



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. Ma Chi Kong, Karl has been appointed as an executive director of the Company with effect from 30th May, 2007.

The board of directors (the “**Board**”) of Macau Prime Properties Holdings Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) is pleased to announce that Mr. Ma Chi Kong, Karl (“**Mr. Ma**”) has been appointed as an executive director of the Company with effect from 30th May, 2007.

Mr. Ma, aged 36, holds a bachelor’s degree in Business Administration and a Master’s degree in Finance. He is also a holder of AIMR Certified Financial Analyst. Mr. Ma has over 14 years of experience in banking industry and property development in China. Since 1998, he has been involved in SOE restructuring and acquisitions, projects financing and real estate investments in major cities of China. He has successfully invested and managed several property deals for private investors including a villa project in Beijing, a vineyard property in Jiangsu Province and office developments in Guangdong Province. Mr. Ma is very active in the property sector in Beijing and is currently a standing member of Beijing Xicheng District China’s People Consultative Committee. He joined the Group in 2007 and is responsible for its real estate acquisitions and property development in China. Save as disclosed herein, Mr. Ma does not hold any positions in other members of the Group and he did not hold any directorship in other listed public companies in the last three years.

As at the date of this announcement, Mr. Ma did not have any interests or short positions in the shares and underlying shares of the Company or any of its associated corporations within the meaning of Part XV of Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong). Save as being an executive director of the Company, he does not have any relationship with any directors, senior management, substantial or controlling shareholders of the Company. There is no proposed length of Mr. Ma’s 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. Ma is entitled to an annual remuneration of HK\$3,000,000 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.

Save as disclosed above, there is 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 and there is no other matters that need to be brought to the attention to the shareholders of the Company in relation to the appointment of Mr. Ma as an executive director of the Company.

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

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

Hong Kong, 30th May, 2007

* For identification purpose only

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

Mr. Ma Chi Kong, Karl

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

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