(Incorporated in the Cayman Islands with Limited liability) (於開曼群島註冊成立的有限公司) (HKSE Stock Code 香港聯交所股份代號:95)

30 April 2024

Dear Registered Shareholders.

LVGEM (China) Real Estate Investment Company Limited (the "Company")

- Notification of publication of Annual Report 2023, Circular dated 30 April 2024 relating to proposals for re-election of directors, general mandates to issue and buy back shares, amendments of the Memorandum and Articles of Association, adoption of amended and restated Memorandum and Articles of Association and notice of annual general meeting (the "Current Corporate Communications")

The English and Chinese versions of the Company's Current Corporate Communications are now available on the Company's website at <a href="www.lvgem-china.com">www.lvgem-china.com</a> and the website of The Stock Exchange of Hong Kong Limited at <a href="www.hkexnews.hk">www.hkexnews.hk</a> respectively (the "Website Version"). The Company recommends you to access the Website Version of the Current Corporate Communications and all future Corporate Communications is printed form, the Current Corporate Communications is

If you for any reason have difficulty in receiving email notification or gaining access to the Website Version of the Corporate Communications and would like to receive the Current Corporate Communications and all future Corporate Communications in printed form, please complete and sign the enclosed Reply Form and return it to the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited (the "Share Registrar") at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong by post using the provided prepaid mailing label (no stamp is needed if posted in Hong Kong) or by email to 95-ecom@hk.tricorglobal.com. The Company will upon your request send the Corporate Communications to you in printed form free of charge.

It is the responsibility of registered shareholders to provide a functional email address. If you have not provided your email address to the Company or need to update your email address, the Company recommends you to provide your email address by completing and signing the enclosed Reply Form and returning it to the Share Registrar at the abovementioned address by post or by email to 95-ecom@hk.tricorglobal.com. If the Company does not have your functional email address, until such time that the functional email address is provided to the Share Registrar, you will be unable to receive via email notices of publication of the Website Version of Corporate Communications ("Notice of Publication") and Actionable Corporate Communications (Note 2) in electronic form. As such, the Company would only be able to send you the Notice of Publication and the Actionable Corporate Communications in printed form.

Should you have any queries relating to this notification, please call the Share Registrar's telephone hotline at (852) 2980 1333 during business hours from 9:00 a.m. to 6:00 p.m., Monday to Friday (excluding Hong Kong public holidays) or send an email to 95-ecom@hk.tricorglobal.com.

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

Notes:

- 1. Corporate Communications refer to any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities or the investing public, including but not limited to (a) the directors' report and its annual accounts together with a copy of the auditors' report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; (f) a proxy form; and (g) Actionable Corporate Communications.
- 2. Actionable Corporate Communications refer to any Corporate Communications that seek instructions from the Company's securities holders on how they wish to exercise their rights or make an election as the Company's securities holders.

各位登記股東:

綠景(中國)地產投資有限公司(「本公司」)

刊發2023年年報、日期2024年4月30日有關建議重選董事、回購股份及發行股份之一般授權、修改組織章程大綱及細則、採納經修改及重訂組織章程大綱及細則及股東週年 大會通告的通函(「本次公司通訊」)

本公司的本次公司通訊之中、英文版本已分別上載於本公司網站(<u>www.lvgem-china.com</u>)及香港聯合交易所有限公司之網站(<u>www.hkexnews.hk</u>)(「網站版本」)。本公司建議 閣下閱覽本次公司通訊及日後的公司通訊<sup>/簡度 1)</sup> 的網站版本。如 閣下已選擇收取公司通訊的印刷本,隨函附上本次公司通訊。

如 閣下因任何理由無法收取電子郵件通知或無法閱覽公司通訊的網站版本及欲索取本次公司通訊及日後公司通訊的印刷本,請填妥及簽署隨附之回條,並以已預付郵費的郵寄 標籤寄回本公司之香港股份過戶登記分處(「股份過戶登記處」)卓佳證券登記有限公司(地址為香港夏慤道16號遠東金融中心17樓)(如在香港投寄毋須貼上郵票),或電 郵至95-ecom@hk.tricorglobal.com。本公司會因應 閣下之要求寄上公司通訊的印刷本,費用全免。

