

2022

Long as the journey is, endurance to make it

2022 Annual Results Presentation

March 30

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Overview of Annual Results



Highlights for 2022AR

Annual Results Highlights

- ✓ **Gross profit margin of 44.11%** was far higher than that of the top real estate companies, the profitability is remarkable;
- ✓ Despite of the industry recession, **contracted sales of RMB4 billion** remained relatively stable compared to last year and significantly outperforming the industry which recorded a decline of 20%;
- ✓ Although the short-term net profit declined, **the Group's cash flow will remain adequate after the pre-sales of Baishizhou Project Phase I.**

Projects Highlights

- ✓ The Baishizhou project is under construction, with **the Phase I set to begin pre-sales in 2H2023.** The high-value properties offer a clear prospect for profit.
- ✓ Mangrove Bay No.1 Phase II is set to begin pre-sales within the year, while Zhuhai Dongqiao continues to contribute sales revenue. **Other urban renewal project**, including Shenzhen Liguang project, **are progressing steadily.**
- ✓ In the midst of the industry recession, **the rental rate of commercial properties remained stable, with rental income increasing by 15% against the market trend.**

Financial Performance Highlights

- ✓ **Fully completed the repayment of USD\$470 million Senior Notes due in March 2023,** with a significant reduction in the size of short-term debt and continued to enhance the safety.
- ✓ **Baishizhou consortium was established with a total special credit lines of RMB20.7 billion** to meet the funding requirements for the development and construction, and it have been gradually withdrawn.
- ✓ **Top real estate company Vanke has been introduced as a strategic shareholder of the Baishizhou project,** with injecting RMB2.3 billion for a long-term investment to achieve a strong alliance.




▲ The Group received an award from the Shenzhen Real Estate Industry Association.



▲ The Group together with the leading real estate companies were recognized as the top 10 social investment enterprises in Nanshan District.

Annual Results Overview

12 Months Ended 31 December (RMB million)	2022	2021	YoY Change
Revenue	2,341	4,378	-46.5%
Cost of sales	(1,308)	(2,190)	-40.3%
Gross profit	1,033	2,188	-52.8%
Gross profit margin (%)	44.1% 	50.0%	-5.9ppt
Loss/profit for the period	(297)	1,335	-122.2%
Loss/ profit attributable to the shareholders	(730)	1,153	-163.3%
Basic losses/ earnings per share (RMB cents)	(14.32)	22.61	-163.3%
Diluted losses/ earnings per share (RMB cents)	(14.32)	13.37	-207.1%

Reasons for the decline in net profit:

- ✓ In the midst of the industry recession of 2022, with short-term negative factors such as the recurring COVID-19 pandemic and the suspension of construction work across the country led to a collapse in industry confidence, and weakened people's intentions to purchase house. Then the slowdown of the selling rate and decline in revenue has become a common sight in the industry.
- ✓ During the period, the number of property projects and the area that the Group carried forward decreased and the projects were mainly from non-Shenzhen regions such as Zhuhai and Huazhou. The unit price and gross profit margin were not as high as those in Shenzhen, leading to a decline in the overall revenue, gross profit, and net profit.

Balance Sheet

(RMB Million)	31 December 2022	31 December 2021	YoY Change
Cash balance	3,605	7,287	-50.5%
-Cash and cash equivalents	1,570	3,907	-59.8%
- Restricted deposits	2,035	3,380	-39.8%
Total interest-bearing liabilities	34,352	31,188	10.1%
Total equity	30,977	29,441	5.2%
-Equity attributable to owners of the Company	24,760	25,929	-4.5%
Total assets	99,705	84,942	17.4%
Debt analysis			
Secured	25,150	24,064	+4.5%
Unsecured	9,202	7,124	+29.2%

Reasons for decline in cash balance:

