underwriter may determine in writing), the Rights Issue will not proceed. Any persons contemplating buying or selling Shares from now up to the date on which the conditions of the Rights Issue are fulfilled, and any dealings in the Rights Shares in their nil-paid form from Thursday, 11 June 2015 to Thursday, 18 June 2015 (both days inclusive), bear the risk that the Rights Issue may not become unconditional and may not proceed.

未繳股款供股股份將於二零一五年六月十一日(星期四)至二零一五年六月十八日(星期四)(包括首尾兩日)期間買賣。倘供股之條件未能於二零一五年六月二十五日(星期四)下午四時正(或由本公司與包銷商以書面方式可能釐定之較後時間及/或日期)之前獲達成，供股將不會進行。任何擬於即日起直至供股條件獲達成當日正期間購買或出售股份之人士，以及任何擬於二零一五年六月十一日(星期四)至二零一五年六月十八日(星期四)(包括首尾兩日)期間買賣未繳股款供股股份之人士，均須承擔供股或未能成為無條件及不一定進行之風險。

Any Shareholders or other persons contemplating dealing in the Shares and/or Rights Shares in their nil-paid form are recommended to consult their own professional advisers.

任何有意買賣股份及/或未繳股款供股股份之股東或其他人士應諮詢彼等本身之專業顧問。

It should be noted that the Underwriting Agreement contains provisions granting the Underwriter the right to terminate the Underwriting Agreement on 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 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.

謹請注意，包銷協議載有條文授予包銷商於發生若干事件時終止包銷協議之權利，有關事件載於章程中「終止包銷協議」一節。倘包銷協議被包銷商終止或未能成為無條件，供股將不會進行。有關供股條件之進一步詳情，請參閱章程中「董事會函件」內「供股之條件」一段。

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

本暫定配額通知書提及之所有時間和日期均指香港本地時間和日期。

A SEPARATE CHEQUE OR CASHIER'S ORDER MUST ACCOMPANY EACH APPLICATION
每份申請須隨附一張獨立開出之支票或銀行本票

NO RECEIPT WILL BE GIVEN
所有繳款將不獲發收據

IN THE EVENT OF A TRANSFER OF RIGHTS TO SUBSCRIBE FOR RIGHTS SHARE(S), AD VALOREM HONG KONG STAMP DUTY IS PAYABLE ON EACH SALE AND EACH PURCHASE. A GIFT OR A TRANSFER OF BENEFICIAL INTEREST OTHER THAN BY WAY OF SALE IS ALSO LIABLE TO AD VALOREM HONG KONG STAMP DUTY. EVIDENCE OF PAYMENT OF AD VALOREM HONG KONG STAMP DUTY WILL BE REQUIRED BEFORE REGISTRATION OF THIS DOCUMENT.

在轉讓供股股份認購權時，每宗出售及每宗購買均須繳納香港從價印花稅。餽贈或以出售方式以外形式轉讓實益權益亦須繳納香港從價印花稅。在辦理本文件登記之前，須出示已繳納香港從價印花稅之證明。

FORM OF TRANSFER AND NOMINATION

轉讓及提名表格

Form B
表格乙

(To be completed and signed only by the Qualifying Shareholder(s) who wish(es) to transfer all of his/her/its/their right(s) to subscribe for the Rights Shares comprised herein)
(僅供有意轉讓本暫定配額通知書所列其全部供股股份認購權之合資格股東填寫及簽署)

To: The Directors
Capital Estate Limited

致：冠中地產有限公司
列位董事 台照

Dear Sirs,
I/We hereby transfer all of my/our rights to subscribe for the Rights Shares comprised in this Provisional Allotment Letter to the person(s) accepting the same and signing the Registration Application Form (Form C) below.

敬啟者：
本人/吾等謹將本暫定配額通知書所列本人/吾等之供股股份認購權悉數轉讓予接受此權利並簽署下列登記申請表格(表格丙)之人士。

1. 2. 3. 4.

