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天譽置業 (控股) 有限公司

SKYFAME REALTY (HOLDINGS) LIMITED

(Provisional Liquidators Appointed)

(For Restructuring Purposes)

(Incorporated in Bermuda with limited liability)

**(Stock Code: 00059 and Bonds Stock Code: 5310, 5311,
5367, 5379, 5567, 5580, 5602, 5626, 5821 and 5855)**

PURPORTED APPOINTMENT OF RECEIVERS AND MANAGER OVER SHARES OF A HONG KONG SUBSIDIARY OF THE COMPANY

This announcement is made by Skyfame Realty (Holdings) Limited (the “**Company**”) pursuant to Rule 13.09(2)(a), Rule 13.25, Rule 37.47A, Rule 37.47B and Rule 37.47E of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Reference is made to the announcement of the Company dated 26 June 2022 in relation to the inside information of non-payment of a secured loan from a financial institution in Hong Kong with an outstanding principal of HK\$340 million and the accrued but unpaid interest thereon (the “**Loan**”).

The board of directors (the “**Board**”) of the Company were informed by Alvarez & Marsal Asia Limited that Ms. Wing Sze Tiffany Wong and Mr. Yeung Ka Man have been purportedly appointed as the joint and several receivers and managers (the “**Purported Receivers**”) of the shares of Guangzhou Zhoutouzui Development Limited (“**GZDL**”), an indirect wholly owned Hong Kong subsidiary of the Company, which appointment is subject to challenge and dispute by the parties concerned (the “**Purported Receivership**”). During the course of verifying the validity of the Purported Receivership, notwithstanding the denial of the Company, the Court of First Instance of the High Court of Hong Kong Special Administration Region (the “**Court**”) has in a legal proceeding concerning the composition of the board of directors of GZDL held a provisional view that the appointment of the Purported Receivers was valid, and hence the Company make this announcement pursuant to Rule 13.25 of the Listing Rules.

Notwithstanding the provisional view of the Court, the aforesaid legal proceedings is contested and hence there has not yet been any final and conclusive determination on the validity of the appointment of the Purported Receivers. The validity of the appointment of the Purported Receivers and the matters in relation thereto or arising therefrom will be heard by the Court on a date to be fixed by the Court. In the meantime, the management of the Company has commenced dialogue with the lender of the Loan for reaching a settlement proposal of the Loan which is satisfactory to both parties.

Shareholders of the Company and other investors are advised to exercise caution when dealing in the securities of the Company and, if in doubt, may seek professional advice from their own professional or financial advisors.

By order of the Board
Skyfame Realty (Holdings) Limited
(Provisional Liquidators Appointed)
(For Restructuring Purposes)
YU Pan
Chairman

Hong Kong, 10 July 2023

As at the date of this announcement, the Board comprises two executive Directors, namely Mr. YU Pan (Chairman) and Mr. JIN Zhifeng (Chief Executive Officer); one non-executive Director, namely Ms. WANG Kailing; and three independent non-executive Directors, namely Mr. WEN Xiaojing, Mr. CUI Yuan and Ms. TANG Yu.