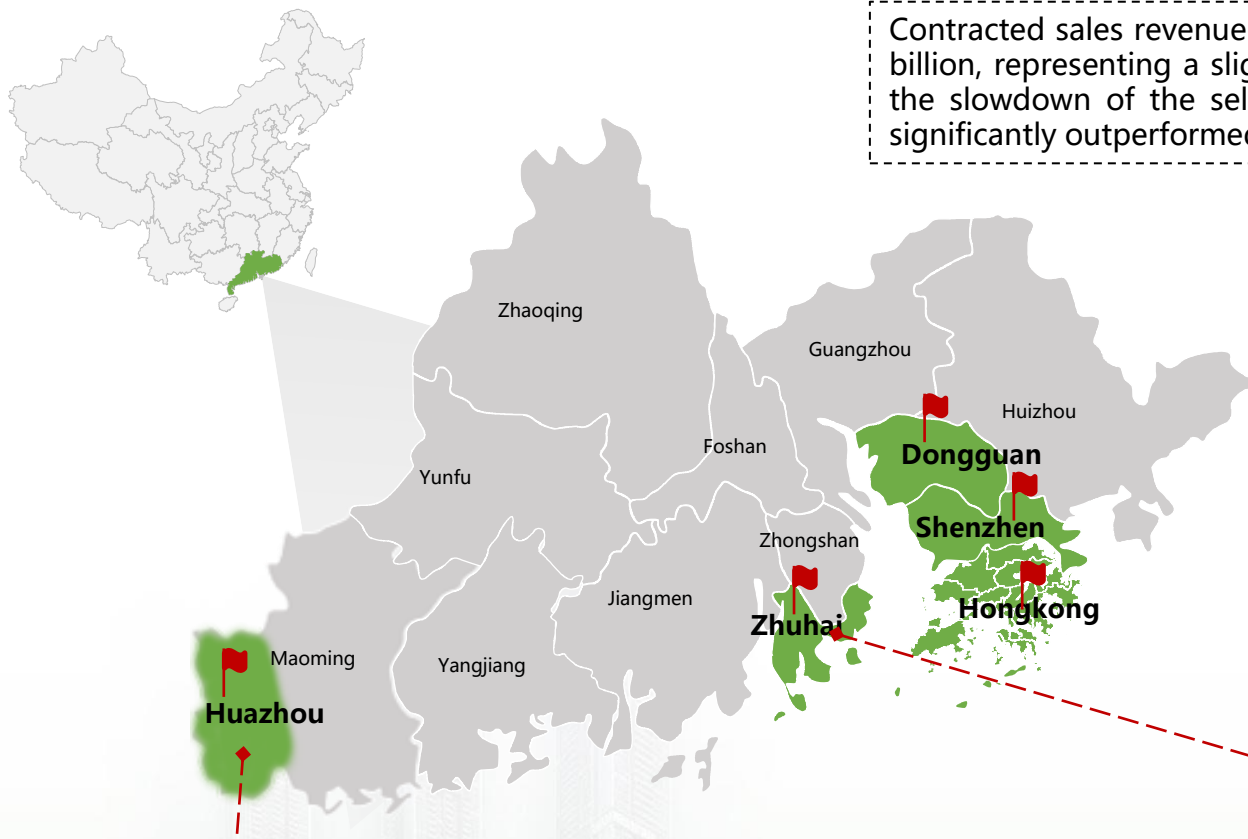
- ✓ Settled the remaining premiums for land use right for Baishizhou Project Phase I, more-than-expected expense due to the construction of baishizhou project accelerating, development expenses for Dongqiao project, and repayment of the principal and interest for company's loans.

Business Operation Review



Project on sales: Undeterred by the industry recession, the Group's selling rate was steady.

Contracted sales revenue in 2022 mainly from the sales contribution of Royal Bay in Zhuhai, recorded RMB4 billion, representing a slight decrease of 5.4% compared to last year. In the midst of the industry recession, the slowdown of the selling rate was a common sight in the industry, and the Group's contracted sales significantly outperformed the whole industry.



Contracted Sales In 2022*

Project	Contracted area	Contracted average prices	Contract amount
Amazing Plaza, Shenzhen	674	87,388	5,894
Joyful Town, Zhuhai	13,816	19,035	26,299
Royal Bay, Zhuhai	66,573	39,544	263,260
International Garden, Huazhou (parking space included)	131,433	N/A	103,767
Joyful Garden, Suzhou (parking space included)	805	N/A	1,258

Unit of Calculation: Selling area (m²), Unit selling price (RMB/m²), Selling amount (RMB million)
*On Subscription Basis.

Huazhou • International Garden



- The project is located at a mature residential area in Huazhou, Maoming, Guangdong Province, It is conveniently located in the middle of the main axis of the city's development center, offering a half-hour commute.
- The project, in response to the call of the Huazhou Provincial Party Committee, which can bring great benefits to people.
- Total floor area: 3,000,000 m².

Zhuhai • Royal Bay (Dongqiao Project)



- Located in Nanwan, Xiangzhou District, Zhuhai, which is a traditional high-end residential area of Zhuhai and a key area for the urban development of Zhuhai.
- As one of the three pilot villages for urban renewal in Zhuhai, it has been included in the annual work plan for Zhuhai city. The project is situated in the core area of Nanwan in Xiangzhou District, Zhuhai, with convenient transportation and in a traditional high-end residential area.
- Total floor area: 500,000 m².

Project under development: By overcoming barriers, the development progress is far-beyond-expectation.