Signature(s) (all joint Shareholders must sign)
簽署(所有聯名股東均須簽署)

Date: 2015 日期: 二零一五年 月 日

Ad valorem Hong Kong stamp duty is payable in connection with the transfer of your rights to subscribe for Rights Shares.
閣下轉讓供股股份認購權須繳納香港從價印花稅。

REGISTRATION APPLICATION FORM

登記申請表格

Form C
表格丙

(To be completed and signed only by the person(s) to whom the rights to subscribe for the Rights Shares has/have been transferred)
(僅供已獲轉讓供股股份認購權之人士填寫及簽署)

To: The Directors
Capital Estate Limited

致：冠中地產有限公司
列位董事 台照

Dear Sirs,
I/We request you to register the number of Rights Shares mentioned in Box B of Form A in my/our name(s). I/We agree to accept the same on the terms embodied in this Provisional Allotment Letter and the Prospectus and subject to the memorandum of association and the articles of association of the Company.

敬啟者：
本人/吾等謹請閣下將表格甲內乙欄所列之供股股份數目，登記於本人/吾等名下。本人/吾等同意按照本暫定配額通知書及章程所載條款，以及在貴公司之公司組織章程大綱及組織章程細則規限下，接納此等供股股份。

Existing Shareholder(s)
Please mark "X" in this box
現有股東請在本欄內填上「X」號

To be completed in BLOCK letters in ENGLISH in ink. Joint applicants should give the address of the first-named applicant only.
請用原子筆或墨水筆並以英文正楷填寫。聯名申請人只須填報排名首位之申請人之地址。
For Chinese applicant(s), please provide your name(s) in both English and Chinese.
中國籍申請人請同時填寫中英文姓名。

Name in English 英文姓名	Family name or Company name 姓氏或公司名稱	Other names 名字	Name in Chinese 中文姓名	
Name continuation and/or name(s) of joint applicant(s) (if required) 續姓名及/或 聯名申請人姓名 (如有需要)				
Address in English (Joint applicants should give the address of the first-named applicant only) 英文地址 (聯名申請人只須填報 排名首位之申請人之地址)				
Occupation 職業		Telephone number 電話號碼		
Dividend Instructions 股息指示		Bank account number 銀行賬戶號碼		
Name and address of bank 銀行名稱及地址		BANK 銀行	BRANCH 分行	ACCOUNT 賬戶
	Account type 賬戶類別	For office use only 公司專用		

1. 2. 3. 4.

Signature(s) of applicant(s) (all joint applicant(s) must sign)
申請人簽署(所有聯名申請人均須簽署)

Date: 2015 日期: 二零一五年 月 日

Ad valorem Hong Kong stamp duty is payable in connection with the transfer of your rights to subscribe for Rights Shares.
閣下轉讓供股股份認購權須繳納香港從價印花稅。



CAPITAL ESTATE LIMITED

冠中地產有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 193)

Tuesday, 9 June 2015

Dear Qualifying Shareholders,

INTRODUCTION

In accordance with the terms set out in the prospectus issued by the Company dated 9 June 2015 (the "Prospectus") accompanying this provisional allotment letter ("PAL"), the Directors have provisionally allotted to you the Rights Shares on the basis of one Rights Share for every two existing Shares held and registered in your name(s) on Monday, 8 June 2015.

Your holding of Shares as at Monday, 8 June 2015 is set out in Box A and the number of Rights Share(s) provisionally allotted to you is set out in Box B. Capitalised terms used herein have the same meanings as those defined in the Prospectus unless the context requires otherwise.

The Rights Shares (when allotted, issued and fully paid) will rank pari passu in all respects with the then existing Shares in issue.

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 advisers.

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.

PROCEDURE FOR APPLICATION AND PAYMENT

To take up your provisional entitlement in full, you must lodge this PAL 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, together with a remittance for the full amount payable on acceptance, as set out in Box C, so as to be received by the Registrar not later than 4:00 p.m. on Tuesday, 23 June 2015 (or, under bad weather conditions, such later time and/or date as mentioned in the paragraph headed "Effect of Bad Weather" below). All remittances must be made 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 and made payable to "Capital Estate Limited – Provisional Allotment Account" and crossed "Account Payee Only". Such payment will constitute acceptance of the terms of this PAL and the Prospectus and subject to the memorandum of association and the articles of association of the Company. No receipt will be issued for sums received on application. Share certificate(s) for any Rights Share in respect of which the application is accepted will be sent to the Qualifying Shareholders, and in the case of joint Qualifying Shareholders, to the first-named Qualifying Shareholder, by ordinary post at their own risk at the address stated overleaf on or around Thursday, 2 July 2015.

