

The Stock Exchange of Hong Kong Limited takes no responsibility for the contents of this announcement, makes no representation as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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 VERY SUBSTANTIAL DISPOSAL**

The Company has applied to the Stock Exchange for a waiver from strict compliance with Rule 14.38 of the Listing Rules, such that the date for despatch of the Circular to the Shareholders be postponed to not later than 24th August, 2007.

Reference is made to the announcement (the “Announcement”) issued by the Company dated 29th June, 2007 in relation to the disposal of the entire issued share capital of Dragon Rainbow and the entire shareholder’s loan owing from Dragon Rainbow to the Company. Capitalised terms used herein shall have the same meanings as those defined in the Announcement unless the context herein requires otherwise.

The Disposal constitutes a very substantial disposal for the Company under Chapter 14 of the Listing Rules. Pursuant to Rule 14.38 of the Listing Rules, the Company is required to despatch a circular in relation to the Disposal (the “Circular”) to the Shareholders within 21 days after publication of the Announcement, which is on or before 20th July, 2007. As there are certain audit procedures due to be performed by the reporting accountants, additional time is needed for the preparation of pro forma financial information of the Group and statement of indebtedness for inclusion in the Circular. In addition, the valuation report of the properties being disposed of shall be updated in compliance with Rule 5.07 of the Listing Rules and this will also take some extra time. In view of the above reasons, the Company has applied to the Stock Exchange for a waiver from strict compliance with Rule 14.38 of the Listing Rules, such that the date for despatch of the Circular to the Shareholders be postponed to not later than 24th August, 2007.

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

Hong Kong, 20th July, 2007

** For identification purpose only*

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

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