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Y. T. REALTY GROUP LIMITED
渝太地產集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 75)

NOTICE OF SPECIAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that a special general meeting (the “**Meeting**”) of Y. T. Realty Group Limited (the “**Company**”) will be held at Rooms 3301-3307, China Resources Building, 26 Harbour Road, Wanchai, Hong Kong on Monday, 14 November 2016 at 9:00 a.m. for the purpose of considering and, if thought fit, passing with or without amendments the following as an ordinary resolution of the Company:

ORDINARY RESOLUTION

“THAT:

- (a) the payment of a special dividend by the Company in the form of a distribution in specie (the “**Distribution in Specie**”) of the 155,254,432 shares in the issued and paid-up share capital of The Cross-Harbour (Holdings) Limited (“**CHH**”) held by the Company to the shareholders of the Company whose names appear on the register of members of the Company on 21 November 2016 on the basis of 20 shares of CHH for every 103 shares of the Company held and on the terms and subject to the exclusions described in the circular of the Company dated 25 October 2016 (a copy of which is produced to the Meeting marked “A” and initialled by the Chairman of the Meeting for purpose of identification) be paid and distributed out of the contributed surplus of the Company and, any shortfall (if applicable), out of the retained earnings of the Company, be confirmed and approved; and
- (b) any director of the Company be and is hereby authorised to effect the Distribution in Specie, to do all such acts and things, and to approve, sign and execute all such documents, as such director may consider necessary, desirable or expedient, for the purposes of or incidental to the Distribution in Specie.”

By Order of the Board
Y. T. Realty Group Limited
Albert T. da Rosa, Jr.
Company Secretary

Hong Kong, 25 October 2016

* *For identification purposes only*

Notes:

1. A member may appoint one or more proxy(ies) to attend and vote on his or her behalf at the Meeting, or at any adjournment thereof, provided that the proxy(ies) is/are appointed to represent respectively such number of the shares held by the member that is specified in their forms of proxy. A proxy need not be a member.
2. The form of proxy must be under the hand of the appointer or his or her attorney duly authorised in writing or, if the appointer is a corporation, either under the common seal or under the hand of an officer, attorney or other authorised person.
3. Where there are joint registered holders of a share, if more than one of such persons are present at the Meeting, the vote of the senior holder who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders and, for this purpose, seniority shall be determined by the order in which the names stand in the register of members of the Company in respect of the relevant joint holding.
4. In order to be valid, the completed form of proxy, together with the power of attorney or other authority (if any) under which it is signed, or a certified copy of such power of attorney or authority, must be delivered to the Company's branch share registrar and transfer office in Hong Kong, Tricor Abacus Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong as soon as possible and in any event not less than 48 hours before the time for holding the Meeting or the adjourned meeting, as the case may be.
5. Completion and return of the form of proxy shall not preclude a member of the Company from attending and voting in person at the Meeting or at any adjournment thereof, and, in such event, the appointment of the proxy will be revoked.
6. For determining entitlement to the Distribution in Specie, the register of members and transfer books of the Company will be closed from Friday, 18 November 2016 to Monday, 21 November 2016, both days inclusive, during which period no transfer of shares in the Company will be registered. In order to qualify for the Distribution in Specie, all transfer documents and accompanying share certificates must be lodged for registration with the Company's branch share registrar and transfer office in Hong Kong, Tricor Abacus Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Thursday, 17 November 2016.

As at the date hereof, the board of directors of the Company comprises Cheung Chung Kiu, Yuen Wing Shing and Tung Wai Lan, Iris who are executive directors; and Ng Kwok Fu, Luk Yu King, James and Leung Yu Ming, Steven who are independent non-executive directors.