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天譽置業 (控股) 有限公司

SKYFAME REALTY (HOLDINGS) LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 00059 and Bonds Stock Code: 5310, 5311, 5367, 5379, 5567, 5580, 5602, 5626, 5821 and 5855)

INSIDE INFORMATION AND RESUMPTION 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) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and 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**”) was informed that on 22 April 2022, due to the plunge in the share price of the Company, 322,962,000 ordinary shares of the Company (the “**Shares**”) beneficially held by Mr. YU Pan, the controlling shareholder (as defined in the Listing Rules) and executive director of the Company, through a margin securities account were forcibly sold in the open market by a securities company. Immediately after the forced sale of the Shares, the shares of the Company held by Mr. YU Pan as at the date of this announcement were reduced to 5,521,769,722 shares (approximately 65.37% of the total issued share capital of the Company as at the date of this announcement), of which 3,303,124,000 shares are pledged.

Meanwhile, as at 31 December 2021, the Group's total interest-bearing liabilities amounted to RMB 11.476 billion, of which Mr. YU Pan provided financial assistance to the Group through guarantees with guarantee amount of RMB 2.773 billion. As at 27 April 2022, the Group has successively received enquiries from creditors regarding several loans of book balance of RMB2.773 billion guaranteed by Mr. YU Pan as at 31 December 2021. These creditors are discussing and reviewing with the Group the possible impact of the above matters on the loan agreements. At present, China is still stepping up its efforts to adopt a dynamic clearing strategy to suppress the COVID-19 epidemic. Both the company and its creditors need a certain period of time to carry out further detailed assessment and communication on this matter. As at 27 April 2022, the above-mentioned creditors have not made any new demands to the Group. However, if all or some of these creditors finally make new demands to the Group, the Group will

actively evaluate the relevant impact. Further information (if any) will be published by the Company.

As at 27 April 2022, the Board has confirmed that the Company is operating normally and that there has not been any default on its existing debts.

RESUMPTION OF TRADING

At the request of the Company, trading in the Shares and ten bonds (stock code: 00059 and bonds stock code: 5310, 5311, 5367, 5379, 5567, 5580, 5602, 5626, 5821 and 5855) on the Stock Exchange had been halted since 2:39 p.m. on Friday, 22 April 2022. The Company has made an application to the Stock Exchange for the resumption of trading in the Shares and ten bonds (stock code: 00059 and bonds stock code: 5310, 5311, 5367, 5379, 5567, 5580, 5602, 5626, 5821 and 5855) with effect from 9:00 a.m. on 28 April 2022.

Shareholders and other investors of the Company 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.

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

Hong Kong, 27 April 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.