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**天譽置業 (控股) 有限公司**  
**SKYFAME REALTY (HOLDINGS) LIMITED**  
*(Incorporated in Bermuda with limited liability)*  
**(Stock Code: 00059)**

**EARLY REDEMPTION OF SENIOR NOTES**

Reference is made to the US\$274,000,000 13% senior notes due 2022 (ISIN: XS2022224047) (the “**Notes**”) issued by Skyfame Realty (Holdings) Limited (the “**Company**”).

Pursuant to the indenture dated 8 July 2019 entered into between the Company and Citicorp International Limited (the “**Indenture**”), as the trustee of the Notes, the Company shall, at the option of any holder of the Notes, repurchase all of the Notes held by such holder, or any portion of the principal thereof that is equal to US\$200,000 or integral multiples of US\$1,000 in excess thereof on 8 July 2021 at 100% of the principal amount of the Notes plus accrued and unpaid interest, if any.

Notices have been served on the Company requiring the Company to redeem US\$25,000,000 in aggregate principal amount of the Notes and pursuant to which, the Company has redeemed US\$25,000,000 in aggregate principal amount of the Notes plus accrued and unpaid interest of US\$1,625,000 on 8 July 2021. The aforesaid redemption amount was satisfied by internal resources. The redeemed Notes will be cancelled pursuant to the Indenture.

By Order of the Board  
**Skyfame Realty (Holdings) Limited**  
**YU Pan**  
*Chairman*

Hong Kong, 8 July 2021

*As at the date of this announcement, the Board comprises four executive Directors, namely Mr. YU Pan (Chairman), Mr. WEN Xiaobing, Mr. WANG Chenghua and Mr. JIN Zhifeng; 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.*