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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)

### **PROFIT WARNING**

This announcement is made pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (the “**SFO**”).

The board of the directors (the “**Board**”) of Capital Estate Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) would like to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that based on information currently available, the Group is expected to record a loss attributable to owners of the Company of not less than HK\$9.0 million for the six-month period ended 31 January 2023, compared to a loss attributable to owners of the Company of HK\$57.4 million for the six-month period ended 31 January 2022.

The reduction in loss in the six-month period ended 31 January 2023 was mainly attributable to the fair value gain of the Group’s financial investment portfolio of over HK\$6.0 million in compare to the fair value loss of HK\$41.3 million for the six-month period ended 31 January 2022.

The information contained in this announcement is only based on the preliminary assessment according to figures and information that have not been audited or reviewed by the Company’s auditors or audit committee. Details of the Group’s performance for the six-month period ended 31 January 2023 will be finalised and disclosed in its interim results announcement to be issued in March 2023.

**Shareholders and potential investors should exercise caution when dealing in the securities of the Company.**

By Order of the Board  
**CAPITAL ESTATE LIMITED**  
**Tsui Wing Tak**  
*Chairman*

Hong Kong, 17 March 2023

*As at the date of this announcement, the Board comprises Mr. Tsui Wing Tak, Mr. Chu Nin Yiu, Stephen as executive directors, Mr. Lam Yiu Cho as non-executive director and Mr. Yeung Chi Wai, Mr. Wong Kwong Fat and Mr. Chan Shu Yan, Stephen as independent non-executive directors.*