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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"))

UPDATES ON RESUMPTION PROGRESS; NOTICE OF SCHEME MEETING; AND CONTINUED SUSPENSION OF TRADING

This announcement is made by Skyfame Realty (Holdings) Limited (In Liquidation) (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2)(a) and 13.24A 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, 30 June 2026 and 1 October 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 13 April 2026 in relation to the exclusivity agreement; (v) the announcement of the Company dated 18 September 2026 in relation to the updates on resumption progress; and (vi) the announcement jointly issued by the Company and Lion Wealth Management Limited dated 4 November 2026 in relation to, among other things, the proposed restructuring (collectively, the "**Announcements**").

Reference is also made to the explanatory statement dated 11 November 2026 (the "**Explanatory Statement**") relating to the proposed scheme of arrangement between the

Company and the Scheme Creditors (as defined therein) under sections 670, 673 and 674 of the Companies Ordinance (Cap. 622) of Hong Kong (the "**Scheme**"). Copies of the Scheme, Explanatory Statement and other documents can be found on the Transaction Website at https://portal.sodali.com/skyfame.

Unless otherwise specified, terms used in this announcement have the same meanings as the Announcements, the Notices of Scheme Meeting each dated 11 November 2026 appended to this announcement and the Explanatory Statement.

NOTICE IS HEREBY GIVEN that the Scheme Meeting will be held at 3:00 p.m. on Friday, 4 December 2026 at R1 & R2, United Conference Centre, 10/F, United Centre, 95 Queensway, Admiralty, Hong Kong, with any adjournment as may be appropriate, and any changes in arrangements relating to the Scheme Meeting shall be communicated to the Scheme Creditors in advance of the Scheme Meeting.

Scheme Creditors will be able to attend the Scheme Meeting and vote in person, or, if a corporation, by an authorised representative or by proxy. Please refer to the Notices of the Scheme Meeting and Explanatory Statement for further details.

In order to be entitled to vote on the Scheme, a Scheme Creditor must ensure that:

(a) in the case of Notes Scheme Creditors, (i) a Custody Instruction is submitted on its behalf via the relevant Clearing System by the Custody Instruction for Voting Deadline (being 11: 00 p.m. Hong Kong time on 26 November 2026) and in any event prior to submitting an Account Holder Letter (in accordance with the instructions set out in the Account Holder Letter and Solicitation Packet), and (ii) the Account Holder Letter has been validly completed, executed and submitted in accordance with the instructions set out therein and received by the Information Agent via the Transaction Website at https://portal.sodali.com/skyfame by no later than the Record Time (being 11:00 p.m. Hong Kong time on 1 December 2026).

(b) in the case of Scheme Creditors who are not Notes Scheme Creditors, its Notice of Claim (together with the relevant supporting documents) has been duly completed and submitted to and received by the Joint and Several Provisional Liquidators via email at project.phoenix@parthenon.ey.com or by hand at 27/F, One Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong by the Record Time (being 11:00 p.m. Hong Kong time on 1 December 2026) in accordance with the instructions set out in the said documents.

Whether or not you intend to attend the Scheme Meeting, you should submit the Custody Instruction and the Account Holder Letter (in the case of Notes Scheme Creditors) or a Notice of Claim (in the case of Scheme Creditors who are not Notes Scheme Creditors), in accordance with the procedures and deadlines set out therein. Blocked Scheme Creditors should contact the Joint and Several Provisional Liquidators via email at project.phoenix@parthenon.ey.com as soon as possible, and in any event before the Record Time, who will advise them of the steps required to participate in the Scheme.

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.

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, 11th November 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.

APPENDIX

Notice of the Scheme Meeting

IN THE HIGH COURT OF
THE HONG KONG SPECIAL ADMINISTRATIVE REGION
COURT OF FIRST INSTANCE
MISCELLANEOUS PROCEEDINGS NO. 1163 OF 2026

IN THE MATTER OF SKYFAME REALTY (HOLDINGS) LIMITED (Business registration no.: 18780) (In Liquidation in Bermuda)

and

IN THE MATTER of sections 670, 671, 673 and 674 of the Companies Ordinance (Cap. 622)

NOTICE OF SCHEME MEETING

Unless otherwise specified, capitalised terms used in this Notice have the same meanings as in the explanatory statement dated 11 November 2026 (the "**Explanatory Statement**") and the scheme relating to the proposed scheme of arrangement between Skyfame Realty (Holdings) Limited (the "**Company**") and the Scheme Creditors (as defined therein) under sections 670, 673 and 674 of the Companies Ordinance (Cap. 622) of Hong Kong (the "**Scheme**"). A copy of the Scheme and this Notice, is included in the Explanatory Statement.

NOTICE IS HEREBY GIVEN that, by an order dated 18 September 2026 (the "**Convening Order**") made by the High Court of the Hong Kong Special Administrative Region (the "**Hong Kong Court**"), the Hong Kong Court has directed that a meeting of Scheme Creditors (the "**Scheme Meeting**") be convened for the purpose of considering and, if thought fit, approving (with or without modification or condition approved and imposed by the Hong Kong Court) the Scheme.

The Scheme Meeting will be held at 3:00 p.m. on Friday, 4 December 2026 at R1 & R2, United Conference Centre, 10/F, United Centre, 95 Queensway, Admiralty, Hong Kong, with any adjournment as may be appropriate, and any changes in arrangements relating to the Scheme Meeting shall be communicated to the Scheme Creditors in advance of the Scheme Meeting.

