

(Formerly known as Cheung Tai Hong Holdings Limited)

(Incorporated in Bermuda with limited liability)

(Stock Code : 199)

**ISSUE OF HK\$1,000 MILLION ZERO COUPON  
CONVERTIBLE NOTES DUE 2010  
AND HK\$1,000 MILLION 1%  
CONVERTIBLE NOTES DUE 2011  
MONTHLY ANNOUNCEMENT**

References are made to the Company's announcement dated 20th April, 2005 and circular dated 23rd May, 2005 in relation to, among others, the issue of the First 2010 Convertible Notes as well as the Company's announcement dated 28th April, 2006 and circular dated 22nd May, 2006 in relation to, among others, the issue of the 2011 Convertible Notes. The Board would like to report the details of conversion of the First 2010 Convertible Notes, the Second 2010 Convertible Notes and the 2011 Convertible Notes during the period from 1st June, 2006 to 30th June, 2006.

References are made to the Company's announcement dated 20th April, 2005 and circular dated 23rd May, 2005 in relation to, among others, the issue of HK\$1,000 million zero coupon convertible notes due 2010 (the "**First 2010 Convertible Notes**") as well as the Company's announcement dated 28th April, 2006 and circular dated 22nd May, 2006 in relation to, among others, the issue of HK\$1,000 million 1% convertible notes due 2011 (the "**2011 Convertible Notes**"). The Company made this announcement as per the requirements under the heading "Dilution Effect on Shareholders" of the said announcements and circulars. Unless otherwise specified, terms used herein shall have the same meanings as defined in the said circulars.

The Board would like to report that no conversion was made by any holders of the First 2010 Convertible Notes and the 2011 Convertible Notes during the period from 1st June, 2006 to 30th June, 2006. During the period under review, two convertible notes in an aggregate principal amount of HK\$60,000,000 (the "**Second 2010 Convertible Notes**") were issued on 8th June, 2006. The issue of the Second 2010 Convertible Notes was as part of the consideration for acquisition of Everight Investment Limited, which details have been disclosed in the Company's announcement dated 7th February, 2006 and circular dated 26th April, 2006. Accordingly, the principal amounts of the First 2010 Convertible Notes, the Second 2010 Convertible Notes and the 2011 Convertible Notes outstanding as at 30th June, 2006 were HK\$582,050,000, HK\$60,000,000 and HK\$1,000,000,000 respectively.

\* For identification purpose only

The Directors wish to announce that, on 14th June, 2006, the Board has approved the placing of 833,332,000 new Shares at HK\$0.60 per Share (“**Placing**”) as previously disclosed in the Company’s announcement dated 28th April, 2006 and circular dated 22nd May, 2006. As a result of the Placing, a total of 833,332,000 Shares, representing approximately 54.58% of the issued share capital of the Company as at 1st June, 2006 and approximately 35.31% of the issued share capital of the Company as enlarged by the issue of Shares upon the Placing, have been allotted and issued. Accordingly, the number of Shares in issue increased from 1,526,777,541 Shares as at 1st June, 2006 to 2,360,109,541 Shares as at 30th June, 2006.

This announcement is only released through the web-site of the Stock Exchange and no publication in the newspaper is made.

For and on behalf of  
**Macau Prime Properties Holdings Limited**  
**Yan Ha Hung, Loucia**  
*Company Secretary*

Hong Kong, 5th July, 2006

*As at the date of this announcement, the Board comprises Mr. Cheung Hon Kit (Chairman) and Mr. Chan Fut Yan (Managing Director) as executive Directors, Mr. Ho Hau Chong, Norman (Deputy Chairman) and Mr. Lo Lin Shing, Simon as non-executive Directors, and Mr. Wong Chi Keung, Alvin, Mr. Kwok Ka Lap, Alva and Mr. Chui Sai Cheong as independent non-executive Directors.*