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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)
(together the "Debts"))

JOINT ANNOUNCMENT DELAY IN DESPATCH OF THE CIRCULAR AND CONTINUED SUSPENSION OF TRADING

Reference is made to the announcement jointly issued by Skyfame Realty (Holdings) Limited (In Liquidation) (the "**Company**") and Lion Wealth Management Limited dated 4 November 2026 (the "**Joint Announcement**") in relation to, among other things, the proposed restructuring Unless otherwise specified, capitalised terms used herein shall have the same meanings as those defined in the Joint Announcement.

Pursuant to Rule 8.2 of the Takeovers Code, a circular (the "**Circular**") containing, among other things, details of (i) the Facility Loan Agreement; (ii) the Restructuring Agreement; (iii) the Capital Reorganisation; (iv) the Subscription; (v) the Acquisition; (vi) the Creditors Scheme; (vii) the Whitewash Waiver; (viii) the Special Deal; (ix) a letter of advice from the Independent Financial Adviser to the Independent Shareholders in relation to the Proposed Restructuring, the Whitewash Waiver and the Special Deal; and (x) a notice of the SGM is required to be despatched to the Shareholders within 21 days of the date of the Joint Announcement (i.e. on or before 25 November 2026), or such later date as the Executive may consent to.

As additional time is required to prepare and finalise the information to be included in the Circular (including but not limited to the letter from the Independent Financial Adviser to the Independent Shareholders and the financial information of the Group), an application has been made to the Executive for a waiver from strict compliance with Rule 8.2 of the Takeovers Code and to seek the consent from the Executive to extend the latest date for the despatch of the Circular to 16 December 2026. The Executive has granted consent to extending the latest date for the despatch of the Circular to 16 December 2026.

Further announcement(s) will be made jointly by the Company and Lion Wealth in relation to the despatch of the Circular 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.

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, 25 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.