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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)

PROPOSED ADOPTION OF NEW ARTICLES OF ASSOCIATION AND REMOVAL OF MEMORANDUM OF ASSOCIATION

This announcement is made by Capital Estate Limited (the "**Company**") pursuant to Rule 13.51(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**").

The board (the "**Board**") of directors (the "**Director(s)**") of the Company proposes to adopt new Articles of Association (the "**New Articles of Association**") to the exclusion of its existing Memorandum and Articles of Association so as, amongst other things, to (1) remove the Memorandum of Association; (2) bring the current Articles of Association into line with current regulatory requirements in relation to the new uncertificated securities market regime and related amendments to the Listing Rules; (3) allow meetings to be convened and held by way of physical meetings, hybrid meetings or solely by electronic means; (4) allow the Company to hold in treasury and re-sell shares that it may buy back; (5) remove or amend outmoded references to par value of shares, stock, and warrants; (6) allow the Company to buy insurance for its Directors and directors of associated companies; (7) make housekeeping amendments that are consistent with the other changes; and (8) generally to modernise its constitution, all in compliance with applicable law and the Listing Rules.

Adoption of the New Articles of Association is subject to approval by the shareholders of the Company by way of a special resolution to be proposed at the annual general meeting of the Company (the "**AGM**") expected to be held on 15 January 2027 and will become effective upon the passing of that resolution.

A circular containing, amongst others, details of the New Articles of Association and an explanation of key differences between the current Memorandum and Articles of Association and the New Articles of Association, together with the notice of the AGM and the proxy form, will be published on the websites of the Company and The Stock Exchange of Hong Kong Limited in due course.

By Order of the Board
Capital Estate Limited
Chu Nin Yiu, Stephen
Chief Executive Officer and Executive Director

Hong Kong, 12 November 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, Clement, Mr. Yeung Wai Hung, Peter and Mr. Wong Kwong Fat as independent non-executive directors.