



澳門祥泰地產集團有限公司*
MACAU PRIME PROPERTIES HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 199)

APPOINTMENT OF EXECUTIVE DIRECTOR

The Board is pleased to announce that Mr. Wong Kam Cheong, Stanley has been appointed as deputy managing director and executive director of the Company with effect from 11th December, 2006.

The board of directors (the “**Board**”) of Macau Prime Properties Holdings Limited (the “**Company**”) is pleased to announce that Mr. Wong Kam Cheong, Stanley (“**Mr. Wong**”) has been appointed as deputy managing director and executive director of the Company with effect from 11th December, 2006.

Mr. Wong, aged 48, has an honours degree in civil engineering awarded by the University of Manchester, U.K. and a master of science degree in finance awarded by the Chinese University of Hong Kong. He is a member of the Hong Kong Institution of Engineers, a Registered Professional Engineer in Hong Kong, a Chartered Professional Engineer of Australia, a U.K. Chartered Civil and Structural Engineer and a fellow member of the Hong Kong Institution of Real Estate Administration. Mr. Wong is also a Registered Structural Engineer and Authorised Person (Engineer) registered under the Buildings Ordinance (CAP123) Section 3. He has over 25 years of experience in the field of design, construction, project management, property development and management. Mr. Wong joined the Group in 2006 and is responsible for overseeing the property development and investment of the Group. He is also a director of various subsidiaries of the Group. Mr. Wong previously held directorship as an independent non-executive director of ITC Corporation Limited (“**ITC**”) (0372.HK) (retired on 13th September, 2006), a publicly listed company in Hong Kong. Save as disclosed herein, he did not hold any directorship in other publicly listed companies in the last three years.

As at the date of this announcement, Mr. Wong holds options entitling him to subscribe for 2,000,000 shares of the Company, which represents approximately 0.09% of the existing issued share capital of the Company. Save as aforesaid, he does not have any other interests in the shares of the Company within the meaning of Part XV of Securities and Futures Ordinance. Mr. Wong does not have any relationship with any directors, senior management, substantial or controlling shareholders of the Company. There is no proposed length of his service, but he is subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the bye-laws of the Company and the Code on Corporate Governance Practices set out in Appendix 14 to The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”). Mr. Wong is entitled to an annual remuneration of HK\$2,001,600 and an annual director’s fee of HK\$10,000 as determined by both the remuneration committee of the Company and the Board with regard to his relevant duties and responsibilities and time spent on the affairs of the Company.

On 15th November, 2005, the Securities and Futures Commission (the “**SFC**”) criticized the board of directors of ITC, for breaching Rule 21.3 of The Hong Kong Code on Takeovers and Mergers in respect of the dealing in the securities of Hanny Holdings Limited (0275.HK) by ITC during an offer period without the consent of Executive Director of the Corporate Finance Division of the SFC.

Save as disclosed above, in relation to the appointment of Mr. Wong as deputy managing director and executive director, there are no information to be disclosed pursuant to any of the requirement of the provisions under Rules 13.51(2)(h) to (v) of the Listing Rules. Save as disclosed above, there are no other matters that need to be brought to the attention to the shareholders of the Company.

The Company would like to express its warm welcome to Mr. Wong for joining the Board.

On behalf of the Board
Macau Prime Properties Holdings Limited
Cheung Hon Kit
Chairman

Hong Kong, 11th December, 2006

As at the date of this announcement, the directors of the Company are as follows:

Executive Directors:

Mr. Cheung Hon Kit (*Chairman*)
Mr. Chan Fut Yan (*Managing Director*)
Mr. Wong Kam Cheong, Stanley (*Deputy Managing Director*)
Mr. Cheung Chi Kit
Mr. Lai Tsan Tung, David

Non-executive Directors:

Mr. Ho Hau Chong, Norman (*Deputy Chairman*)
Mr. Lo Lin Shing, Simon

Independent Non-executive Directors:

Mr. Wong Chi Keung, Alvin
Mr. Kwok Ka Lap, Alva
Mr. Chui Sai Cheong

* For identification purpose only

“Please also refer to the published version of this announcement in The Standard.”