登記股東有責任提供有效的電郵地址。如 閣下尚未提供 閣下之電郵地址予本公司,或需更新 閣下之電郵地址,本公司建議 閣下填妥及簽署隨附之回條,並按上述地址以郵寄 方式交回股份過戶登記處或以電郵方式發送至95-ecom@hk.tricorglobal.com以提供 閣下的電郵地址。如果本公司沒有收到 閣下的有效電郵地址, 閣下將無法透過電郵方式收取 以電子方式發送的公司通訊網站版本的登載通知(「登載通知」)及可供採取行動的公司通訊 <sup>78世 2 7</sup>,在這情況下,本公司只能向 閣下發送登載通知及可供採取行動的公司通訊 之印刷本,直至股份過戶登記處收到 閣下有效的電郵地址為止。

倘 閣下對本通知有任何查詢,請於星期一至星期五(香港公眾假期除外),辦公時間上午 9 時至下午 6 時,致電股份過戶登記處熱線(852) 2980 1333 或電郵至 95-ecom@hk.tricorglobal.com ·

綠景 (中國) 地產投資有限公司

二零二四年四月三十日

1. 公司通訊指本公司發出或將予發出以供其任何證券持有人或投資大眾參照或採取行動的任何文件,其中包括但不限於(4)董事會報告以及其年度賬日連同核數師報告及財務簡要報告(如適); (b)中期報告及中期簡要報告(如適用);(c)會議通告;(d)上市文件;(e)通函;(f)委任代表表格;及(g)可供採取行動的公司通訊;

2. 可供採取行動的公司通訊是指任何涉及要求本公司的證券持有人指示其擬如何行使其有關證券持有人的權利或作出選擇的公司通訊。

R	EP	LY	<b>FORM</b>	回條
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LVGEM (China) Real Estate Investment Company Limited (the "Company") (Stock Code: 95) c/o Tricor Investor Services Limited 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong

致: 綠景(中國)地產投資有限公司(「本公司」) (股份代號:95) 經卓佳證券登記有限公司 香港夏穀道16號 遠東金融中心17樓

> Date: 日期:

Part A 甲部																												
(Please mark "√" in <b>ONLY ONE</b> of the following boxes 請從下列選擇中,僅在其中 <b>一個空格</b> 內劃上「✓」號)																												
I/We would like to receive a printed copy in the English language only; OR  本人/我們現欲收取一份英文印刷本;或  I/We would like to receive a printed copy in the Chinese language only; OR  本人/我們現欲收取一份中文印刷本;或  I/We would like to receive a printed copy in both the English language and the Chinese language.  本人/我們現欲收取英文和中文各一份印刷本。																												
Part B 乙部	Part B I/We would like to receive all future Corporate Communications and Actionable Corporate Communications in electronic form via the email address below: 本人/我們現欲以以下電郵地址方式收取本公司所有將來的公司通訊及可供採取行動的公司通訊的電子版本:																											
																	T	T										
	(Please provide the email add. (請以英文正楷填寫電郵地		glish C	apital L	Letters)																							
Name(s) of Shareholder(s): 股東姓名:					Signature: 簽名:																							
Addres	ss:				(Pla	ease us	e BLO	CK.	LETT	ERS ,	請用」	上楷基	真寫)	)														
地址:																			(Ple	ase u	se B	LOC	K LE	TTEI	RS 請	用正	楷填	寫)

聯絡雷話號碼:

Contact telephone number:

- 解註:
  Please complete and sign this form and return it by cutting and sticking the prepaid mailing label on an envelope to the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited or via email to 95-ecom@hk.tricorglobal.com.

  詩埃妥及簽署本表格,並以應附已預行郵費的第音標應於於信封上,寄回本公司之音港股份過戶登記分應卓住證券登記有限公司,或電郵至95-ecom@hk.tricorglobal.com。

  Please complete this form clearly. Any form vitin to indicated choice, with no signature or otherwise incorrectly completed shall be void. If your shares are held in joint names, the shareholder whose name stands first on the register of members of the Company in respect of the joint holdings should sign on this form in order to be valid.

  清清楚模寫本表格。回錄上若未有作出選擇、沒有簽名或沒有正確地填寫。台灣無效。如屬聯名股東,則本回錄須按本公司股東名冊上聯名持有之股份戶口,由其姓名列於首位的股東簽署,方為有效。
  The above instruction for part A will apply to all future Corporate Communications to be sent to you until you notify otherwise by reasonable notice in writing to the Company's branch share registrar in Hong Kong or until expired on 31 December 2025 (whichever is earlier). Further request in writing will be required if a shareholder prefers to continue receiving printed copy of future Corporate Communications.

