



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 Price and Volume Movements
and
Empresa De Fomento Industrial E Comercial Concórdia, S.A.
Material Development in respect of the Land Renewal**

The Board has noted today the increases in the price and the trading volume of the Shares of the Company and wishes to state that it is not aware of any reasons for such increases.

Reference is made to the Company's circular dated 7th March, 2007 in relation to, among others, the Acquisition and Option Shares Acquisition.

The Board would like to report that the Renewal by way of termination of the Lease and grant of a new concession, which draft terms and conditions have been received from the Government of Macau and were accepted by Concordia in early June 2007 at an additional land premium of approximately MOP578.4 million (approximately HK\$561.6 million), subject to further official endorsement by the Government of Macau.

The following statement is made at the request of the Stock Exchange.

The Board of the Company has noted today the increases in the price and the trading volume of the Shares of the Company. The Board wishes to state that it is not aware of any reasons for such increases.

Reference is made to the Company's circular (the "Circular") dated 7th March, 2007 in relation to, among others, the Acquisition and Option Shares Acquisition. Unless otherwise specified, terms used herein shall have the same meanings as defined in the Circular.

The Board would like to report that, as informed by the directors of Concordia, the draft terms and conditions of the Renewal as by way of termination of the Lease granted in 1993 and grant of concession of a new lease, on the Property comprising 14 parcels of leased land situated in Estrada de Seac Pai Van, Macau have been received from the Government of Macau, which principal terms are shown as follows:

Additional land premium

The additional land premium for the Renewal in aggregate amounts to approximately MOP578.4 million (approximately HK\$561.6 million), of which MOP100.0 million (approximately HK\$97.1 million) shall be paid by Concordia upon signing of the new concession contract for the Property endorsed by the Government of Macau and the remaining balance is to be satisfied in stages with final installment payable before the 4th anniversary from the date that the new concession is gazetted in the Macau Special Administrative Region Gazette ("Gazette").

Term of the lease

The initial term of the new lease of the Property is 25 years commencing on the date that the new concession is gazetted in the Gazette and is renewable in accordance with the relevant Macau laws.

Time limit of development

Concordia is obliged to complete the developments on the Property within 60 months after the date the Renewal is gazetted in the Gazette.

The above draft terms and conditions have been accepted by Concordia but are subject to further official endorsement by the Government of Macau.

Save as disclose above and the announcement of the Company dated 2nd March, 2007, the Board confirms that there are no negotiations or agreements relating to intended acquisitions or realizations which are discloseable under Rule 13.23, neither is the Board aware of any matter discloseable under general obligation imposed by Rule 13.09, which is or may be of a price-sensitive nature.

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

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

Hong Kong, 14th June, 2007

For illustration purpose only, all figures in MOP are translated into HK\$ at the rate of MOP1.03 = HK\$1.

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

* For identification purpose only

"Please also refer to the published version of this announcement in The Standard."