

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



天譽置業 (控股) 有限公司
SKYFAME REALTY (HOLDINGS) LIMITED
(Incorporated in Bermuda with limited liability)
(Stock Code: 00059)

PROFIT WARNING

This announcement is made by Skyfame Realty (Holdings) Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) 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).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and the potential investors that, based on a preliminary assessment of the latest financial information of the Group and other information currently available, it is expected that the Group will record a loss attributable to equity shareholders of the Company in the range of RMB270 million to RMB290 million for the year ended 31 December 2021 as compared to a profit recorded by the Group for the year ended 31 December 2020.

Based on the analysis of the information currently available to management, such expected loss during the year was mainly due to (i) downward on the Group’s gross profit margin in general as a result of intense market competition and continuously upgraded real estate regulatory policies in the industry; and (ii) increase in the expected loss provision for the investment in financial assets at fair value through profit or loss due to general weakened market sentiment as of market uncertainties during the last quarter of 2021 affecting the value of the Group’s investments in which this expected fair value loss provision is not a realized loss.

As at the date of this announcement, the Company is still in the process of finalizing its consolidated results for the Year. The information contained in this announcement is only based on a preliminary assessment made by the Board with reference to the unaudited consolidated management accounts of the Group for the Year and the information currently available, which have not been audited by the independent auditors or the Audit Committee of the Company and thus subject to adjustments upon further review. The announcement of the Group’s annual results for the Year is expected to be

approved and published on 31 March 2022. Shareholders and potential investors of the Company are advised to pay attention to such annual results of the Group when published.

Shareholders and potential investors of the Company are advised not to place undue reliance on the aforesaid information and they are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
Skyfame Realty (Holdings) Limited
YU Pan
Chairman

Hong Kong, 27 March 2022

As at the date of this announcement, the Board comprises four executive Directors, namely Mr. YU Pan (Chairman), Mr. WEN Xiaobing, Mr. WANG Chenghua and Mr. JIN Zhifeng; one non-executive Director, namely Mr. WONG Lok; and three independent non-executive Directors, namely Mr. CHOY Shu Kwan, Mr. CHENG Wing Keung, Raymond and Ms. CHUNG Lai Fong.