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**THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION**

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**If you are in any doubt** as to any aspect of this circular or as to the action to be taken, you should consult your licensed securities dealer or registered institution in securities, bank manager, solicitor, professional accountant or other professional adviser.

**If you have sold or transferred** all your shares in Magnificent Estates Limited, you should at once hand this circular and the accompanying form of proxy to the purchaser or transferee or to the bank, licensed securities dealer or registered institution in securities or other agent through whom the sale was effected for transmission to the purchaser or the transferee.

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**MAGNIFICENT ESTATES LIMITED**

**(華大地產投資有限公司)**

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 201)**

**PROPOSED CHANGE OF NAME  
AND  
NOTICE OF EXTRAORDINARY GENERAL MEETING**

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A notice convening the extraordinary general meeting of Magnificent Estates Limited to be held at 3rd Floor, Best Western Plus Hotel, 308 Des Voeux Road West, Hong Kong on Tuesday, 13 October 2015 at 10:00 a.m. is set out on page 5 of this circular. A proxy form for use at the extraordinary general meeting is enclosed with this circular. Shareholders are advised to read the notice and to complete and return the accompanying form of proxy for use at the extraordinary general meeting in accordance with the instructions printed thereon and deposit the same as soon as possible and in any event not less than 48 hours before the time appointed for holding the extraordinary general meeting or any adjournment thereof. Completion of the form of proxy will not preclude you from attending and voting at the meeting or any adjournment thereof should you so wish.

22 September 2015

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## DEFINITIONS

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*In this circular, the following expressions have the following meanings unless the context requires otherwise:*

“Board”	the board of the Directors of the Company
“Company”	Magnificent Estates Limited, a company incorporated in Hong Kong with limited liability, the Shares of which are listed on the main board of the Stock Exchange
“Director(s)”	director(s) of the Company
“EGM”	the extraordinary general meeting of the Company to be held on Tuesday, 13 October 2015 at 10:00 a.m., the notice of which is set out on page 5 of this circular
“Group”	the Company and its subsidiaries
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Proposed Change of Name”	the proposed change of name of the Company from “MAGNIFICENT ESTATES LIMITED (華大地產投資有限公司)” to “Magnificent Hotel Investments Limited 華大酒店投資有限公司”
“Shareholder(s)”	holder(s) of Shares
“Shares”	share(s) of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

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LETTER FROM THE BOARD

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**MAGNIFICENT ESTATES LIMITED**

**(華大地產投資有限公司)**

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 201)**

*Executive Directors:*

Mr. William CHENG Kai Man (*Chairman*)

Mr. Albert HUI Wing Ho

*Non-executive Director:*

Madam Mabel LUI FUNG Mei Yee

*Independent Non-Executive Directors:*

Mr. Vincent KWOK Chi Sun

Mr. CHAN Kim Fai

Mr. HUI Kin Hing

*Registered Office:*

3rd Floor,

Shun Ho Tower,

24-30 Ice House Street,

Central,

Hong Kong

22 September 2015

*To the Shareholders*

Dear Sir or Madam,

**PROPOSED CHANGE OF NAME  
AND  
NOTICE OF EXTRAORDINARY GENERAL MEETING**

**1. INTRODUCTION**

Reference is made to the announcement of the Company dated 17 August 2015 regarding the Proposed Change of Name. The purpose of this circular is to provide you with details on the Proposed Change of Name and to give notice of the EGM at which a special resolution of the Company will be proposed for consideration and, if thought fit, approval by the Shareholders on the Proposed Change of Name.

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## LETTER FROM THE BOARD

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### 2. PROPOSED CHANGE OF NAME

The Board proposes to change the name of the Company from “MAGNIFICENT ESTATES LIMITED (華大地產投資有限公司)” to “Magnificent Hotel Investments Limited 華大酒店投資有限公司”.

#### 2.1 Conditions for the Proposed Change of Name

The Proposed Change will become effective subject to the satisfaction of all of the following conditions:

1. the approval by the Shareholders by way of special resolution at the EGM; and
2. the issuance of the certificate of incorporation on change of name by the Registrar of Companies in Hong Kong confirming the Proposed Change of Name.