- The construction progress of Baishizhou project phase I is satisfactory. So far, the building under construction is higher than 10 floors and it is expected to commence pre-sale in Q3 2023.
- The overall signing rate is over 95%.

Baishizhou Project

Nanshan,
Shenzhen



- The signing rate for Mangrove Bay No.1 Project Phase II has reached 100% and with the conformation of the operating entity.
- The project, in the process of obtaining the pre-sale certificate, has been under construction and is expected to open in the middle of the year.

Mangrove Bay No.1 Project Phase II

Futian,
Shenzhen



- The signing rate for the Liguang project has reached 100%.
- It was officially confirmed the operating entity in February 2023 and the Group will start construction at a proper time.

Liguang Project

Guanlan,
Shenzhen



- Lau Fau Shan is the group's first real estate project in Hong Kong, indicating that the Group has expanded its business to offshore area.
- Currently, the project is in the stage of negotiating land terms with the Hong Kong Lands Department.

Lau Fau Shan Project

Lau Fau Shan
Hongkong



Urban renewal projects are moving towards the harvesting period, which will contribute to the group's sustainable contract sales revenue and increasing cash flow.

Saleable value: The upcoming pre-sale of Baishizhou Phase I is to create the highest saleable value in history.

The saleable value exceeded RMB 40 billion, recorded the highest in history!

* Commercial area included

Cities	Project Name	Saleable Area (m ²)	Available for Sale Amount (RMB)
Shenzhen	Baishizhou Project Phase I ★	337,629	Exceeded RMB 33 billion
	Mangrove Bay No.1 Project Phase II	17,525	Exceeded RMB 1.2 billion
Zhuhai	Royal Bay (North)	121,429	Exceeded RMB 4.7 billion
	Joyful Town (South)	128,998	Exceeded RMB 1.3 billion
Huazhou	International Garden	170,144	Exceeded RMB 800 million



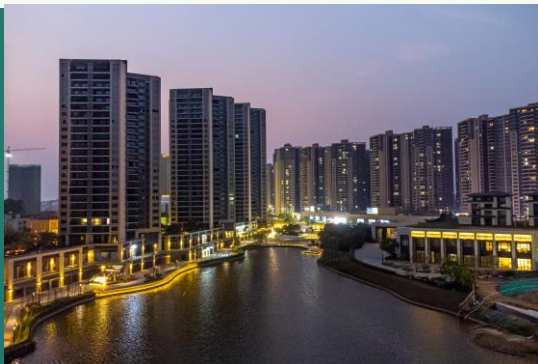
Shenzhen
Baishizhou Phase I



Shenzhen
Mangrove Bay No.1



Zhuhai
Royal Bay



Huazhou
International Garden

Abundant Land Reserves: Guarantee Sustainable Development and Meet the Development Demand for the Next Ten Years

	No.	Projects	Location	Equity	Year of Sales / Expected Pre-sale	Year of Construction Completion	Total GFA (sqm)	Remaining Saleable Area (sqm)
Projects Under Construction	1	LVGEM International Garden C2 section	Huazhou, Maoming	100%	NA	2024	72,842	16,403
	2	LVGEM International Garden F2 section	Huazhou, Maoming	100%	NA	2023	4,064	1,970
	3	Phase II of LVGEM International Garden G1 section	Huazhou, Maoming	100%	2022	2023	127,280	NA
	4	LVGEM Joyful Town north area	Xiangzhou, Zhuhai	100%	2024	2025	213,703	159,828
	5	Zhuhai Dongqiao Project phase I	Xiangzhou, Zhuhai	91%	2021	2023	497,570	185,112
	6	LVGEM Mangrove Bay No.1 phase II	Futian, Shenzhen	100%	2023	2024	164,572	10,771
	7	Baishizhou Project phase I	Nanshan, Shenzhen	74%	2023	2025	946,274	256,972
						Subtotal	2,026,305	
Projects to be Developed	1	LVGEM International Garden(Subsequent phase)	Huazhou, Maoming	100%	NA	NA	1,243,574	NA
	2	Lau Fau Shan Project	Lau Fau Shan, Hong Kong	95%	2024	2024	23,880	23,880
	3	Zhuhai Dongqiao Project phase II	Xiangzhou, Zhuhai	91%	2024	2026	267,351	132,979
	4	Baishizhou Project phase II-IV	Nanshan, Shenzhen	74%	2024	NA	3,860,243	779,270
	5	Liguang Project	Baoan, Shenzhen	100%	2023	2025	562,689	275,499
	7	Nanxi Project	Xiangzhou, Zhuhai	51%	2025	2027	1,941,393	850,332
						Subtotal	7,899,130	
Projects to be Injected²	1	Zhangyang Project	Zhangmutou, Dongguan	NA	NA	NA	5,500,000	NA
	2	Others	Shenzhen	NA	NA	NA	900,000	NA
							Total 16,325,435	

