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渝太地產集團有限公司*
Y. T. REALTY GROUP LIMITED

(Incorporated in Bermuda with limited liability)
(Stock Code: 75)

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AND
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The Board has been informed by Mr. Cheung that on 10 November 2021, First Rose (a company indirectly wholly-owned by Mr. Cheung) has transferred 88,000,000 Shares (representing approximately 11% of the total issued Shares as at the date of this announcement) to Mr. Wong. As a result of the Transfer, First Rose has ceased to be a substantial Shareholder and Mr. Wong has become a substantial Shareholder.

The Board also announces that, with effect from 10 November 2021:

- (1) Mr. Cheung has resigned as an executive Director, the Chairman and the Managing Director;
- (2) Mr. Cheung has accordingly ceased to be a member and the chairman of the Nomination Committee, a member of the Remuneration Committee, an Authorised Representative, and a Process Agent;
- (3) Ms. Tung has resigned as an executive Director; and
- (4) Mr. Wong, an executive Director, has been appointed as the Chairman, Managing Director, a member and chairman of the Nomination Committee, a member of the Remuneration Committee, and an Authorised Representative.

INSIDE INFORMATION - CHANGE IN SUBSTANTIAL SHAREHOLDER

The following announcement is made pursuant to Rule 13.09(2)(a) 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Director(s)**”) of Y. T. Realty Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) has been informed by Mr. Cheung Chung Kiu (“**Mr. Cheung**”) that on 10 November 2021 First Rose Global Limited (“**First Rose**”), a company indirectly wholly-owned by Mr. Cheung and the substantial shareholder of the Company (“**Shareholder**”), transferred 88,000,000 shares of the Company (“**Shares**”), representing approximately 11% of the total issued Shares as at the date of this announcement, to Mr. Wong Hy Sky (“**Mr. Wong**”) for an aggregate consideration of HK\$176,000,000. (the “**Transfer**”).

Immediately prior to the Transfer,

1. First Rose held 136,736,150 Shares (representing approximately 17.10% of the total issued Shares as at the date of this announcement) and was the substantial Shareholder. First Rose is a wholly owned subsidiary of Windsor Dynasty Limited, a company wholly owned by Mr. Cheung.
2. Mr. Wong was deemed to be interested in 79,772,000 Shares (representing approximately 9.98% of the total issued Shares as at the date of this announcement), which were directly held by Hong Kong Petrochemical Industrial Group Limited (“**HK Petrochemical**”), a wholly owned subsidiary of Ever Lead Developments Limited (“**Ever Lead**”), and Ever Lead is in turn a wholly owned subsidiary of Joybeam Global Limited (“**Joybeam Global**”) which in turn is a company wholly owned by Mr. Wong.

Immediately after the Transfer,

1. First Rose owns 48,736,150 Shares (representing approximately 6.10% of the total issued Shares as at the date of this announcement) and has ceased to be a substantial Shareholder.
2. Mr. Wong is deemed to be interested in the aggregate of 167,772,000 Shares (representing approximately 20.98% of the total issued Shares as at the date of this announcement) comprising direct ownership of 88,000,000 Shares (representing approximately 11% of the total issued Shares as at the date of this announcement) and deemed interest in 79,772,000 Shares (representing approximately 9.98% of the total issued Shares as at the date of this announcement) through interest of corporations controlled by him, and has become a substantial Shareholder.

Shareholders and potential investors are advised to exercise caution when dealing in the Shares.

RESIGNATION OF EXECUTIVE DIRECTORS, CHAIRMAN AND MANAGING DIRECTOR

The Board further announces that, with effect from 10 November 2021:

- (1) Mr. Cheung has resigned as an executive Director, chairman of the Board (the “**Chairman**”) and the managing director of the Company (the “**Managing Director**”);

- (2) Mr. Cheung has accordingly ceased to be a member and the chairman of the nomination committee (the “**Nomination Committee**”), a member of the remuneration committee (the “**Remuneration Committee**”), an authorised representative of the Company (the “**Authorised Representative**”) under the Listing Rules, and an authorised representative of the Company for accepting service of process and notices in Hong Kong under Part 16 of the Companies Ordinance (Chapter 622 of the Laws of Hong Kong) (the “**Process Agent**”);
- (3) Ms. Tung Wai Lan, Iris (“**Ms. Tung**”) has resigned as an executive Director; and
- (4) Mr. Wong has been appointed as the Chairman, Managing Director, a member and the chairman of the Nomination Committee, a member of the Remuneration Committee, and an Authorised Representative.

