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 ALERT - REDUCTION IN LOSS

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 (the "**Board**") of directors (the "**Directors**") 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 statements of the Group for the six months ended 30 June 2026 (the "**2026 Interim Period**") and the information currently available to the management of the Company, the Group expects to record a loss of approximately RMB0.6 billion for the 2026 Interim Period, compared with a loss of approximately RMB2.0 billion for the six months ended 30 June 2025 (the "**2025 Interim Period**"). The reduction in loss for the 2026 Interim Period is mainly attributable to (1) a decrease of fair value loss on investment properties; and (2) lower impairment provisions for properties under development and properties held for sales as compared to the 2025 Interim Period.

The Group is still in the course of preparing and finalising the consolidated interim results for the 2026 Interim Period and as such, 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 of the Company and/or the audit committee of the Board. The above information may be subject to adjustment based on further updated information, and following the completion of the review by the audit committee of the Board. Detailed financial information of the Company will be disclosed in the results announcement of the Company for the 2026 Interim, which is expected to be published by the end of August 2026.

Shareholders of the Company and potential investors are advised to 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, 21 August 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.