Abundant soil reserves

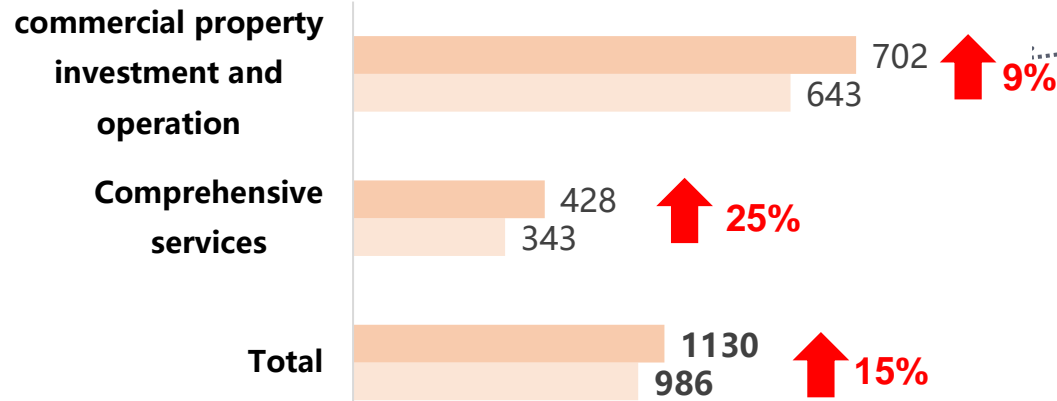
As of 31 December 2022, the total GFA of the land reserve exceeded 16 million sqm¹, with approximately 90% located in the core urban areas in the Greater Bay Area.

Notes: 1. Included the land reserve held by the controlling shareholder to be injected into the listed company.
2. Projects to be injected: According to the pace of development, the urban renewal projects will be injected into LVGEM; the area and development time indicators are still in the planning process.

Recurring Income Went Up in 2022

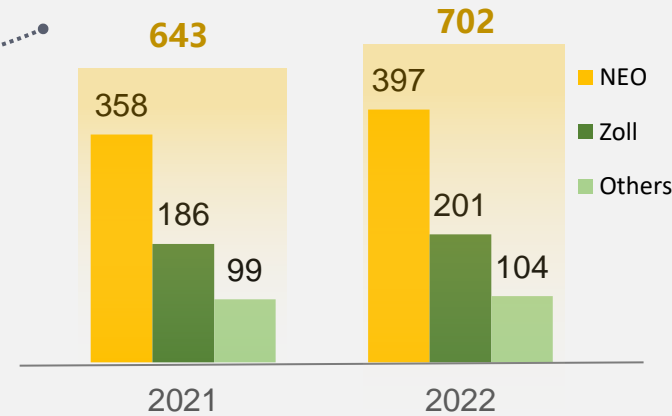
(人民币百万元)

2022 2021



Commercial Property Investment and Operations Analysis

(RMB Million)



LVGEM Hotel:

- In 2022, the group actively undertook its social responsibility, and LVGEM hotel was leased as the government's epidemic situation investigation and control center. During the period, the hotel was fully booked and the income in 2022 reached RMB120 million, recorded the highest.



Shenzhen NEO



NEO:

-LVGEM Shenzhen NEO Urban Commercial Complex : with its core location and the introduction of powerful clients such as Meituan and Ping An Life, the occupancy rate of NEO rose to 92% against the market, while the vacancy rate of Shenzhen office buildings reached 23.4% in the same period.

- Hong Kong LVGEM NEO : The 270-degree seaview super Grade-A office building, with an occupancy rate of 71%, outperformed the overall level in East Kowloon despite the lack of customs clearance and the tough economic environment.

Zoll Huazhou Commercial Street



Zoll:

- Mangrove Shopping Centre: Grand opening in January 2022.

- Huazhou Project: 1) Huazhou Cultural Food Street has been included in the representative project of Huazhou City, and started to introduce commercial tenant; 2)Wanda Plaza has been capped in the first half of 2022 and is expected to open in 2023.

