



MASCOTTE HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 136)

UNUSUAL TRADING VOLUME AND PRICE MOVEMENT

This statement is made at the request of The Stock Exchange of Hong Kong Limited.

The board of directors (the “Board”) of Mascotte Holdings Ltd. has noted the recent increase in the price and recent increase in the trading volume of the shares of the Company and wish to state that we are not aware of any reasons for such increase in the price and such increase in the trading volume.

Saved as disclosed in the announcement of the Company dated 8 August 2007 in relation to the major and connected transactions relating to the disposal of 100% interest in a company holding properties in Hong Kong and a property in the PRC and continuing connected transactions, the Board also confirm that 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 the general obligation imposed by Rule 13.09 of the Listing Rules, which is or may be of a price-sensitive nature.

Made by the order of Mascotte Holdings Limited the Board of the directors of which individually and jointly accept responsibility for the accuracy of this statement.

By Order of the Board of
Mascotte Holdings Limited
Ms. Chan Oi Ling, Maria Olimpia
Chairperson

Hong Kong, 28 August 2007

As at the date of this notice, the Executive Directors of the Company are Ms. Chan Oi Ling, Maria Olimpia (Chairperson), Mr. Lam Yu Ho, Daniel (Managing Director), Mr. Au Yeung Kai Chor, Ms. Wong, Dickie and Mr. Peter Temple Whitlam, and the Independent Non-executive Directors of the Company are Mr. Wong Yui Leung, Larry, Mr. Lui Wai Shan, Wilson, Mr. Cheung Ngai Lam and Mr. Chan Sze Hung.