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天譽置業（控股）有限公司

SKYFAME REALTY (HOLDINGS) LIMITED

(IN LIQUIDATION)

(Incorporated in Bermuda with limited liability)

**(Stock Code: 00059 and Bonds Stock Code: 5311, 5379,
5567, 5602 and 5855
(together the “Debts”))**

**(1) QUARTERLY UPDATE ON RESUMPTION PROGRESS;
(2) INSIDE INFORMATION WINDING UP PETITION IN HONG
KONG; AND
(3) CONTINUED SUSPENSION OF TRADING**

This announcement is made by Skyfame Realty (Holdings) Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a), Rule 13.24A, Rule 37.47A, Rule 37.47B and Rule 37.47E of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Reference is made to (i) the announcements of the Company dated 13 March 2025, 31 March 2025 and 19 May 2025 regarding, among other things, the delay in publication of the 2024 Annual Results and the suspension of trading in the shares of the Company; (ii) the announcements of the Company dated 30 June 2025, 30 September 2025, 9 January 2026, 8 April 2026 and 30 June 2026 in relation to, among other things, the quarterly update on status of resumption; (iii) the announcement of the Company dated 24 November 2025 in relation to the winding up of Company; (iv) the announcement of the Company dated 5 December 2025 in relation to, among other things, the resumption guidance issued by the Stock Exchange on 2 December 2025; (v) the announcement of the Company dated 13 April 2026 in relation to the exclusivity agreement; (vi) the results announcement of the Company for the year ended 31 December 2024 dated 14 September 2026; (vii) the results announcement of the Company for the six months ended 30 June 2025 dated 15 September 2026; (viii) the results announcement of the Company for the year ended 31 December 2025 dated 21 September 2026; (ix) the results announcement of the Company for the six months ended 30 June 2026 dated 21 September 2026; and (x) the announcement of the Company

dated 18 September 2026 in relation to the submission of the Resumption Proposal and order from the Hong Kong Court that the Company be at liberty to convene a scheme meeting of the scheme creditors (collectively, the “**Announcements**”). Unless otherwise stated, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements.

UPDATE ON RESTRUCTURING PROGRESS

Resumption Proposal

On 17 September 2026, the Resumption Proposal was submitted to the Stock Exchange to seek resumption of trading of the Shares. The Resumption Proposal sets out, among others, the actions taken and proposed to be taken by the Company to fulfil the conditions under the Resumption Guidance. Further, an application was submitted to the Stock Exchange for an extension of the remedial period up to 31 December 2026 for the Company to fulfil the following Resumption Guidance.

Scheme

As part of the implementation of the Revised Restructuring Plan, the Company has applied to the Hong Kong Court for leave to convene a meeting of the Company’s creditors for the purpose of considering and, if thought fit, approving the Scheme and the Hearing was heard on 18 September 2026 at 10:00 a.m.

At the Hearing, it was ordered that the Company be at liberty to convene the Scheme Meeting, for the purpose of considering and, if thought fit, approving, with or without modification, the Scheme. The Scheme Meeting is tentatively scheduled to be held in later October 2026 or early November 2026 and the sanction hearing of the Hong Kong Court for the Scheme is tentatively fixed on 20 November 2026.

A further update on the Scheme and the progress of preparation for resumption of trading will be provided to the shareholders of the Company as and when appropriate.

Revised Restructuring Plan

On 9 July 2026, the Company (as borrower), the JPLs and the Investor entered into a funding agreement (“**Funding Agreement**”), pursuant to which the Investor shall make available to the Company a credit facility for a total sum of HK\$23,000,000 to facilitate the implementation of the proposed restructuring.

Further announcement(s) will be made by the Company to keep its shareholders and potential investors informed of the update on the Revised Restructuring Plan as appropriate.

UPDATE ON RESUMPTION PROGRESS

As disclosed in the Company's announcement dated 9 January 2026, the Stock Exchange has set out the Resumption Guidance of the Company as follows:

- (i) have the winding up order made against the Company withdrawn or dismissed and any liquidators discharged;
- (ii) publish all outstanding financial results required under the Listing Rules and address any audit modifications;
- (iii) demonstrate the Company's compliance with Rule 13.24 of the Listing Rules;
- (iv) inform the market of all material information for the Company's shareholders and other investors to appraise the Company's position; and
- (v) re-comply with Rules 3.10(1), 3.10(2), 3.10A, 3.21, 3.25, 3.27A, 3.28 and 13.92 of the Listing Rules.

