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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 – 1 February 2019 – Reference is made to the announcement of Skyfame Realty (Holdings) Limited (天譽置業(控股)有限公司) (the “**Company**”) (HKEX: 00059) dated 24 January 2019 (the “**Prior Announcement**”) in relation to 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 U.S.\$30,000,000 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 on 19 December 2018 (the “**Proposed Waivers**”). Capitalized terms used herein but not defined shall have the meanings ascribed to them in the Trust Deed or the Prior Announcement.

As indicated in the Consent Request, Bondholders who wish to approve the Proposed Waivers and the Proposed Modifications and consent the Written Resolution in the Consent Request must submit instructions to consent prior to 4:00 p.m., London Time, on 15 February 2019.

The Company announces that it has received the Requisite Consents necessary for the Proposed Waivers, the Proposed Modifications and the Written Resolution. Consequentially, the issues on the aforesaid potential breaches and potential defaults under the Trust Deed have been resolved.

The Company is also pleased to announce the execution of a supplement to the Trust Deed (the “**Supplemental Trust Deed**”), the Written Resolution, a waiver letter in relation to the Proposed Waivers (the “**Waiver Letter**”), all dated 1 February 2019 (the “**Effective Time**”), by and between the Company and the trustee, giving effect to the Proposed Modifications and the Proposed Waivers in compliance with the conditions contained in the Trust Deed. The Company will send copies of the Supplemental Trust Deed, the Written Resolution and the Waiver Letter to the holders of the Bonds upon request.

For a detailed statement 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, which can be found on the consent website: <https://sites.dfkingltd.com/skyfame>.

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 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, 1 February 2019