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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)**

### **VOLUNTARY ANNOUNCEMENT SALE OF ASSETS BY RECEIVERS**

This announcement is made by Skyfame Realty (Holdings) Limited (the “**Company**”, together with its subsidiaries, the “**Group**”). Reference is made to the announcement of the Company dated 26 June 2022 in relation to the non-payment of a secured loan of an outstanding principal amount of HK\$340 million with its accrued but unpaid interest after the grace period which later constituted a default of payment and triggered cross default of all offshore debts of the Group. As a result, the lenders of the aforesaid loan and another mortgage and revolving loan provided by a local financial institution have appointed receivers over the secured assets charged in favour of them under the terms of the relevant facilities documents.

The Company has been notified by the receivers of the mortgage and revolving loan that a formal sale and purchase agreement for disposal of the office premises at 14th floor, together with two car parking spaces no. 307 and 308 at 3rd floor, Capital Centre, 151 Gloucester Road, Wanchai, Hong Kong (the “**Property**”) has been signed on 13 November 2023 at consideration of HK\$145,880,000. The net proceeds from such disposal will be used to repay the outstanding mortgage and revolving loan due by the Company’s indirectly owned subsidiary to a local financial institution.

As disclosed in the Company’s Interim Report for the six months ended 30 June 2023, the Property was reclassified as “Other Receivable” in the amount of approximately RMB144,790,000 (equivalent to approximately HK\$157,039,000). The Company expects to record a gross loss of approximately HK\$11,159,000 (before deduction of relevant transaction costs which is uncertain at the date of this announcement) in respect of the disposal of the Property and the actual loss of which is subject to audit and will be assessed and recorded after the completion of the disposal.

**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, 30 November 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.*