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**OVERSEAS REGULATORY ANNOUNCEMENT  
PARTIAL REPURCHASE AND CANCELLATION  
OF THE 12% NOTES DUE 2023  
(ISIN: XS2098347821)**

This overseas regulatory announcement is issued pursuant to Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

An aggregate of US\$450,000,000 12% notes due 2023 (the "**Notes**") were issued by Gemstones International Limited (碧玺国际有限公司, also known as 綠璽國際有限公司\*), a direct wholly-owned subsidiary of LVGEM (China) Real Estate Investment Company Limited (the "**Company**"), on 10 March 2020 and listed on the Singapore Exchange Securities Trading Limited ("**SGX-ST**"). Further Notes were issued on 6 November 2020 pursuant to a tap issue and the total outstanding principal amount of Notes is US\$470,000,000.

On 27 February 2023, the Company repurchased the Notes in the market in an aggregate principal amount of US\$59,700,000 ("**Repurchase of the Notes**"). The Repurchase of the Notes represents approximately 12.702% of the outstanding principal amount of the Notes and approximately 13.267% of the initial principal amount of the Notes at the time of initial listing on the SGX-ST. Upon Repurchase of the Notes, all the partially repurchased Notes will be cancelled. After cancellation of all the repurchased Notes, US\$410,300,000 in aggregate principal amount of the Notes will remain outstanding.

The Company considers that the Repurchase of the Notes will reduce the Group's future financial expenses and lower its financial gearing level, and hence is in the interest of the Group and its shareholders as a whole.

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

Hong Kong, 27 February 2023

*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 Ms. LI Yufei; and the independent non-executive directors of the Company are Mr. WANG Jing, Ms. HU Gin Ing and Mr. MO Fan.*

\* *碧玺国际有限公司 is the corporate name of Gemstones International Limited and 綠璽國際有限公司 is an approved name of Gemstones International Limited for carrying on business in Hong Kong*