

MASCOTTE HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 136)

UNUSUAL TRADING VOLUME MOVEMENT

The Board has noted today's increase in the trading volume of the shares of the Company and wishes to state that the Board is not aware of any reason for such increase save as disclosed herein.

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

The board ("Board") of directors ("Directors") of Mascotte Holdings Limited (the "Company") has noted today's increase in the trading volume of the shares of the Company and wishes to state that the Board is not aware of any reason for such increase save as disclosed herein.

The Company is in the process of negotiating the disposal of a property holding subsidiary, which if materialises, may constitute a notifiable transaction for the Company. No definitive and legally binding agreements or contracts have been signed as at the date of this announcement and the aforesaid transactions may or may not proceed. Shareholders of the Company and the investing public should exercise caution when dealing in the securities of the Company.

Save as disclosed above, the Directors confirm that there are no negotiations or agreements relating to intended acquisitions or realisations which are discloseable under Rule 13.23 of the Rules Governing the Listing of Securities on the Stock Exchange (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 the Board, the directors of which individually and jointly accept responsibility for the accuracy of this announcement.

By order of the Board
Mascotte Holdings Limited
Lo Yuen Wa Peter
Acting Chief Executive Officer

Hong Kong, 29 August 2008

As at the date of this announcement, the Board comprises Mr. Peter Temple Whitelam (Chairman), Mr. Lo Yuen Wa Peter (Acting Chief Executive Officer), Mr. Au Yeung Kai Chor and Mr. Lam Suk Ping as executive Directors, Mr. Chan Sze Hung, Ms. Kristi L Swartz and Ms. Hui Wai Man, Shirley as independent non-executive Directors.