Further announcement will be made by the Company upon the Proposed Change of Name becoming effective.

#### 2.2 Reason for the Proposed Change of Name

It is proposed that the Company shall change its name to “Magnificent Hotel Investments Limited 華大酒店投資有限公司” to reflect the business profile of the Company after the re-organisation.

#### 2.3 Effect of the Proposed Change of Name

The Proposed Change will not affect the rights of any Shareholders. All existing share certificates of the Company in issue bearing the existing name of the Company will, after the Proposed Change of Name becoming effective, continue to be valid of legal title to the Shares and will continue to be valid for trading, settlement and delivery purposes.

### 3. EGM

The notice convening the EGM is set out on page 5 of this circular. A form of proxy for use at the EGM is enclosed with this circular. Shareholders are advised to read the notice and to complete and return the accompanying form of proxy for use at the EGM in accordance with the instructions printed thereon and deposited at the Company’s Share Registrar, Tricor Tengis Limited, at Level 22, Hopewell Centre, 183 Queen’s Road East, Hong Kong not less than 48 hours before the EGM. The completion and return of the form of proxy will not preclude any Shareholder from attending and voting at the EGM if so wished.

### 4. VOTING BY WAY OF POLL

Pursuant to Rule 13.39(4) of the Listing Rules, all votes at the EGM will be taken by poll except where the chairman, in good faith, decides to allow a resolution which relates purely to a procedural or administrative matter to be voted on by a show of hands. The Company will announce the results of the poll in the manner prescribed under Rule 13.39(5) of the Listing Rules.

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## LETTER FROM THE BOARD

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### 5. RECOMMENDATION

The Directors believe that the Proposed Change of Name is in the best interest of the Company and its Shareholders as a whole and accordingly the Directors recommend Shareholders to vote in favour of such resolution to be proposed at the EGM.

By Order of the Board  
**Magnificent Estates Limited**

**William CHENG Kai Man**  
*Chairman*

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## NOTICE OF EGM

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### **MAGNIFICENT ESTATES LIMITED** **(華大地產投資有限公司)**

*(Incorporated in Hong Kong with limited liability)*  
**(Stock Code: 201)**

#### **NOTICE OF EXTRAORDINARY GENERAL MEETING**

**NOTICE IS HEREBY GIVEN** that the Extraordinary General Meeting of Magnificent Estates Limited (the “**Company**”) will be held at 3rd Floor, Best Western Plus Hotel, 308 Des Voeux Road West, Hong Kong on Tuesday, the 13th day of October, 2015 at 10:00 a.m. for the purpose of considering and, if thought fit, passing the following resolution, with or without modification, as a special resolution of the Company:

#### **SPECIAL RESOLUTION**

“**THAT** subject to the approval by the Registrar of Companies in Hong Kong, the name of the Company be and is hereby changed from “MAGNIFICENT ESTATES LIMITED (華大地產投資有限公司)” to “Magnificent Hotel Investments Limited 華大酒店投資有限公司”.”

By Order of the Board  
**Magnificent Estates Limited**

**HUEN Po Wah**  
*Company Secretary*

Hong Kong, 22 September 2015

*Notes:*

1. Any member of the Company entitled to attend and vote at the meeting is entitled to appoint one or more proxies to attend, speak and, on a poll, vote instead of him. A proxy need not be a member of the Company.
2. To be valid, a form of proxy and the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of such power or authority must be deposited at the Company’s Share Registrars, Tricor Tengis Limited, at Level 22, Hopewell Centre, 183 Queen’s Road East, Hong Kong not less than 48 hours before the time appointed for holding the meeting or any adjourned meeting.
3. As at the date of this notice, the executive Directors of the Company are Mr. William CHENG Kai Man and Mr. Albert HUI Wing Ho; the non-executive Director of the Company is Madam Mabel LUI FUNG Mei Yee; and the independent non-executive Directors of the Company are Mr. Vincent KWOK Chi Sun, Mr. CHAN Kim Fai and Mr. HUI Kin Hing.