Commercial Property: Investment and Operation Overview

Project Name	Cities	Types	Year of Completion	GFA (sqm)	For 12 months ended 31 December				
					Occupancy Rate		Rental Income (RMB million)		
					2021	2022	2021	2022	
Zoll									
LVGEM Zoll · Chanson Shopping Mall	Shenzhen	Shopping mall and parking spaces	2013	36,887	95%	76%	35	28	
LVGEM Zoll · 1866 Shopping Mall	Shenzhen	Shopping mall and parking spaces	2014	54,361	100%	99%	55	52	
LVGEM Zoll · Hongwan Shopping Mall	Shenzhen	Shopping mall and parking spaces	2015	85,899	96%	92%	60	53	
LVGEM Zoll · Mangrove Bay No.1 Shopping Mall	Shenzhen	Shopping mall and parking spaces	2018	37,779	不适用	80%	-	29	
LVGEM Zoll International Garden Shopping Mall (Zone A)	Huazhou	Shopping mall and ground-floor commercial space	2015	32,271	92%	91%	8	9	
LVGEM Zoll International Garden Shopping Mall (Zone B)	Huazhou	Shopping mall and ground-floor commercial space	2018	37,638	81%	85%	8	9	
LVGEM Zoll International Garden Shopping Mall (Zone D)	Huazhou	Ground-floor commercial space	2021	6,192	75%	95%	1	2	
LVGEM Zoll International Garden Shopping Mall (Zone E)	Huazhou	Ground-floor commercial space	2020	7,368	96%	100%	2	2	
LVGEM Zoll Jinhua Shopping Mall	Suzhou	Shopping mall	2004	15,504	96%	97%	10	9	
LVGEM Zoll Yuexi Shopping Mall	Suzhou	Shopping mall	2018	12,216	93%	68%	7	6	
Dongguan LVGEM Zoll Shopping Mall	Dongguan	Shopping mall	2019	59,056	44%	87%	-	2	
NEO									
Tower A of LVGEM Shenzhen NEO Urban Commercial Complex	Shenzhen	Office building, commercial units and parking spaces	2011	120,095	99%	92%	228	237	
Tower B&C of LVGEM Shenzhen NEO Urban Commercial Complex	Shenzhen	Commercial units and parking spaces	2011	26,097	100%	100%	45	46	
Hong Kong LVGEM NEO	Hong Kong	Office building, commercial units and parking spaces	2019	55,390	60%	71%	85	114	
Other Projects									
Mangrove Bay Building A Apartments	Shenzhen	Apartments	2018	25,383	100%	100%	5	26	
Baishizhou Commercial Segment	Shenzhen	Shopping mall and office building	-	304,903	不适用	不适用	94	78	
Others		Industrial parks, stores and apartments		917,039			643	702	
				Total	25,383	100%	100%	5	26

As of December 31, 2022, the company holds more than 30 investment properties, with baishizhou investment properties 741,269m² which will add in in the near futhre, a total GFA will reach approximately 1,658,308 m². Despite the challenges from macroeconomic environment put before company, the rental income in 2022 of RMB 700 million which contributed to the cash inflow.

