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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)

Full Redemption of US\$30,000,000 in aggregate principal amount of 10.0 per cent. Bonds due 2019 (ISIN: XS1855419161; Common Code: 185541916)

ANNOUNCEMENT

Hong Kong – 10 July 2019 – Reference is made to the announcement of Skyfame Realty (Holdings) Limited (the “**Company**”) dated 30 August 2018 in relation to the issue of US\$30,000,000 in aggregate principal amount of 10 per cent. bonds due 2019 (the “**Bonds**”) and the announcements of the Company dated 4 February 2019 and 19 February 2019 in relation to the partial redemption of an aggregate principal amount of US\$12.8 million of the Bonds.

The Bonds are listed on the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). The SGX-ST assumes no responsibility for the correctness of any of the statements made, opinions expressed or reports contained herein. Approval in-principle from, admission to the Official List of, and listing and quotation of the Bonds on, the SGX-ST are not to be taken as an indication of the merits of the Bonds. As at the date of this announcement, the outstanding principal amount of the Bonds is US\$17,200,000.

On 9 July 2019, the Company informed the trustee and holders of the Bonds that it will redeem all outstanding Bonds of an aggregate principal amount of US\$17.2 million, on 24 July 2019 pursuant to the Conditions of the Bonds. Upon completion of the redemption, the redeemed Bonds will be cancelled.

The Company intends to fund the redemption with the proceeds from its senior notes due 2022 issued on 8 July 2019. The rationale for the early redemption of the Bonds is to optimize the debt profile of the Company by repaying shorter-tenor debts with debts due in a longer duration and enhance capital structure of the Company. The Company believes that such redemption will have no material adverse effect on its financial position or business operations.

On behalf of the Board
Skyfame Realty (Holdings) Limited
YU Pan
Chairman

Hong Kong, 10 July 2019

As at the date of this announcement, the board of directors of the Company comprises three executive directors, namely Mr. YU Pan (Chairman), Mr. WEN Xiaobing and Mr. WANG Chenghua; 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.