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SKYFAME REALTY (HOLDINGS) LIMITED
(天譽置業(控股)有限公司)
(Incorporated with limited liability under the laws of Bermuda)

Consent Request Notice to the holders of
U.S.\$30,000,000 in aggregate principal amount of 10.0 per cent. Bonds due 2019
(ISIN: XS1855419161; Common Code: 185541916)

ANNOUNCEMENT

Hong Kong – 24 January 2019 –Skyfame Realty (Holdings) Limited (天譽置業(控股)有限公司) (the “**Company**”) (HKEX: 00059) today announced a consent request notice (the “**Consent Request**”) to certain proposed modifications (the “**Proposed Modifications**”) to the Trust Deed, dated as of 30 August 2018 (as supplemented or amended to the date hereof, the “**Trust Deed**”), by and between the Company and Citicorp International Limited, as trustee, governing its 10.0 per cent. Bonds Due 2019 (Common Code 185541916, ISIN No. XS1855419161) (the “**Bonds**”) and to a waiver of certain potential breaches and potential defaults under the Trust Deed in connection with entering into a facility agreement by the Company in December 2018 (the “**Proposed Waivers**”). Capitalized terms used herein but not defined shall have the meanings ascribed to them in the Trust Deed.

The principal purpose of the Consent Request, the Proposed Modifications and the Proposed Waivers is to obtain the consent of Bondholders who hold not less than 90 per cent. in principal amount of the Bonds outstanding (the “**Requisite Consents**”) to amend the Trust Deed to give the Company additional flexibility in pursuing new business opportunities and new sources of capital and to waiver of certain potential breaches and potential defaults under the Trust Deed in connection with entering into a facility agreement by the Company in December 2018, in accordance with the terms and subject to the conditions set forth therein.

The Consent Request will expire at 4:00 p.m., London Time, on 15 February 2019, unless extended or terminated by the Company. The Company’s obligation to accept consents is conditioned on, among other things, there being validly delivered unrevoked consents from the holders of not less than 90 per cent. in aggregate principal amount of the outstanding Bonds, a written resolution with respect to the Proposed Modifications and Proposed Waiver being signed and supplemental Trust Deed with respect to the Bonds giving effect to the Proposed Modifications being duly executed and delivered to the trustee.

For a detailed statement of the terms and conditions of the Consent Request, the Proposed Modifications and the Proposed Waivers, holders of the Bonds should refer to the Consent Request Notice dated 24 January 2019 (the “**Consent Request Notice**”). The Consent Request Notice will be available on the consent website: <https://sites.dfkingltd.com/skyfame>. D.F. King Ltd. acts as the

information and tabulation agent for the Consent Request (the “**Information and Tabulation Agent**”). Questions from holders of Bonds regarding the Consent Request or requests for additional copies of the Consent Request Notice should be directed to the Information and Tabulation Agent at Suite 1601, 16/F, Central Tower, 28 Queen’s Road Central, Central Hong Kong or 125 Wood Street, London EC2V 7AN, United Kingdom (tel: +852 3953 7231 (Hong Kong) or +44 20 7920 9700 (London), e-mail: skyfame@dfkingltd.com).

This announcement is not a solicitation of consent with respect to the Bonds. The Consent Request is being made solely by the Consent Request Notice, which sets forth a detailed description of the terms of the Consent Request.

The distribution of this announcement in certain jurisdictions may be restricted by law. Persons into whose possession this press release comes are required to inform themselves about, and to observe, any such restrictions.

ABOUT THE COMPANY

The Company is a real estate developer based in Guangzhou, Guangdong Province, China. The Company is listed on the Stock Exchange of Hong Kong (Hong Kong Stock Code: 00059). The Company focuses on high-end commercial and residential properties in China and specializes in the development of properties for young communities. For more information, please visit <http://www.tianyudc.com/>.

FORWARD-LOOKING INFORMATION

Forward-looking statements in this announcement, including those statements relating to the Consent Request, such as the scheduled expiration date, are based on current expectations. These statements are not guarantees of future events or results. Future events and results involve some risks, uncertainties and assumptions that are difficult to predict. Actual events and results could vary materially from the description contained herein due to many factors including changes in the market and price for the Bonds; changes in the business and financial condition of the Company and its subsidiaries; changes in the debt markets in general; and the occurrence of events specified in the Consent Request that would trigger a condition permitting termination or amendment of the Consent Request.

On behalf of the Board
Skyfame Realty (Holdings) Limited
(天譽置業(控股)有限公司)
YU Pan
Chairman

Hong Kong, 24 January 2019