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天譽置業（控股）有限公司
SKYFAME REALTY (HOLDINGS) LIMITED

(Incorporated in Bermuda with limited liability)
(Stock code: 00059)

POSITIVE PROFIT ALERT

This announcement is made in accordance with Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the “**Board**”) of the Skyfame Realty (Holdings) Limited (the “**Company**”) and together with its subsidiaries, the “**Group**”) wishes to inform the shareholders of the Company and potential investors that based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2017 (the “**FY2017**”), the Group would record a significant increase in profit attributable to owners of the Company for the FY2017 as compared with that for the year ended 31 December 2016, which is primarily attributable to the higher level of recorded sales of properties that were delivered to buyers during the year.

The Company is in the process of finalising the annual results of the Group for the FY2017. The information contained in this announcement is only a preliminary assessment by the management of the Company based on the unaudited consolidated management accounts of the Group for the FY2017 which has not been confirmed by the Company’s auditors. Therefore, audited annual results of the Group for the FY2017 may differ from the information contained in this announcement. The Group’s annual results announcement for the FY2017 is expected to be published in March 2018.

Shareholders of the Company and potential investors should exercise caution when investing in or dealing in the securities of the Company.

By Order of the Board
Skyfame Realty (Holdings) Limited
YU Pan
Chairman

Hong Kong, 15 January 2018

As at the date of this announcement, the board of directors of the Company comprises three executive directors, namely Mr. YU Pan (Chairman), Mr. WEN Xiaobing and Mr. WONG Lok; one non-executive director, namely Mr. LI Weijing and three independent non-executive directors, namely Mr. CHOY Shu Kwan, Mr. CHENG Wing Keung, Raymond and Ms. CHUNG Lai Fong.