Funds Operation Review

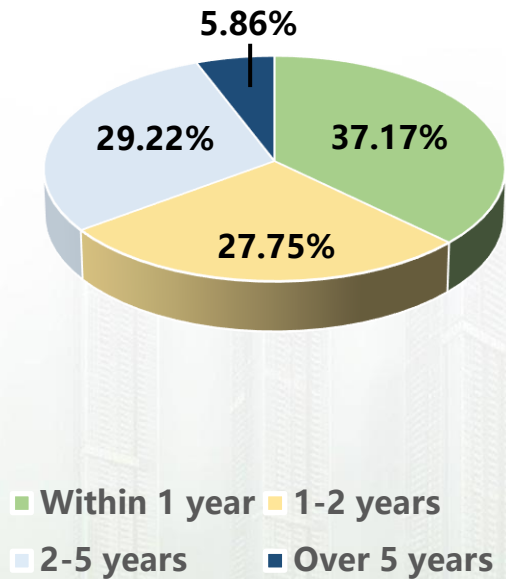


Breakdown of Liabilities

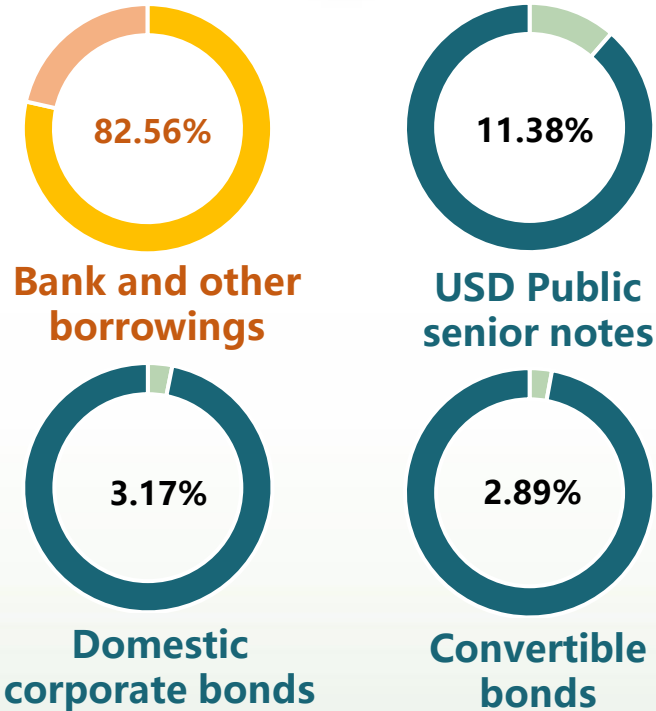
*As of December 31,2022

By Maturity

Units: RMB Million



By Structure



* Finance Costs

Average finance costs

6.90%

A proper financial structure which loans accounts for most enables the Group maintain a reasonable finance costs.

Accumulated Bank Withdrawals

The Group adhered to a high-security debt structure mainly bank and other loans, and **with new bank withdrawals of RMB 10.81 billion in 2022.**

Onshore Small Public Offerings

1.4 billion embedded put option

The 1.4 billion onshore small public offering with embedded put option due August 2022, and **the Group completed RMB 900 million extension and repayment RMB 500 million,** with a extension ratio of over 64%, demonstrating the high recognition by the market.

Commercial Paper around HK\$600 million

Under the macro environment full of challenge in 2022, **the Group has completed the extension of approximately HK\$600 million,** demonstrating the market' s vital confidence on the Group.

Convertible Bonds

During the year, **the convertible bond subscribed by CCBI amounted USD50 million** is the first to successfully extend under the severe environment. The Group expects the convertible bonds will continue to extend after the repayment of the USD bonds.

Significant Actions——Successfully Completed Repayment of Notes Due 2023

USD 470 million

Notes due in March 2023

Completed the repayment of all
outstanding principle amount.

Responsible Issuer, Exploring Innovative And Diversified Financing Channels

- The Group based on the high-quality property projects as cornerstone made every effort to execute the financing solutions, in negotiation with banks, financial institutions and other parties, and ultimately completed the repayment of all outstanding principle amount.
- Demonstrating the high recognition for the company's renewal project by the capital market.

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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)

VOLUNTARY ANNOUNCEMENT

REMITTANCE OF FUNDS IN RELATION TO REPAYMENT OF 12% NOTES DUE 2023 (ISIN: XS2098347821)

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 its latest business development.

Reference is made to the announcements of the Company dated 27 February 2023 and 6 March 2023 (the "Announcements") in relation to the partial repurchases and cancellations of the Notes. Unless otherwise defined, capitalized terms used herein have the same meanings as ascribed to them in the Announcements.

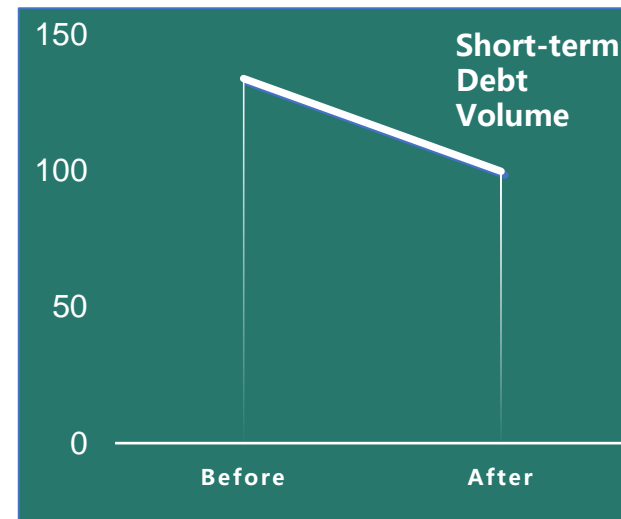
The Company has arranged the remittance of all necessary funds to the trustee of the Notes for the repayment of all outstanding principal amount and accrued interest of the Notes before their maturity date on 10 March 2023. The date of remittance for the Notes is 7 March 2023.

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

Hong Kong, 10 March 2023

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, Mr. HUANG Hao Yuan and Ms. LI Yufei; and the independent non-executive directors of the Company are Mr. WANG Jing, Ms. HU Gin Ing and Mr. MO Fan.

**Voluntary announcement for repayment of 12% notes due 2023*



Current Liabilities Drops Sharply, Safety Increases

- The Group has settled the largest liabilities of the year.
- Current liabilities recorded a significant decrease of 25%, and the development safety of the Group is highly increased.
- Laid a consolidated foundation for the pre-sale of the Baishizhou project in 3Q2023.

