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VOLUNTARY ANNOUNCEMENT

RESULTS OF CONSENT SOLICITATION IN RESPECT OF SIX SERIES OF GUARANTEED COMMERCIAL PAPER NOTES DUE 2025

Reference is made to the announcement of LVGEM (China) Real Estate Investment Company Limited (the “**Company**”) dated 16 June 2026 in relation to the launch of consent solicitation (the “**Announcement**”). Unless otherwise stated, capitalised terms herein have the same meanings as those defined in the Announcement, and the Consent Solicitation Notice appended thereto.

RESULTS OF THE CONSENT SOLICITATION

The Company is pleased to announce that the Extraordinary Resolution has been duly passed in respect of all six Series of Notes. The Requisite Consent has been obtained for all Series and accordingly the Consent Conditions (as described in the Consent Solicitation Notice) have been satisfied.

The Extraordinary Resolution was approved in respect of each Series as follows:

Electronic / Non-Electronic Consent

The Expiration Date for Electronic / Non-Electronic Consent was 4:00 p.m. (London time) / 11:00 p.m. (Hong Kong time) on 7 July 2026. The Company is pleased to announce that, by the Expiration Date, the Extraordinary Resolution in respect of each of the following Series of Notes was duly approved by way of Electronic / Non-Electronic Consent, having received approval from Noteholders representing not less than 90 per cent. of the aggregate principal amount of the relevant Series then outstanding:

Series	Outstanding Principal Amount	Votes in Favour (% of outstanding principal amount)
January HKD Notes (ISIN: XS2738072094; Common Code: 273807209)	HK\$114,470,000	100.00%
January CNY Notes (ISIN: XS2738082218; Common Code: 273808221)	CNY40,500,000	100.00%
September HKD Notes (ISIN: XS2888383721; Common Code: 288838372)	HK\$163,170,000	95.97%
September CNY Notes (ISIN: XS2888385858; Common Code: 288838585)	CNY16,800,000	100.00%

Meeting

A meeting of the Noteholders in respect of each of the following Series of Notes was duly convened on 14 July 2026 at the offices of Linklaters, 11th Floor, Alexandra House, 18 Chater Road, Central, Hong Kong, in accordance with the Consent Solicitation Notice. The Company is pleased to announce that the Extraordinary Resolution in respect of each relevant Series was duly approved at the Meeting, having received unanimous approval from Noteholders present at the Meeting whose votes represented not less than 75 per cent. of the aggregate principal amount of the relevant Series then outstanding:

Series	Outstanding Principal Amount	Votes in Favour (% of votes cast)
January USD Notes (ISIN: XS2738064158; Common Code: 273806415)	US\$5,278,000	100%
September USD Notes (ISIN: XS2888385429; Common Code: 288838542)	US\$5,410,000	100%

NEXT STEPS

The Consent Effective Date shall occur as soon as reasonably practicable upon the satisfaction (or, where applicable, waiver) of the relevant conditions as set out in the Consent Solicitation Notice. Upon the occurrence of the Consent Effective Date, the Company shall arrange for (i) the New Consolidated Notes to be delivered, (ii) the relevant Shares to be issued, and (iii) the Consent Fee to be paid to the consenting Noteholders, in each case in accordance with the terms of the Consent Solicitation Notice.

The Company will make a further announcement to notify Noteholders and shareholders of the Consent Effective Date as and when appropriate.

GENERAL

The Company wishes to express its sincere gratitude to the Noteholders for their confidence in the Company and their strong support for the Consent Solicitation. The high level of participation and support across all six Series reflects the trust that Noteholders have placed in the Company and in the path forward set out in the Proposed Arrangement. The Company is grateful for the patience and commitment that Noteholders have demonstrated throughout this process and remains committed to delivering on the objectives of the Proposed Arrangement for the benefit of all stakeholders.

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

On behalf of the Board
LVGEM (China) Real Estate Investment Company Limited
HUANG Jingshu
Chairman

Hong Kong, 14 July 2026

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.