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.

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)

SUPPLEMENTAL ANNOUNCEMENT

QUARTERLY UPDATE IN RELATION TO THE DISCLAIMER OF OPINION SET OUT IN THE ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

References are made to (i) the annual report of LVGEM (China) Real Estate Investment Company Limited (the "**Company**" together with its subsidiaries, the "**Group**") for the financial year ended 31 December 2024 (the "**Annual Report**"); (ii) the announcement of the Company dated 30 June 2025 (the "**First Quarterly Announcement**") and 30 September 2025 (the "**Second Quarterly Announcement**") in relation to quarterly update in relation to the Disclaimer of Opinion (the "**Quarterly Update Announcements**"); (iii) the interim report of the Company for the six months ended 30 June 2025 (the "**Interim Report**"); and (iv) announcement of the Company dated 3 November 2025 in respect of the Petition. Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the Annual Report, the Quarterly Update Announcements and the Interim Report.

The Company wishes to supplement the information set out in the Second Quarterly Announcement as follows:

1) As of 30 September 2025, the Company has successfully extended the maturity date for 2 banking facilities with the aggregate principal amount of RMB965 million. Banks have also agreed to defer the principal payments for 15 loans in the aggregate principal amount of RMB254 million and reduce the interest rates for 14 onshore loans. These responses have lessened the financial pressures and improve the liquidity position of the Group.

2) As of 30 September 2025, the Company has entered into 3 support letters with offshore creditors in respect of the Company's attempt to advance the restructuring and more creditors are actively considering signing up to a support agreement.

3) The Group has continued to actively make marketing efforts to achieve the latest budgeted sales and pre-sales volumes at current market price for its existing development projects, including conducting online media promotions, inviting content creators to promote the properties and on-site property visits of property agents. In addition, the Group has been identifying buyer(s) for disposal of specific properties and timely collect the relevant sales proceeds from sales of its properties. During the second and third quarters in 2025, the disposal of onshore properties have achieved an aggregated amount of approximately RMB317 million. The proceeds from the disposal were used to repay the relevant loans which these properties are charged as collaterals.

The Board will continue to use its best endeavours to implement the measures as set out in the Quarterly Update Announcements and other measures with a view to resolve the issues underlying the Disclaimer of Opinion and will provide an update once every quarter and will publish further announcement(s) as and when appropriate in accordance with the Listing Rules and/or required by the Stock Exchange.

Shareholders and potential investors should exercise caution when dealing in the shares of the Company.

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

Hong Kong, 3 November 2025

As at the date of this announcement, the executive Directors are Ms. HUANG Jingshu (Chairman and Chief Executive Officer), Mr. YE Xingan, Mr. HUANG Hao Yuan and Ms. LI Yufei; and the independent non-executive Directors are Mr. CHAN Koon Fat, Ms. JIAO Jie and Ms. WONG Ting Dan.