Baishizhou Urban Renewal Project Update



Baishizhou Project refers to the “Shahe Wucun Urban Renewal Unit Project” in Nanshan District, Shenzhen, is **the largest, the most concerned, the most representative** urban renewal project in Shenzhen.

It sits the core area of Nanshan district, which has remarkable position advantages.

Urban renewal: connected with people's livelihood and city's development

Gross Floor Area	5 million m ²
Capital Area	3.58 million m ²
Industrial Functions	Residential/Apartment/Commercial Use
Layout Plan	Developed in 4 phase for 8-10 years
Signing rate	Over 95%, estimated to reach 100% in 2023
Total Saleable	Over RMB 200 billion
Gross Profit Margin	Over 50%

In view of the complexity of the buildings and the society situation of the **Baishizhou Project**, which **matters people's livelihood**, was **highly valued by the government** and was **awarded the "Shenzhen City Major Project" in 2022.**





01-08 Land parcel

- ◆ Construction progress of the building was above ten floors;
- ◆ According to the pre-sale regulations issued by the government, a super high-rise building is permitted to commence the pre-sale as it reaches one-third of its completion.



01-10 Land parcel

- ◆ Construction progress of the building was above ten floors.

Construction: Entered the stage of constructing main building II



Ensured the construction schedule, constructed the project every day with efficient management.



Construction: Entered the stage of constructing main building III



Baishizhou Project started a brand new chapter





The chairman visits the construction site every day and night



The Group stood up for the macro challenge, strictly meet the construction deadline



Engineering Management Department Weekly Holds a Meeting



The Cost Department Inspects The Steel Reinforcement Materials On Site.



Joint Inspection



Effect drawing
Baishizhou Phase I



Refer: Zhaoshang Xi (招商玺家園) and Xirun Phase II (潤玺二期)



Pre-sale Time

According to the project's construction progress and government's pre-sale regulations, the group expects to officially launch pre-sales in the third quarter of 2023.



Product Introduction

- I. The main residential type of Baishizhou Project Phase I is around 110-125 m², accounting for 61% of the total saleable amount of Phase I;
- II. Apartments are divided into investment apartments and residential apartments, with the main type of 45-75 m².

Runxi Phase II

Max recorded price: 145,000/m²;

Average sales price: 132,000/m²

Sell-through rate on the opening day: 88%

Zhaoshang Xi Home

Max recorded price: 162,000/m²;

Average sales price: 120,000-130,000/m²

Sell-through rate on the opening day: 100%

Total Saleable Value

- The average price of the benchmark real estate is RMB 120,000-130,000 /m² with the satisfactory sell-through rate;
- The total number of residential and apartment of Baishizhou Project Phase I is 2,746, with a saleable area of 330,000 m² (including commercial use part) and a total saleable value is approximately RMB 33 billion.

*Source:
Third-party media platform



Effect drawing: Baishizhou City Hall

Site drawing: The layout work of exhibition hall is carried out in full swing

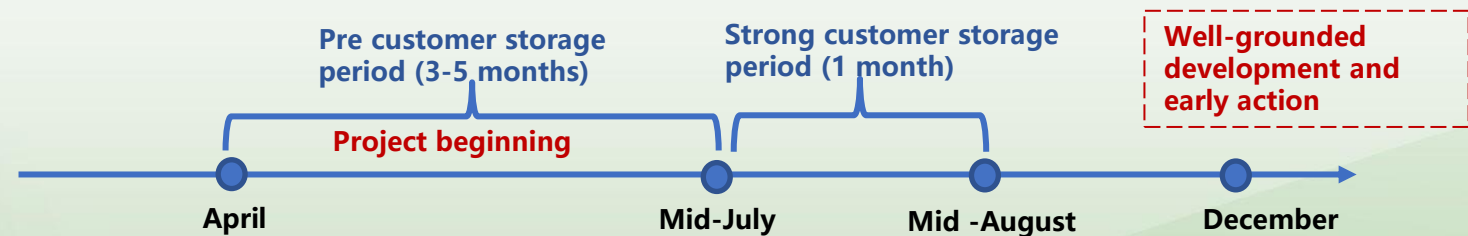


Site drawing: Chairman inspected the progress of the exhibition hall and provided guidance

