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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)

Skyfame Realty (Holdings) Limited

*(incorporated under the laws of Bermuda with limited liability
and listed on The Stock Exchange of Hong Kong Limited with stock code 0059)*
(the “Company”)

ANNOUNCEMENT OF ADJOURNED MEETINGS OF BONDHOLDERS

in connection with the adjourned meetings of holders of
the following eight outstanding series (each a “Series”) of Bonds (together the “Bonds”)
issued by the Company under its
HK\$3,300,000,000 Medium Term Bond Programme (the “Programme”)

each adjourned meeting was convened at the following times (Hong Kong Time) on 19 September
2017, at King & Wood Mallesons, 13/F Gloucester Tower, The Landmark,
15 Queen’s Road Central, Central, Hong Kong.

Series 002 0.1 per cent. Bonds due 2024	ISIN XS1130150391	Aggregate Principal Amount Outstanding (HK\$) 270,000,000.00	Hong Kong Stock Code 05821	Time and Date of Meeting Time: 10.00 am Date: 19 September 2017
Series 003 0.1 per cent. Bonds due 2031	ISIN XS1142114278	Aggregate Principal Amount Outstanding (HK\$) 470,000,000.00	Hong Kong Stock Code 05855	Time and Date of Meeting Time: 10.20 am Date: 19 September 2017
Series 004 0.1 per cent. Bonds due 2024	ISIN XS1323898707	Aggregate Principal Amount Outstanding (HK\$) 20,000,000.00	Hong Kong Stock Code 05580	Time and Date of Meeting Time: 10.40 am Date: 19 September 2017
Series 005 0.1 per cent. Bonds due 2031	ISIN XS1304503268	Aggregate Principal Amount Outstanding (HK\$) 100,000,000.00	Hong Kong Stock Code 05567	Time and Date of Meeting Time: 11.00 am Date: 19 September 2017
Series 006 0.1 per cent. Bonds due 2025	ISIN XS1397876258	Aggregate Principal Amount Outstanding (HK\$) 80,000,000.00	Hong Kong Stock Code 05626	Time and Date of Meeting Time: 11.20 am Date: 19 September 2017
Series 007 0.1 per cent. Bonds due 2032	ISIN XS1341411822	Aggregate Principal Amount Outstanding (HK\$) 960,000,000.00	Hong Kong Stock Code 05602	Time and Date of Meeting Time: 11.40 am Date: 19 September 2017
Series 008 0.1 per cent. Bonds due 2026	ISIN XS1525845985	Aggregate Principal Amount Outstanding (HK\$) 30,000,000.00	Hong Kong Stock Code 05310	Time and Date of Meeting Time: 12.00 pm Date: 19 September 2017
Series 009 0.1 per cent. Bonds due 2033	ISIN XS1525848575	Aggregate Principal Amount Outstanding (HK\$) 320,000,000.00	Hong Kong Stock Code 05311	Time and Date of Meeting Time: 12.20 pm Date: 19 September 2017

Unless otherwise defined herein, capitalised words and phrases have the meanings ascribed to them in the consent solicitation memorandum dated 31 July 2017 (the “**Consent Solicitation Memorandum**”) prepared by the Company for the Bondholders (defined below).

The Company today gave notice (the “**Notice of Meeting of Bondholders**”) that a separate adjourned meeting (each a “**Meeting**”) of the holders of each Series of the Bonds (each, a “**Bondholder**” and together, the “**Bondholders**”) has been convened by the Company to consider and, if thought fit, pass a special resolution of the Bondholders of each Series (each, a “**Special Resolution**”) to approve: (a) the proposed modification of the restriction on incurring indebtedness by reference to the Net Gearing Ratio by raising the threshold of such restriction from 60 per cent. to 95 per cent.; and (b) the proposed supplemental deed of covenant to formalise such modification ((a) and (b) together the “**Proposed Action**”). Each Special Resolution will be proposed in accordance with the provisions of the fiscal agency agreement (the “**Fiscal Agency Agreement**”) dated 25 August 2014 and made between the

Company, Deutsche Bank AG, Hong Kong Branch as fiscal agent, paying agent and transfer agent and Deutsche Bank Luxembourg S.A. as registrar, as supplemented and/or varied from time to time.

For details of each Meeting and each Special Resolution, Bondholders should refer to the Notice of Meeting of Bondholders and the Consent Solicitation Memorandum.

References in this announcement to each of the terms defined above should be construed, unless the context otherwise requires, so as to apply separately to each Series; and each reference to a Meeting, or a Special Resolution or the Consent Solicitation in conjunction with the terms 'Bonds' or 'Bondholders' shall be construed as references to the Meeting in relation to a particular Series, the Special Resolution to be proposed at that Meeting, the Consent Solicitation as it applies to that Series, and the Bonds or Bondholders of that Series and vice versa.

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As at the date of this announcement, the directors of the Company comprises three executive directors, namely Mr. YU Pan (Chairman), Mr. WEN Xiaobing and Mr. WONG Lok; one non-executive director, namely Mr. LI Weijing; and three independent non-executive directors, namely Mr. CHOY Shu Kwan, Mr. CHENG Wing Keung, Raymond and Ms. CHUNG Lai Fong.

This announcement is given by:

SKYFAME REALTY (HOLDINGS) LIMITED

Registered office

Clarendon House
2 Church Street
Hamilton HM11
Bermuda

Principal place of business in Hong Kong

Unit 1401, 14/F
AXA Centre
151 Gloucester Road
Wanchai
Hong Kong

Dated: 22 August 2017