



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

INSIDE INFORMATION

This announcement is made by Skyfame Realty (Holdings) Limited (the “**Company**”, together with its subsidiaries, the “**Group**”).

The Group has a secured loan (the “**Loan**”) from a financial institution (the “**Lender**”) in Hong Kong with an outstanding principal of HK\$340 million. As the Lender finally has not yet approved the extension of the Loan even after the grace period, all outstanding principal amount together with the interest on the Loan are now due and payable, the Group was unable to immediately repay the outstanding principal of the Loan and the accrued but unpaid interest thereon (the “**Non-payment**”). The Group has been in active discussion with the Lender with a view to reaching a consensual solution to resolve the current liquidity issue, and the Lender has not taken any enforcement action as at the date of this announcement.

As a result, the other offshore financing arrangements, including without limitation the debt securities issued by the Company and listed on The Stock Exchange of Hong Kong Limited as set out in the following table, may become immediately due and payable if the relevant creditors choose to accelerate in accordance with the terms of the other offshore financing arrangements.

Description of Debt Securities	Stock code	ISIN	Outstanding carrying amount as at the date of this announcement Approximate (HK\$'000)
0.1% bonds due 2026	5310	XS1525845985	18,401
0.1% bonds due 2033	5311	XS1525848575	87,414
0.1% bonds due 2026	5367	XS1558627771	43,069
0.1% bonds due 2033	5379	XS1558627342	269,754
0.1% bonds due 2031	5567	XS1304503268	35,265
0.1% bonds due 2024	5580	XS1323898707	15,615
0.1% bonds due 2032	5602	XS1341411822	295,219
0.1% bonds due 2025	5626	XS1397876258	55,432
0.1% bonds due 2024	5821	XS1130150391	208,519
0.1% bonds due 2031	5855	XS1142114278	162,231

The Group will seek to proactively communicate with the relevant creditors of the other offshore financing arrangements in connection with proposals for the remediation of the Non-payment. As at the date of this announcement, the Company has not received any formal and effective notice from any creditors in respect of any enforcement action relating to the other offshore financing arrangements.

In light of the unexpected liquidity issues faced by the Group recently, in order to best protect the interests of all stakeholders of the Group, the Company is seeking advice from relevant professional intermediaries to assist in assessing the Group's capital structure and its liquidity position and exploring all feasible solutions to ease the current liquidity constraints.

The board of directors and the management of the Company will closely monitor the development of the aforesaid issues, constantly assess the potential impact of these events on the business development and financial conditions of the Group, and make further announcement(s) in due course in respect of any material update.

Shareholders of the Company and other investors 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, 26 June 2022

As at the date of this announcement, the Board comprises three executive Directors, namely Mr. YU Pan (Chairman), Mr. WANG Chenghua and Mr. JIN Zhifeng; and three independent non-executive Directors, namely Mr. WEN Xiaojing, Mr. CUI Yuan and Ms. TANG Yu.