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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)

DELAY IN DESPATCH OF CIRCULAR RELATING TO A DISCLOSEABLE AND CONNECTED TRANSACTION

The Company has made an application to the Stock Exchange for an extension of time for despatch of the Circular to the Shareholders to on or before 5th February, 2007.

References are made to the announcement made by the Company dated 5th January, 2007 in relation to the acquisition of interest in Braniff and Donson and the Loan owed by Braniff to AIM and Mr. Chang (the “**First Announcement**”) and the announcement made by the Company dated 17th January, 2007 in relation to the further acquisition of interest in Donson (the “**Second Announcement**”). Capitalised terms used herein shall have the same meanings as those defined in the First Announcement and the Second Announcement unless the context herein requires otherwise.

The Acquisitions constitute a discloseable transaction for the Company under Chapter 14 of the Listing Rules and a connected transaction for the Company under Chapter 14A of the Listing Rules. Pursuant to Rule 14.38 and Rule 14A.49 of the Listing Rules, the Company is required to despatch a circular in relation to the Acquisitions (the “**Circular**”) to the Shareholders within 21 days after publication of the First Announcement, which is on or before 29th January, 2007. As additional time is required for finalising the valuation report on properties of Donson Group in the PRC which is required to be included in the Circular, the Company has applied to the Stock Exchange under Rule 14.38 and Rule 14A.49 of the Listing Rules for an extension of time for despatch of the Circular to on or before 5th February, 2007.

The Further Acquisition, when aggregated with the Acquisitions, constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules. Information on the Further Acquisition will also be included in the Circular.

By order of the Board
Macau Prime Properties Holdings Limited
Yan Ha Hung, Loucia
Company Secretary

Hong Kong, 29th January, 2007

As at the date of this announcement, the Directors 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

* For identification purpose only

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.”