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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)

(已委任臨時清盤人)

(Provisional Liquidators Appointed)

ANNOUNCEMENT

The board of directors (the “**Board**”) of Skyfame Realty (Holdings) Limited (Provisional Liquidators Appointed) (the “**Company**”) announces that the directors of 廣州寰城實業發展有限公司 (Guangzhou Huan Cheng Real Estate Development Company Limited*) (“**Huan Cheng**”) acknowledged that a plot of land situated at North of Tianhe Bei Road, Tianhe District, Guangzhou (the “**Tianhe Land**”) has been put into official record for scrutiny for idle land on the ground that the land has been left undeveloped for over two years.

According to the regulation “Guangzhou Measures on Disposal of Idle Land” 《廣州市閒置土地處置辦法》 promulgated and implemented by the Government of Guangzhou Municipal (廣州市人民政府) on 1 June 2003, a parcel of land can be defined as idle land if the construction work did not commence after a granted period of construction as stated in the “Approval for the Use of Construction Land” 《建設用地批准證書》 elapsed. Developers would be charged a fee of maximum 20 per cent of the purchase price or the undeveloped sites would be forfeited by the government without compensation. The approved construction period of the Tianhe Land was from July 2005 to July 2007 and was later extended to 16 June 2009. The major cause of the delay is the development works being carried out on the new fire station to facilitate the relocation of the existing fire station which is erected on the Tianhe Land. The relocation works of the fire station are still in progress as of the date of this announcement. The directors of Huan Cheng perceive a high probability that the Tianhe Land may be regarded as idle land, whether it will be re-possessed is dependent on the considerations taken by the government authority.

According to the latest development proposal approved by the Guangzhou Urban Planning Bureau (廣州市城市規劃局), the Tianhe Land is planned to be developed into a 50-storey commercial and 42-storey hotel building (with six levels of basement), comprising a total gross floor area of 113,031 square meters. As at the date of this announcement, total investment cost incurred on the Tianhe Land is approximately RMB436,000,000.

The directors of Huan Cheng are using their best endeavor to put forward grounds to avert the possible forfeiture action but the result is pending the outcome of the on-going negotiations with the relevant government authority.

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, 29 January 2010

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