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VOLUNTARY ANNOUNCEMENT

REMITTANCE OF FUNDS IN RELATION TO REPAYMENT OF 12% NOTES DUE 2023 (ISIN: XS2098347821)

This announcement is made by LVGEM (China) Real Estate Investment Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis to keep its shareholders and potential investors informed of its latest business development.

Reference is made to the announcements of the Company dated 27 February 2023 and 6 March 2023 (the “**Announcements**”) in relation to the partial repurchases and cancellations of the Notes. Unless otherwise defined, capitalized terms used herein have the same meanings as ascribed to them in the Announcements.

The Company has arranged the remittance of all necessary funds to the trustee of the Notes for the repayment of all outstanding principal amount and accrued interest of the Notes before their maturity date on 10 March 2023. The date of remittance for the Notes is 7 March 2023.

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

Hong Kong, 10 March 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.