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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 MAJOR 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 7th March, 2007.

Reference is made to the announcement made by the Company dated 1st February, 2007 in relation to the acquisition of interest in Orient Town and Concordia by the Group (the “**Announcement**”). Capitalised terms used herein shall have the same meanings as those defined in the Announcement unless the context herein requires otherwise.

The Acquisition and the Option Shares Acquisition, having taken into account the Shareholder’s Loan and the Additional Concordia Loan, constitute a major transaction 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 Acquisition and the Option Shares Acquisition (the “**Circular**”) to the Shareholders within 21 days after publication of the Announcement, which is on or before 23rd February, 2007. As additional time is required for finalising the accountants’ reports on Orient Town Group and Concordia respectively and the indebtedness statement of the Group, which are required to be included in the Circular, the Company has applied to the Stock Exchange under Rule 14.38 of the Listing Rules for an extension of time for despatch of the Circular to on or before 7th March, 2007.

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

Hong Kong, 23rd February, 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

*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.”