L.gem 綠景(中國)地產投資有限公司
LVGEM (CHINA) REAL ESTATE INVESTMENT COMPANY LIMITED
(Incorporated in the Cayman Islands with limited liability)
(HKSE Stock Code: 95)

PROFIT WARNING

This announcement is made by LVGEM (China) Real Estate Investment Company Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors ("**Board**") of the Company wishes to inform the shareholders of the Company and potential investors that, based on the preliminary assessment of the draft unaudited consolidated management accounts of the Group for the six months ended 30 June 2020 and the information currently available to the management, the unaudited consolidated profit attributable to the owners of the Company for the six months ended 30 June 2020 is expected to experience a decrease of approximately 95% as compared to the corresponding period in 2019. Such decrease was mainly due to (i) the decrease in fair value of investment properties resulting from the changes in the market environment (including the adverse effects of the global outbreak of the COVID-19) and the absence of revaluation gain for the Group as compared to a net gain during the same period in 2019; (ii) the finance costs for certain projects which were completed in the second half of 2019 to the first half of 2020 being expensed in the period for the six months ended 30 June 2020; and (iii) the decrease in revenue from sales of properties in the current period as compared to the same period in 2019.

The information contained in this announcement is only based on the preliminary assessment by the management of the financial information currently available to it and is not based on any figures or information that has been audited or reviewed by the auditor or the audit committee of the Company. The above information may be subject to adjustment based on further updated information, and following the completion of the audit by the Company's auditors and the review by the Company's audit committee. Detailed financial information of the Company will be disclosed in the results announcement of the Company for the six months ended 30 June 2020, which is expected to be published in August 2020.

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

By order of the Board
LVGEM (China) Real Estate Investment Company Limited
HUANG Jingshu
Chairman

Hong Kong, 11 August 2020

As at the date of this announcement, the executive directors of the Company are Ms. HUANG Jingshu (Chairman), Mr. TANG Shouchun (Chief Executive Officer), Mr. YE Xingan, Mr. HUANG Hao Yuan and Mr. SIU Chi Hung; the non-executive director of the Company is Ms. LI Lihong; and the independent non-executive directors of the Company are Mr. WANG Jing, Ms. HU Gin Ing and Mr. MO Fan.