Scheme Creditors will be able to attend the Scheme Meeting and vote in person, by an authorised representative (if a corporation), by proxy or appoint the Chairperson as their proxy. Scheme Creditors do not have to personally attend the Scheme Meeting in order to express their vote, provided that they validly complete and submit their Account Holder Letter (and Custody Instruction), or Notice of Claim by the Record Time, and appoint the Chairperson as their proxy, or a proxy other than the Chairperson (who attends the Scheme Meeting on their behalf) for the purposes of expressing their vote.

In order to attend the Scheme Meeting and vote on the Scheme (in person, by duly authorised representative, if a corporation, or by proxy), a Scheme Creditor must ensure that:

1. in the case of Notes Scheme Creditors:

    a. a Custody Instruction is submitted on its behalf via the relevant Clearing System by the **Custody Instruction for Voting Deadline (being 11:00 p.m. Hong Kong time on 26 November 2026)** and in any event prior to submitting an Account Holder Letter (in accordance with the instructions set out in the Account Holder Letter and Solicitation Packet); and

    b. the Account Holder Letter has been validly completed and submitted to and received by the Information Agent via the Transaction Website (https://portal.sodali.com/skyfame) by no later than the **Record Time (being 11:00 p.m. Hong Kong time on 1 December 2026)**.

2. in the case of Scheme Creditors who are not Notes Scheme Creditors:

    a. its Notice of Claim (together with the relevant supporting documents) has been duly completed and submitted to and received by the Joint and Several Provisional Liquidators via email at project.phoenix@parthenon.ey.com or by hand at 27/F, One Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong by the **Record Time (being 11:00 p.m. Hong Kong time on 1 December 2026)** in accordance with the instructions set out in the said documents.

Each Scheme Creditor (or, if a corporation, its duly authorised representative) or its proxy, intending to vote in person at the Scheme Meeting will be required to register its attendance at the Scheme Meeting no later than 30 minutes prior to the scheduled start time of the Scheme Meeting. Please refer to the Solicitation Packet for the arrangements required to attend the Scheme Meeting in person or by proxy other than the Chairperson.

Copies of the Scheme, the Explanatory Statement, Account Holder Letter and Notice of Claim are available for download from the Transaction Website, subject to eligibility confirmation and registration. They can also be obtained free of charge by any Scheme Creditor at 27/F, One Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong, between the hours of 10:00 a.m. and 4:00 p.m. on weekdays (excluding public holidays) prior to the day appointed for the Scheme Meeting upon reasonable prior notice given to the Company.

Any Scheme Creditor or its proxy attending the Scheme Meeting in person must produce a duplicate copy of the Account Holder Letter, the Notice of Claim, as applicable, that has been validly completed and submitted by or on behalf of that Scheme Creditor. In addition, any Scheme Creditor or its proxy attending the Scheme Meeting in person must produce corporate authority (in the case of a corporation) (for example, a valid power of attorney and/or board resolutions) and evidence of personal identity (being a valid original passport or other original government-issued photographic identification) at the registration desk by no later than 30 minutes before the scheduled time of the Scheme Meeting. If appropriate personal identification or evidence of authority is not produced, that person shall only be permitted to attend and vote at the Scheme Meeting at the discretion of the Chairperson.

Pursuant to the Convening Order, the Hong Kong Court appointed Ms. So Kit Yee Anita or Ms. Lau Wun Man, both of Ernst & Young Transactions Limited, or such other representative of Ernst & Young Transactions Limited to act as the Chairperson of the Scheme Meeting and directed the Chairperson in such capacity to report the results of the Scheme Meeting to the Hong Kong Court. The results of the Scheme Meeting will also be made available on the Transaction Website.

The Scheme will be subject to the subsequent approval and sanction of the Hong Kong Court, and the Proposed Restructuring will be subject to the satisfaction of the conditions as set out in clause 6.1 *(Conditions to the Restructuring)* of the Scheme and summarised in section 6.10 *(Restructuring Effective Date)* of the Explanatory Statement.

Contact details

The Joint and Several Provisional Liquidators

Email	:	project.phoenix@parthenon.ey.com
Tel.	:	+852 2515 4205
HK. Address	:	27/F, One Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong
Attention	:	Mr. Michael Penrose, Ms. So Kit Yee Anita, Ms. Lau Wun Man and Mr. Joel Edwards (the Joint and Several Provisional Liquidators)

Information Agent — Sodali & Co Limited

Email	:	skyfame@investor.sodali.com
In Hong Kong:		
Tel.	:	+852 2652 4478
Address	:	1401, 14/F, 90 Connaught Road Central, Sheung Wan, Hong Kong
In London:		
Tel.	:	+44 20 3148 9770
Address	:	103 Wigmore Street, W1U 1QS, London, United Kingdom

Hyperlinks to the Transaction Website

Transaction Website	:	https://portal.sodali.com/skyfame

Dated this 11th day of November 2026

MICHAEL PENROSE
SO KIT YEE ANITA
LAU WUN MAN
JOEL EDWARDS
Joint and Several Provisional Liquidators of
SKYFAME REALTY (HOLDINGS) LIMITED
(In Liquidation)
acting as agent without personal liability