

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*



天譽置業（控股）有限公司\*  
SKYFAME REALTY (HOLDINGS) LIMITED

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

## PROFIT WARNING

This announcement is made by the Company pursuant to Inside Information Provisions under Part XIVA of the SFO and Rule 13.09(2) of the Listing Rules.

The Board wishes to inform the Shareholders and potential investors that, based on the preliminary assessment of the Group's unaudited management accounts for the year ended 31 December 2014 and the information currently available to the Board, the Group expects to record an after-tax loss for the year ended 31 December 2014 as compared to the after-tax profit for the year ended 31 December 2013.

**Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.**

This announcement is made by Skyfame Realty (Holdings) Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, the “**Listing Rules**”) under Part XIVA of the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong) (the “**SFO**”) and Rule 13.09(2) of the Listing Rules.

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary assessment of the Group's unaudited management accounts for the year ended 31 December 2014 and the information currently available to the Board, the Group expects to record an after-tax loss for the year ended 31 December 2014 as compared to the after-tax profit for the year ended 31 December 2013.

The unaudited consolidated after-tax loss of the Company is mainly due to:

- (1) decrease in revenue due to the lower volume of properties completed and delivered during the year;
- (2) increase in staff costs due to the increase in headcount following the expansion in the property development team and the property management team in the newly acquired property management business;
- (3) decrease in fair values of investment properties and write-down of properties under development; and
- (4) loss on disposal of equity interest in a project company.

The Company is still in the process of finalising its consolidated results for the year ended 31 December 2014. The information contained in this announcement is only a preliminary assessment made by the management of the Company based on the unaudited management accounts of the Group for the year ended 31 December 2014 and the information currently available to the Board and the same has not been reviewed or discussed by the auditor or audit committee of the Company. Audited annual results of the Group for the year ended 31 December 2014 may be different from what is disclosed in this announcement. Further details of the Group's financial results for the year ended 31 December 2014 will be announced in due course.

Despite the expected downturn of operating results for year 2014, the Board considers the Group is still having a strong financial position and that the Group is well expected to have a strong turnaround in both the turnover and bottom lines in the coming years when the Group's projects in Zhoutouzui and Tianhe in Guangzhou, and projects in Nanning are stepping into presale stages in 2015 and completion in the later years.

**Shareholders and potential investors are advised to exercise caution when dealing in shares of the Company.**

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

Hong Kong, 6 March 2015

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

\* *For identification purpose only*