



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)

UNUSUAL MOVEMENTS IN PRICE AND TRADING VOLUME OF THE SHARES OF THE COMPANY

The Board has noted today a decrease in the price and an increase in the trading volume of the shares of the Company and wishes to state that it is not aware of any reasons for such changes.

Save as disclosed in the Announcements, the Group is in discussions with a vendor on the terms and conditions of a possible acquisition of property interests and sporting facilities in the PRC. To the best of the Directors' knowledge, information and belief after having made all reasonable enquiries, such vendor is a third party independent of the Company and its connected persons (as defined under the Listing Rules).

This announcement is made at the request of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**").

The board (the "**Board**") of directors (the "**Directors**") of Macau Prime Properties Holdings Limited (the "**Company**") has noted today a decrease in the price and an increase in the trading volume of the shares of the Company. The Board wishes to state that it is not aware of any reasons for such changes.

Save as disclosed in the announcements of the Company dated 2nd March, 2007 and 29th June, 2007 (the "**Announcements**"), the Company and its subsidiaries (the "**Group**") are in discussions with a vendor on the terms and conditions of a possible acquisition of property interests and sporting facilities in the People's Republic of China (the "**PRC**"). To the best of the Directors' knowledge, information and belief after having made all reasonable enquiries, such vendor is a third party independent of the Company and its connected persons (as defined under the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**")).

As at the date hereof, no formal agreement has been entered into and the timetable, terms and conditions of the aforesaid possible acquisition are yet to be agreed. The aforesaid possible acquisition may or may not materialize. Further announcement will be made by the Company as and when appropriate in accordance with the Listing Rules.

The Board also confirms that, save as disclosed above and in the Announcements, there are no negotiations or agreements relating to intended acquisitions or realizations which are discloseable under Rule 13.23 of the Listing Rules, neither is the Board aware of any matter discloseable under general obligation imposed by Rule 13.09 of the Listing Rules, which is or may be of a price-sensitive nature.

* For identification purpose only

Made by the order of the Board, the Directors of which individually and jointly accept responsibility for the accuracy of this announcement.

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

Hong Kong, 4th July, 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

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