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This joint announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for any securities of the Company.

LION WEALTH MANAGEMENT LIMITED
(Incorporated in the British Virgin Islands with limited liability)

SKYFAME REALTY (HOLDINGS) LIMITED
天譽置業 (控股) 有限公司
(In Liquidation)
(Incorporated in Bermuda with limited liability)
(Stock Code: 00059 and Bonds Stock Code: 5311, 5379, 5567, 5602 and 5855)

CLARIFICATION ANNOUNCEMENT

Reference is made to the joint announcement of Skyfame Realty (Holdings) Limited (In Liquidation) (the "**Company**") and Lion Wealth Management Limited dated 4 November 2026 (the "**Joint Announcement**") in relation to the Proposed Restructuring pursuant to Rule 3.5 of the Takeovers Code. Capitalised terms used here in shall have the same meanings ascribed to them in the Joint Announcement.

Lion Wealth and the Company wish to clarify that, due to inadvertent typographical error, in the Chinese version of the Joint Announcement, the name of the Placing Agent should be "瑞城證券有限公司", not "鼎成證券有限公司".

No changes to the English version of the Joint Announcement are required and the above clarification does not affect other information contained in the Chinese version of the Joint Announcement.

By order of the board
LION WEALTH MANAGEMENT LIMITED

WANG CHUNNING
Sole Director

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, 11 November 2026

The Joint and Several Provisional Liquidators jointly and severally accept full responsibility for the accuracy of the information contained in this joint announcement (other than that relating to Lion Wealth, its ultimate beneficial owners and parties acting in concert with any of them) and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in this joint announcement (other than those expressed by the sole director of Lion Wealth) have been arrived at after due and careful consideration and there are no other facts not contained in this joint announcement, the omission of which would make any statements in this joint announcement misleading.

As at the date of this joint announcement, the sole director of Lion Wealth is Wang Chunning.

As at the date of this joint announcement, the directors of Lion Group are Wang Chunning, Lee Sze Hau, Zhang Yan, Choi Chi Fai, Lau Hoi Ho and Lo Tak Wing.

The sole director of Lion Wealth and the directors of Lion Group jointly and severally accept full responsibility for the accuracy of the information contained in this joint announcement (other than that relating to the Group), and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in this joint announcement (other than those expressed by the Joint and Several Provisional Liquidators) have been arrived at after due and careful consideration and there are no other facts not contained in this joint announcement the omission of which would make any statement in this joint announcement misleading.