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

SUPPLEMENTAL ANNOUNCEMENT TO THE CIRCULAR OF THE COMPANY DATED 13 APRIL 2022

Reference is made to the circular (the "Circular") of Y. T. Realty Group Limited (the "Company") dated 13 April 2022 in relation to the re-election of retiring Directors; general mandates to repurchase and issue Shares and Notice of AGM. Unless otherwise stated, capitalised terms used herein shall have the same meanings as those defined in the Circular.

Since all three existing independent non-executive Directors have served more than nine years on the Board as at the Latest Practicable Date, the Company would like to further disclose that Mr. Ng Kwok Fu has served approximately 17 years and 7 months since 30 September 2004, Mr. Luk Yu King, James has served approximately 14 years and 7 months since 10 September 2007, and Mr. Leung Yu Ming, Steven has served approximately 14 years and 6 months since 1 October 2007 on the Board as at the Latest Practicable Date.

Save as disclosed above, all other information in the Circular and the Notice of AGM remains unchanged. This announcement is supplemental to and should be read in conjunction with the Circular and the Notice of AGM.

On behalf of the board Yuen Wing Shing Executive Director

Hong Kong, 27 April 2022

As at the date hereof, the board of directors of the Company 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