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JY GRANDMARK HOLDINGS LIMITED

景業名邦集團控股有限公司 (Incorporated in the Cayman Islands with limited liability) (Stock code: 2231)

(Stock code: 2231)

COMPLETION OF THE EXCHANGE OFFER FOR THE 7.5% SENIOR NOTES DUE 2022 (ISIN: XS2291801269; COMMON CODE: 229180126; STOCK CODE: 40593)

Reference is made to the announcements of the Company dated 10 January 2022 and 21 January 2022 (the "Announcements"). Unless otherwise defined, capitalized terms used herein have the same meanings as ascribed to them in the Announcements.

The Board is pleased to announce that on 28 January 2022, all conditions precedent to the Exchange Offer have been fulfilled and the Exchange Offer has been completed. As a result, the Existing Notes validly tendered for exchange and accepted pursuant to the Exchange Offer have been cancelled. As at the date of this announcement, an aggregate principal amount of US\$5,400,000 of the Existing Notes remains outstanding.

By Order of the Board JY Grandmark Holdings Limited Chan Sze Ming Michael Chairman

Hong Kong, 28 January 2022

As at the date of this announcement, the Board comprises Mr. Chan Sze Ming Michael, Mr. Liu Huaxi, Ms. Zheng Catherine Wei Hong, Mr. Wu Xinping and Ms. Wei Miaochang as executive Directors, Mr. Ma Ching Nam, BBS, CStJ, J.P., Mr. Leong Chong and Mr. Wu William Wai Leung as independent non-executive Directors.