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天譽置業 (控股) 有限公司* (已委任臨時清盤人)
SKYFAME REALTY (HOLDINGS) LIMITED (Provisional Liquidators Appointed)

*(incorporated in Bermuda with limited liability)
(Stock Code: 00059)*

ANNOUNCEMENT PURSUANT TO RULE 13.09 OF THE LISTING RULES

This announcement is made pursuant to Rule 13.09(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Reference is made to the announcements of the Company dated (i) 17 November 2009 in relation to, *inter alia*, entering into the Term Sheet; (ii) 3 December 2009 in relation to entering into the Amended Term Sheet; and (iii) 14 December 2009 in relation to entering into the second amended term sheet regarding the further extension of deadline for entering into the formal agreement (the “**Second Amended Term Sheet**”). Terms used herein shall have the same meanings as those defined in the above mentioned announcements.

On 21 December 2009, due to the December holiday season, the parties of the Second Amended Term Sheet entered into the third amended and restated term sheet to further extend the deadline of entering into the formal agreement to 8 January 2010 to allow the parties more time to negotiate and agree on the terms of the formal agreement.

The Company will keep the Shareholders informed when material developments take place.

Trading in the shares of the Company has been suspended since 9:30 a.m. on 3 November 2009 at the request of the Company and will remain suspended until further notice.

For and on Behalf of
Skyfame Realty (Holdings) Limited
(Provisional Liquidators Appointed)

Stephen Liu Yiu Keung
David Yen Ching Wai

Joint and Several Provisional Liquidators

By Order of the Board
Skyfame Realty (Holdings) Limited
(Provisional Liquidators Appointed)

Yu Pan
Chairman

Hong Kong, 23 December 2009

As at the date of this announcement, the board of directors of the Company comprises three executive directors, namely Mr. Yu Pan (chairman), Mr. Lau Yat Tung, Derrick (deputy chairman) and Mr. Wong Lok; and four independent non-executive directors, namely Mr. Choy Shu Kwan, Mr. Cheng Wing Keung, Raymond, Ms. Chung Lai Fong and Mr. Jerry Wu.

* *for identification purposes only*