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天譽置業(控股)有限公司
SKYFAME REALTY (HOLDINGS) LIMITED

(Provisional Liquidators Appointed)

(For Restructuring Purposes)

(Incorporated in Bermuda with limited liability)

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

SUPPLEMENTAL ANNOUNCEMENT
DISCLOSEABLE TRANSACTION
DISPOSAL OF PROPERTIES

Reference is made to the announcement of Skyfame Realty (Holdings) Limited (the “**Company**”) dated 3 July 2025 (the “**Announcement**”). Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcement.

The Company would like to provide further information in relation to the Disposal.

EXECUTION OF THE SALE AND PURCHASE AGREEMENT

Prior to the execution of the Sale and Purchase Agreement by the Vendor, all internal procedures for approval of the Sale and Purchase Agreement and the Disposal were properly and duly followed, including (1) internal approval through the Office Automation System of the Group (the “**OA Procedure**”), from which, final approval was granted by the then chairman of the Group; (2) obtaining the Board’s approval; and (3) obtaining consent of another shareholder holding 20% equity interest of the Vendor.

After the completion of the internal procedures for approval of the Disposal in early June, the management of the Company had verbally instructed the PRC staff to put the execution and completion of the Sale and Purchase Agreement on hold pending further instructions from the management. In spite of that, the PRC staff of the Vendor, with the understanding that the internal procedures for the Disposal has been approved, proceeded to execute the Sale and Purchase Agreement on 30 June 2025 with the company seal of the Vendor under intense and continuous pressure from (1) the Purchaser who threatened to withdraw from the Disposal and (2) two shareholders of the Vendor holding 20% and 14.5% equity interests.

Regrettably, the PRC staff of the Vendor was not aware of the notification requirements of the Listing Rules and did not inform the management of the Company immediately after execution. The management of the Company was only informed of the completion of execution of the Sale and Purchase Agreement on 1 July 2025 and received the execution version on 3 July 2025 since the PRC staff was working outside office, which led to three days' delay in the publication of the Announcement.

Having considered the above circumstances and given the ongoing suspension of the Company's share trading, the risk of a potentially false, unfair, or disorderly market resulting from the impact of the information regarding the Disposal is minimised. Therefore, the Board is of the view that having the execution copy of the Sale and Purchase Agreement to confirm the accuracy of information to be included in the Announcement prior to publication of the Announcement as prudent and reasonable.

Upon receiving the executed copy of the Sale and Purchase Agreement, the Announcement was forthwith updated and published after approved by the Board.

REMEDIAL MEASURES

With a view to strengthening internal management and enhancing corporate governance of the Group, the Company is prepared to implement the following compliance and regulative measures:—

- (1) The Board will issue and circulate a written notice by mid-October 2025 to remind the staff members of the Group to notify the Board ahead of signing any documents and to forthwith provide an executed copy of the documents to the Board for confirmation on the date of execution as soon as practicable such that any relevant announcements may be released in a timely and efficient manner after execution;

- (2) With immediate effect from the date of the Announcement, any future approval in respect of the execution of documents in relation to sale and purchase of assets by any member of the Group through the OA Procedure (with one of the Board members who is familiar with the transaction or document or matter at hand being included as the final approver) shall not commence until such documents are ready for execution for the purpose of eliminating risks of miscommunication;
- (3) With immediate effect from the date of the Announcement, in the event of an unexpected suspension of execution of documents after completion of the OA Procedure, the Board will instruct the management of the Company to issue formal written instructions (including a warning about the consequences of unauthorized execution) to relevant staff followed by verbal communications by any Board members to instruct the relevant staff to withhold from executing the relevant documents unless written approval from the management of the Company has been granted;
- (4) The management of the Company will arrange for training sessions to be conducted by mid-October 2025 for the staff members of the Group to ensure full understanding and adherence of any instructions from the Board and the management of the Company by all employees; and
- (5) The standard operational procedures and relevant work manuals will be reviewed and updated to include the aforementioned remedial measures, and such updated procedures and manuals will be circulated to all employees of the Group as soon as they are available and taken effect.

In consideration of the structure and working culture of the Group, the Board considers the above remedial measures appropriate and suitable for implementation. The Board will strictly monitor the effectiveness of these measures and will take a proactive approach in making further adjustments as necessary to uphold its best practices in corporate governance.

Save as disclosed above, all other information as set out in the Announcement remains unchanged and shall continue to be valid for all purposes. This announcement is supplemental to and should be read in conjunction with the Announcement.

By order of the Board
Skyfame Realty (Holdings) Limited
(Provisional Liquidators Appointed)
(For Restructuring Purposes)
ZHANG Guocheng
Director

Hong Kong, 13 October 2025

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.