It should be noted that unless this PAL, together with the appropriate remittance for the amount shown in Box C, has been lodged with the Registrar as described above by not later than 4:00 p.m. on Tuesday, 23 June 2015 (or, under bad weather conditions, such later time and/or date as mentioned in the paragraph headed "Effect of Bad Weather" below), whether by the original allottee or any person in whose favour the rights have been validly transferred, this PAL and all rights hereunder will be deemed to have been declined and the provisional allotment of relevant Rights Shares will be cancelled. The Company may (at its sole discretion but without obligation) treat a PAL (lodged as mentioned above) as valid and binding on the person(s) by whom or on whose behalf it is lodged even if not completed in accordance with the relevant instructions. The Company may require such incomplete PAL to be completed by the relevant applicants at a later stage.

APPLICATION FOR EXCESS RIGHTS SHARES

Qualifying Shareholders shall be entitled to apply, by way of excess applications, for (i) any unsold Rights Shares which would have been allotted to the Non-Qualifying Shareholders had they been the Qualifying Shareholders; (ii) any Rights Share provisionally allotted but not validly accepted by the Qualifying Shareholders or otherwise subscribed for by renounees or transferees of nil-paid Rights; and (iii) any unsold aggregated fractions of nil-paid Rights.

Application for excess Rights Shares can be made only by the Qualifying Shareholders and only by completing and signing the excess application form for excess Rights Shares enclosed with the Prospectus and lodging the same with a separate remittance for the full amount payable in respect of the excess Rights Shares being applied for in accordance with the instructions printed thereon, 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, by not later than 4:00 p.m. on Tuesday, 23 June 2015. All remittances must be made 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 and made payable to "Capital Estate Limited – Excess Application Account" and crossed "Account Payee Only". The Registrar will notify the Qualifying Shareholders of any allotment of the excess Rights Shares made to them.

TRANSFER

If you wish to transfer all of your rights to subscribe for the Rights Shares provisionally allotted to you hereunder, you must complete and sign the Form of Transfer and Nomination (Form B) of this PAL and hand this PAL to the person(s) to or through whom you are transferring your rights. The transferee(s) must then complete and sign the Registration Application Form (Form C) and lodge this PAL intact together with a remittance for the full amount payable on acceptance as set out in Box C 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, by not later than 4:00 p.m. on Tuesday, 23 June 2015 (or, under bad weather conditions, such later time and/or date as mentioned in the paragraph headed "Effect of Bad Weather" below). It should be noted that Hong Kong stamp duty is payable in connection with the transfer of your rights to subscribe for the relevant Rights Shares and the acceptance by the transferee(s) of such rights.

SPLITTING

If you wish to accept only part of your provisional allotment or transfer part of your rights to subscribe for the Rights Shares provisionally allotted hereunder, or to transfer all or part of your rights to more than one person, the original PAL must be surrendered and lodged for cancellation by not later than 4:30 p.m. on Monday, 15 June 2015 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, who will cancel the original PAL and issue new PALs in the denominations required, which will be available for collection at Computershare Hong Kong Investor Services Limited after 9:00 a.m. on the second Business Day after your surrender of the original PAL.

EFFECT OF BAD WEATHER

The latest time for acceptance of, and payment for, the Rights Shares and for application for, and payment for, excess Rights Shares will not take place if there is a tropical cyclone warning signal number 8 or above, or a "black" rainstorm warning: (i) in force in Hong Kong at any local time before 12:00 noon and no longer in force after 12:00 noon on the Acceptance Date. In such event, the latest time for acceptance of, and payment for, the Rights Shares and for application for, and payment for, excess Rights Shares will be extended to 5:00 p.m. on the same Business Day; or (ii) in force in Hong Kong between 12:00 noon and 4:00 p.m. on the Acceptance Date. In such event, the latest time of acceptance of, and payment for, the Rights Shares and for application for, and payment for, excess Rights Shares will be rescheduled to 4:00 p.m. on the following Business Day which does not have either of those warnings in force at any time between 9:00 a.m. and 4:00 p.m.

If the latest time for acceptance of, and payment for, the Rights Shares and for application for, and payment for, excess Rights Shares does not take place on the Acceptance Date, the dates mentioned in this PAL may be affected. The Company will notify the Shareholders by way of announcement(s) of any change to the expected timetable as soon as practicable.

TERMINATION OF THE UNDERWRITING AGREEMENT

It should be noted that the Underwriting Agreement contains provisions granting the Underwriter a right to terminate its obligations under 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.

