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VOLUNTARY ANNOUNCEMENT
EARLY REPURCHASE AND CANCELLATION OF THE 6%
COMMERCIAL PAPER NOTES DUE 2021
(ISIN: XS2264028536, XS2264837308 AND XS2269560855)

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 the latest business development of the Company.

An aggregate of HK\$331,200,000, US\$11,810,000 and RMB9,500,000 6% commercial paper notes due 2021 (the “**Commercial Paper 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*) (“**Gemstones International**”), a direct wholly-owned subsidiary of the Company, on 15 December 2020, 11 February 2021 and 26 March 2021.

On 23 November 2021 and 24 November 2021, Gemstones International repurchased the Commercial Paper Notes in the market in an aggregate principal amount of HK\$326,000,000, US\$11,810,000 and RMB6,500,000, representing approximately 98% of the initial principal amount of the Commercial Paper Notes (“**Repurchase of the Commercial Paper Notes**”). Upon Repurchase of the Commercial Paper Notes, all the early repurchased Commercial Paper Notes will be cancelled.

The Company considers that there will be no material impact on its financial position as a result of the early Repurchase of the Commercial Paper Notes.

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

Hong Kong, 24 November 2021

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 and Mr. HUANG Hao Yuan; the non-executive director of the Company is Mr. CHEN Wei Sheng; 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