Mr. Cheung has tendered his resignation to the Board as an executive Director, the Chairman and Managing Director with effect from 10 November 2021 in order to devote more time to his other personal commitments. Mr. Cheung has accordingly also ceased to be a member and the chairman of the Nomination Committee, a member of the Remuneration Committee, an Authorised Representative and a Process Agent.

Ms. Tung has also tendered her resignation to the Board as an executive Director with effect from 10 November 2021 in order to devote more time to her other personal commitments.

Each of Mr. Cheung and Ms. Tung has confirmed that he/she has no disagreement with the Board, no claim against the Company whatsoever whether in respect of fees, remuneration, severance payments, pension, expenses or compensation or otherwise, and there are no matters relating to his/her resignation that need to be brought to the attention of the Shareholders or The Stock Exchange of Hong Kong Limited.

APPOINTMENT OF CHAIRMAN, MANAGING DIRECTOR AND AUTHORISED REPRESENTATIVE

Mr. Wong, an executive Director, has been appointed the Chairman, Managing Director, a member and the chairman of the Nomination Committee, a member of the Remuneration Committee and an Authorised Representative all with effect from 10 November 2021.

Mr. Wong (former English name: Huang Yun), aged 49, was appointed executive Director of the Company on 15 October 2019 and is a member of the executive committee of the Company and director of certain other members of the Group. Mr. Wong has more than 20 years of extensive experience in investments, operations and business management, and is particularly passionate about promoting enterprise innovation. He is a pragmatic entrepreneur and has experience in forming joint ventures with large enterprises to jointly operate and develop the markets. He has engaged in various businesses including comprehensive large-scale real estate development, infrastructure construction, oil and natural gases, and fast-moving consumer goods. He is a director of Joybeam Global and Ever Lead.

As at the date of this announcement, and after the Transfer, Mr. Wong is deemed to be interested in the aggregate of 167,772,000 Shares (representing approximately 20.98% of the total issued Shares as at the date of this announcement) comprising direct ownership of 88,000,000 Shares (representing approximately 11% of the total issued Shares as at the date of this announcement) and deemed interest in 79,772,000 Shares (representing approximately 9.98% of the total issued Shares as at the date of this announcement) through interest of corporations controlled by him.

Save as disclosed above, as at the date of this announcement, Mr. Wong (i) does not hold any other positions in the Company or any other members of the Group; (ii) has not held any other directorships at present or in the last three years in public companies the securities of which are listed on any securities market in Hong Kong or overseas; (iii) has no interest in the Shares within the meaning of Part XV of Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong); and (iv) does not have any relationship with any other Directors, senior management or any substantial or controlling shareholders of the Company.

Mr. Wong has a service contract with the Company made subsequent to his appointment commencing from 15 October 2019, which is terminable on not less than one month's notice in writing served by either party. In addition, he is subject to retirement by rotation, removal, vacation or termination of the office as a director, and disqualification to act as a director in the manner specified in the Company's bye-laws, applicable laws and the Listing Rules. Mr. Wong is entitled to a salary of HK\$230,000 per month, double pay and an annual discretionary bonus (if any), subject to annual assessment. His emolument is determined by the Remuneration Committee with reference to his experience, duties and responsibilities within the Company as well as the Company's performance and prevailing market conditions.

On behalf of the Board
Wong Hy Sky
Chairman and Managing Director

Hong Kong, 10 November 2021

As at the date hereof, the Board comprises Wong Hy Sky and Yuen Wing Shing who are executive Directors; and Ng Kwok Fu, Luk Yu King, James and Leung Yu Ming, Steven who are independent non-executive Directors.

** For identification purposes only*