WARNING OF THE RISK OF DEALING IN THE SHARES AND RIGHTS SHARES

It should be noted that the existing Shares have been dealt in on an ex-rights basis since Tuesday, 2 June 2015. Dealings in the Rights Shares in their nil-paid form are expected to take place from Thursday, 11 June 2015 to Thursday, 18 June 2015 (both days inclusive). If the conditions of the Rights Issue are not fulfilled on or before Thursday, 25 June 2015 (or such later time and/or date as the Company and the Underwriter may determine in writing), the Rights Issue will not proceed.

Any person dealing in the Shares up to the date on which the conditions of the Rights Issue are fulfilled, and any person dealing in the Rights Shares in their nil-paid form from Thursday, 11 June 2015 to Thursday, 18 June 2015 (being the first and last day of dealings in the Rights Shares in their nil-paid form, respectively), will accordingly bear the risk that the Rights Issue may not become unconditional and may not proceed.

Any Shareholder or other persons contemplating transferring, selling or purchasing the Shares and/or Rights Shares in their nil-paid form are advised to exercise caution when dealing in the Shares and/or the Rights Shares in their nil-paid form, and if they are in doubt about their position, they are recommended to consult their professional advisers.

CHEQUES AND CASHIER'S ORDERS

All cheques or cashier's orders will be presented for payment immediately upon receipt and all interests earned on such monies (if any) will be retained for the benefit of the Company. Completion and lodgment of this PAL together with a cheque or cashier's order in payment for the Rights Shares applied for will constitute a warranty by the applicant 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 PAL in respect of which the cheque or cashier's order is dishonoured on first presentation, and in that event your provisional allotment and all rights and entitlements thereunder will be deemed to have been declined and will be cancelled.

CERTIFICATES FOR THE RIGHTS SHARES AND REFUND CHEQUES

Subject to the fulfilment of the conditions of the Rights Issue, certificates for fully-paid Rights Shares are expected to be sent by ordinary post on or before Thursday, 2 July 2015 to those persons who have paid for and have accepted the Rights Shares, at their own risk. One share certificate will be issued for all the Rights Shares allotted and issued to an applicant.

Refund cheques in respect of wholly or partially unsuccessful applications for excess Rights Shares (if any) are expected to be sent by ordinary post on or around Thursday, 2 July 2015 to the applicants at their own risk.

GENERAL

Lodgment of a PAL purporting to have been signed by the person(s) in whose favour it has been issued shall be conclusive evidence of the title of the party or parties lodging it to deal with the same and to receive split provisional letters of allotment and/or certificates for the Rights Shares.

All documents, including cheques or cashier's orders for the amounts due, will be sent by ordinary post at the risk of the persons entitled thereto to their registered addresses.

The terms and conditions relating to application for the Rights Shares as contained in the Prospectus shall apply. This PAL and any application for the Rights Shares pursuant to it shall be governed by, and construed in accordance with, the laws of Hong Kong.

Copies of the Prospectus giving details of the Rights Issue are available at the Registrar, Computershare Hong Kong Investor Services Limited, Shops 1712-1716, 17th Floor Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, during normal business hours until Tuesday, 23 June 2015.

All times and dates in this PAL refer to Hong Kong local times and dates.

By completing, signing and submitting the forms accompanying this PAL, you agree to disclose to the Company, the Registrar and/or their respective advisers and agents personal data and any information which they require about you or the person(s) for whom benefit you have made the acceptance of the provisional allotment of Rights Shares. The Personal Data (Privacy) Ordinance provides the holders of securities with rights to ascertain whether the Company or the Registrar hold their personal data, to obtain a copy of that data, and to correct any data that is inaccurate. In accordance with the Personal Data (Privacy) Ordinance, the Company and the Registrar have the right to charge a reasonable fee for the processing of any data access request. All requests for access to data or correction of data or for information regarding policies and practices and the kinds of data held should be addressed to the Company, at its registered office at 17th Floor, Asia Orient Tower, Town Place, 33 Lockhart Road, Wanchai, Hong Kong or as notified from time to time in accordance with applicable law, for the attention of the Company Secretary, or (as the case may be) to the Registrar at its address set out above for the attention of Privacy Compliance Officer.

Yours faithfully,
By order of the Board
Capital Estate Limited
Sio Tak Hong
Chairman