Publish all outstanding financial results

The Company has published the results announcements for the years ended 31 December 2024, the six months ended 30 June 2025, for the years ended 31 December 2025 and the six months ended 30 June 2026 (collectively, the **"Results Announcements"**) on 14 September 2026, 15 September 2026, 21 September 2026 and 21 September 2026 respectively. For further details, please refer to the Results Announcements dated 14 September 2026, 15 September 2026, 21 September 2026 and 21 September 2026 respectively. As at the date of this announcement, the Company has published all outstanding financial results required under the Listing Rules.

WINDING-UP PETITION

On 30 September 2026, the Company received a winding-up petition filed against the Company (the **"Petition"**) by Li Baihao (the **"Petitioner"**) at the Hong Kong Court in relation to the alleged non-repayment by the Company in a total sum of HK\$10,469,163.36. Such debt is based on the Petitioner's claim that the Company failed to pay the Petitioner the judgment debt of a total sum of HK\$10,000,000.00 together with interests and costs pursuant to a final judgment made by the Hong Kong Court on 11 March 2026 and a statutory demand issued by the Petitioner's legal representatives on 10 August 2026. The Petition will be heard at the Hong Kong Court at 9:30 a.m. on 9 December 2026.

Effect of the Petition under Applicable Laws and Regulations

Pursuant to section 182 of the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Chapter 32 of the Laws of Hong Kong) (the **"Companies (WUMP) Ordinance"**), in a winding-up by the court, any disposal of property of the company (including things in action), and any transfer of shares, or alteration in the status of the members of the company, made after the commencement of the winding-up, shall, unless the court otherwise orders, be void. The Company wishes to remind its shareholders and potential investors of the risk that the shares of the Company (the **"Shares"**), may be restricted as the deposits of the Shares into Central Clearing and Settlement System (**"CCASS"**), may be suspended due to the Petition. Pursuant to the circular dated 28 December 2016 published by the Hong Kong Securities Clearing Company Limited (**"HKSCC"**) (ref no. CD/DNS/CCASS/332/2016): (a) the transfer of the Shares made after the Petition, which has been presented, may be void

without a validation order from the Hong Kong Court under the laws and regulations applicable to the Company; and (b) HKSCC may at any time, and without notice exercise its powers under the General Rule of CCASS, to temporarily suspend any of its services in respect of the Shares, which may include the suspension of acceptance of deposits of share certificates of the Company into the CCASS; and the share certificates of the Company received by HKSCC but not yet re-registered in HKSCC Nominee Limited's name will also be returned to participants who conduct shares transfer through HKSCC (the "**Participant(s)**") and HKSCC shall reserve the right to reverse any credit granted to such Participant by debiting the relevant securities from its CCASS account accordingly. These measures would generally cease to apply from the date when the Petition has been struck-out, dismissed or permanently stayed, or the Company has obtained the necessary validation order from the relevant court. The Petition was filed in the Hong Kong Court only as an application for the winding-up of the Company and as at the date of this announcement, no winding up order has been granted by the High Court to wind up the Company.

In view of the above, the Company is in the course of seeking legal advice for determining the possible actions in respect of the Petition to protect the interests of the Company and its shareholders as a whole, including without limitation, application for the dismissal of the Petition if the Scheme is approved by the requisite statutory majorities of the Company's creditors with voting claims at the Scheme Meeting and is sanctioned by the Hong Kong Court at the sanction hearing.

In view of the impact of the possible winding-up order on the transfer of shares, the Company is also in the course of seeking advice from its legal advisers for the feasibility and necessity of possible application to the Hong Kong Court for a validation order. Shareholders are reminded that there is no guarantee that the Company would apply for the validation order, or if applied, any validation order would be granted by the Hong Kong Court. In the event where a validation order is not granted but the winding up order is not dismissed or permanently stayed, all transfers of Shares, made after the commencement of the winding-up, shall be void.

As mentioned above, the Company is continuing to use its best endeavours to progress the restructuring. Further announcement(s) will be made by the Company to keep its shareholders and potential investors informed of any material developments as and when appropriate.

CONTINUED SUSPENSION OF TRADING

Trading in the Debts and the shares of the Company on the Stock Exchange has been suspended with effect from 9:00 a.m. on 28 June 2022 and on 1 April 2025 respectively and will remain suspended until further notice.

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.

For and on behalf of
Skyfame Realty (Holdings) Limited
(In Liquidation)

MICHAEL PENROSE
SO KIT YEE ANITA
LAU WUN MAN
JOEL EDWARDS

Joint and Several Provisional Liquidators
Acting as agents without personal liability

Hong Kong, 1st October 2026

As at the date of this announcement, the Board comprises one executive Director, namely Mr. ZHANG Guocheng; and one non-executive Director, namely Mr. LI Jianwen.