  上级早港指示逻辑的资本公司目接向 图下费出之所有公司编辑,直至 图下以合理时报音而通知本公司的香港股份過戶整記分應更沒有關指示或直至2025年12月31日(以較早書為準)。如果股東泰宝鑑攝收到日後的公司编辑的印刷本,則需要的证金。
- If both English and Chinese versions of the Corporate Communications are combined into one document, a printed form of the Corporate Communications with both English and Chinese versions will be sent to the Shareholder requesting for a printed form of any version(s) of the Corporate Communications.
  若公司輔訊的英文版本及中文版本合併為一份文件,則公司輔訊的英文版本及中文版本的印刷版本將寄給要求素取任一版本公司輔訊刷版本的般更
- 18 is the responsibility of the Shareholders to provide email address that is functional. If the Company does not vascess the email address of a Shareholder or the email address provided is not functional, such Shareholder will be deemed, until such time when such Shareholder has provided a valid and functional emit address to the Shareholder has provided as valid and functional emit address to the Shareholder has provided as valid and functional emit address to the Shareholder has provided in the Shareholder will be deemed, until such time when such Shareholder has provided in the Shareholder will be deemed, until such time when such Shareholder has provided in the Shareholder will be deemed, until such time when such Shareholder has provided in the Shareholder will be deemed, until such time when such Shareholder has provided in the Shareholder will be deemed, until such time when such Shareholder has provided in the Shareholder has provide
- For the avoidance of doubt, we do not accept any special instructions written on this form. 為免產生疑問,在本表格作出的任何額外手寫指示,公司將不予受理。
- Corporate Communications include any document(s) issued to to be issued by the Company for the information or action of holders of any of its securities or the investing public, including but not limited to (a) the directors' report and its annual accounts together with a copy of the auditors' report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; (f) a proxy form; and (g) Actionable ate Communications
  - 公司通訊包括本公司發佈或將予發佈以供其任何證券持有人或投資大眾參照或採取行動的任何文件,其中包括但不限於(a)董事會報告以及其年度輕目連同核數師報告及財務擁要報告(如適用);(b) 中期報告及中期擁要報告(如適用);
- 公司通前1856年至公司班票367了發加級於共正的通過分別入場及異人体等所認知的13個915円以下,共于1856世界851(4)上市文件;(5)通過:(f) 代表委任表格,及 (8) 可供採取行動的公司通訊。 (c) 會議通告;(d) 上市文件;(e) 通過:(f) 代表委任表格,及 (8) 可供採取行動的公司通訊。 Actionable Corporate Communications refer to any corporate communications that seek instructions from the Shareholders on how they wish to exercise their rights or make elections as Shareholders. 可供採取行動的公司通訊是指任何涉及要求股東指示其擬如何行使其有關股東權利的公司通訊。

PERSONAL INFORMATION COLLECTION STATEMENT 收象個人資料契明

"Personal Data" in this statement has the same meaning as "personal data" defined in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO"), Your supply of the Personal Data is on a voluntary basis and for the purpose of processing your instructions as stated in this form (the "Purposes"). If you fail to supply sufficient information, the Company may not be able to process your instructions. The Company may disclose or transfer the Personal Data to its subsidiaries, its share registrar and/or third party service provider who provides administrative, computer and other services to the Company for use in connection with the Purposes and to such parties who are authorised by law to request the information or are otherwise relevant for the Purposes and need to receive the information. The Personal Data to its subsidiaries, its share registrar and/or third party service provider who provides administrative, computer and other services to the Company for use in connection with the Purposes and to such parties who are authorised by law to request the information or are otherwise relevant for the Purposes and need to receive the information. The Personal Data to its subsidiaries, its share registrar and/or third party service provider who provides administrative, computer and other services to the Company for use in connection with the Purposes and to such parties who are authorised by law to request the information or are otherwise relevant for the Purposes and need to such parties on the Personal Data to its subsidiaries, its share registrar and/or third party service provider who provides administrative, computer and other services to surformation. The Purpose of the Personal Data to its subsidiaries, its share registrar and/or third party service provider who provides administrative, computer to such parties on the purpose of transfer the Personal Data to its subsidiaries, its share registrar and/or third party service provider who

Mailing Label 郵寄標籤

Tricor Investor Services Limited 卓佳證券登記有限公司 Freepost No. 簡便回郵號碼: 10 GPO Hong Kong 香港

Please cut the mailing label and stick it on an envelope to return this Request Form to us.

No postage is necessary if posted in Hong Kong. 閣下寄回本申請表格時,請將郵寄標籤剪貼於信封上。

如在本港投寄, 閣下無需支付郵費或貼上郵票。

