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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 NOTICE OF ANNUAL GENERAL MEETING

References are made to the (i) the circular of Capital Estate Limited (the “**Company**”) dated 30th November, 2023 (the “**Circular**”); and (ii) the notice of the annual general meeting (the “**Annual General Meeting**”) of the Company dated 30th November, 2023 (the “**AGM Notice**”) to convene the Annual General Meeting to be held at Portion 2, 12/F, The Center, 99 Queen’s Road Central, Central, Hong Kong on Friday, 19th January, 2024 at 10:00 a.m..

Details of the proposed resolutions to be considered at the Annual General Meeting were stated in the AGM Notice. Unless otherwise stated, terms defined herein shall have the same meanings as those defined in the Circular. Apart from the amendments stated below, all the information contained in the AGM Notice remains to have full force and effect, and this supplemental notice shall be read together with the AGM Notice:

SUPPLEMENTAL NOTICE IS HEREBY GIVEN THAT:

Due to the matters as set out in the supplemental circular of the Company dated 4th January, 2024 (the “**Supplemental Circular**”), the resolutions under item numbered 2 stated in the AGM Notice should be deleted in its entirety and replaced by the following new resolutions under item numbered 2:

- “2. (a) (i) To re-elect Sio Lai Na as an executive Director;
- (ii) To re-elect Chu Nin Yiu, Stephen as an executive Director;
- (iii) To re-elect Sio Lai Nga as a non-executive Director; and
- (iv) To re-elect Yeung Chi Wai as an independent non-executive Director.

- (b) To authorise the board of directors to fix the directors' remuneration."

By Order of the Board of
CAPITAL ESTATE LIMITED
Chu Nin Yiu, Stephen
Chief Executive Officer

Hong Kong, 4th January, 2024

Registered Office:

13th Floor
Bonham Majoris
40 Bonham Strand
Sheung Wan
Hong Kong

Notes:

1. A second form of proxy (the "Second Proxy Form") containing the new resolutions under item numbered 2 has been enclosed with the Supplemental Circular. Please refer to the section headed "**SUPPLEMENTAL NOTICE OF ANNUAL GENERAL MEETING AND SECOND PROXY FORM**" on pages 5 to 6 of the Supplemental Circular for arrangements on the completion and submission of the Second Proxy Form.
2. Save for the above supplemental resolution, there are no other changes to the resolutions set out in the AGM Notice. Please refer to the AGM Notice for details of the other ordinary resolutions and special resolutions to be considered at the Annual General Meeting, closure of register of members, eligibility for attending the Annual General Meeting, appointment of proxy and other relevant matters.
3. Whether or not you are able to attend the Annual General Meeting in person, you are requested to complete and sign the enclosed Second Proxy Form in accordance with the instructions printed thereon and return it to the share registrar of the Company, Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong (the "**Share Registrar**"), as soon as possible and in any event not less than 48 hours before the time appointed for the holding of the Annual General Meeting or any adjournment thereof (as the case may be).
4. Completion and return of the proxy form which was despatched to the Shareholders on 30th November, 2023 together with the Circular (the "**First Proxy Form**") and/or the Second Proxy Form will not preclude you from attending and voting in person at the Annual General Meeting or any adjourned meeting should you so wish and in such event, the First Proxy Form and/or the Second Proxy Form shall be deemed to be revoked.
5. All times and dates referred to in this supplemental notice refer to Hong Kong times and dates.

6. A Shareholder who has not yet lodged the First Proxy Form with the Share Registrar is requested to lodge the Second Proxy Form if he/she wishes to appoint proxies to attend and vote at the Annual General Meeting on his/her behalf. In this case, the First Proxy Form should not be lodged with the Share Registrar.

A Shareholder who has already lodged the First Proxy Form with the Share Registrar should note that:

- (i) **if no Second Proxy Form is lodged with the Share Registrar, the First Proxy Form will be treated as a valid form of proxy lodged by him/her if correctly completed.** The proxy so appointed by the Shareholder shall be required to vote in such manner as he/she may be directed under the First Proxy Form and, in respect of the resolutions for the proposed re-election of (i) Ms. Sio Lai Na and Mr. Chu Nin Yiu, Stephen as executive Directors and (ii) Ms. Sio Lai Nga as non-executive Director as set out in the supplemental notice of the Annual General Meeting and the Second Proxy Form, the proxy will be entitled to vote at his/her discretion or to abstain from voting on such resolutions;
- (ii) **if the Second Proxy Form is lodged with the Share Registrar not less than 48 hours before the time appointed for the holding of the Annual General Meeting or any adjourned meeting (as the case may be), the Second Proxy Form, if correctly completed, will revoke and supersede the First Proxy Form previously lodged by him/her.** The Second Proxy Form will be treated as a valid form of proxy lodged by the Shareholder; and
- (iii) **If the Second Proxy Form is lodged with the Share Registrar less than 48 hours before the time appointed for the holding of Annual General Meeting or any adjourned meeting (as the case may be), or if lodged not less than 48 hours before the time appointed for the holding of Annual General Meeting or any adjourned meeting (as the case may be) but is incorrectly completed, the proxy appointment under the Second Proxy Form will be invalid. The proxy so appointed by the Shareholder under the First Proxy Form, if correctly completed, will be entitled to vote in the manner as mentioned in (i) above as if no Second Proxy Form was lodged with the Share Registrar.** Accordingly, Shareholders are advised to complete the Second Proxy Form carefully and lodge the Second Proxy Form with the Share Registrar by not less than 48 hours before the time appointed for the holding of Annual General Meeting or any adjourned meeting (as the case may be).

As at the date of this supplemental notice, the board of directors of the Company comprises Ms. Sio Lai Na and Mr. Chu Nin Yiu, Stephen as executive Directors; Ms. Sio Lai Nga as non-executive Director, and Mr. Yeung Chi Wai, Mr. Wong Kwong Fat and Mr. Chan Shu Yan, Stephen as independent non-executive Directors.