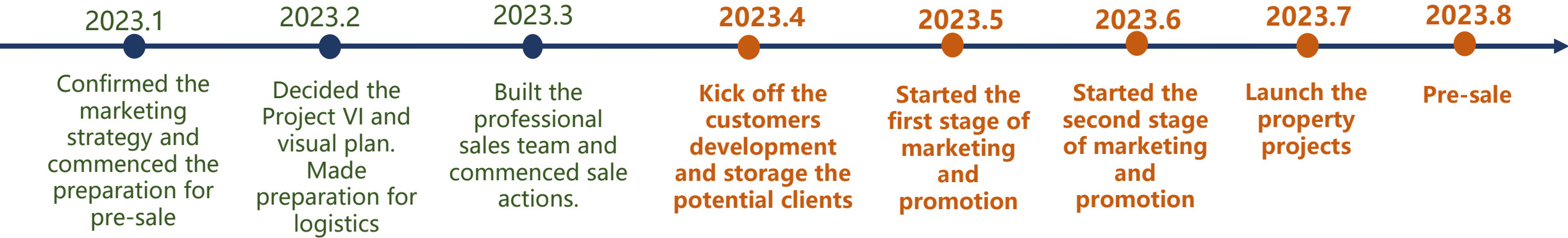


The pre-opening work has been launched in Baishizhou project “City Exhibition Hall+Marketing Center” is under construction , continuously start the customer storage.

- Design and construct a furnished model to showcase the planning and construction of Baishizhou Smart City with visual technology and provide a smart life experience that enables visitors to intuitively feel the high-end and convenient lifestyle in Baishizhou, thus creating demands and attracting potential customers.
- It is proposed to cooperate with Tencent Visual Data Center to create an intelligent display system and interactive experience.
- The schedule for marketing and make adequate preparations for commenced pre-sale.



Sales Plan: Made the marketing strategy for success pre-sales



Commence the media promoting plan. Corporate with the nationwide media to introduce and spread the Baishizhou phase I.



Commence the new media promoting plan. Establish the official wechat account and shoot the promotion film spreaded by popular new media.



Coporate with the well-known property agent and establish the thorough sales network.



Funds Guarantee: Major Financial Actions for Baishizhou Project



- **Baishizhou syndicate credit line: RMB 20.7 billion**
Baishizhou syndicate of bank: led by Everbright Bank, five banks participating, baishizhou Syndicate of bank was officially established. **The total credit line is RMB 20.7 billion.**
- **Realize continuous withdrawal to ensure the expense of project**
After the establishment of the syndicate, the Group has successively withdrew and the total amount of withdrawals by the syndicate **has exceeded RMB 10 billion.**
- **The safety of the project has been greatly improved**
The syndicate can fully meet the construction expenses for demolition and development of Baishizhou Project, greatly improving project safety.

Vanke invests in Baishizhou Project as strategic shareholder

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LVGEM (CHINA) REAL ESTATE INVESTMENT COMPANY LIMITED
(於開曼群島註冊成立的有限公司)
(香港聯交所股份代號: 95)

有關視作出售本公司一間附屬公司之股權之主要交易

認購協議

於二零二二年六月七日(交易時段後)，智慧城市、目標公司及投資者訂立認購協議，據此，投資者有條件同意向目標公司注資約人民幣23億元(約27億港元)，其中約人民幣171.3百萬元(約201.5百萬港元)將注入目標公司之註冊資本，佔目標公司經擴大股權約8%，而結餘約人民幣21億元(約25億港元)將入賬列為目標公司之資本儲備。緊隨認購事項完成後，投資者將於目標公司經擴大股權中擁有約8%權益，而本集團於目標公司(透過智慧城市持有)之權益將由100%攤薄至92%。根據上市規則第14.29條，有關攤薄被視為本公司於一間附屬公司之權益之視作出售事項。

合作協議

作為完成認購事項之附帶先決條件，於二零二二年六月七日，智慧城市、目標公司及投資者訂立合作協議。合作協議規定股東於目標公司之各項權利以及有關目標公司及項目公司之業務及營運安排。

上市規則之涵義

根據上市規則第14.29條，認購事項構成視作出售本集團於目標公司之股權，而由於就視作出售事項參考上市規則第14.06條計算之一項或多項適用百分比率(定義見上市規則)超過25%，但所有百分比率均低於75%，故視作出售事項構成上市規則項下本公司

- Vanke injected approximately RMB2.3 billion into the Baishizhou acquiring 8% of the equity of project;
- Vanke will not participate in the development, operation, and dividend distribution of the first and second phases of the project, but only will participate in the project's Partial operations and dividends for the third and fourth phases.
- The win-win partnership has been widely recognized by the capital market.

Development Strategy



The Group was Recognized Again During the year with Honors



LVGEM (China) in 2022 won:

- "Top 10 Real Estate Development Enterprises in Shenzhen in terms of Comprehensive Strength"
- "Brand-value Enterprise among the Real Estate Development Enterprises in Shenzhen"
- "Socially Responsible Enterprise among the Real Estate Development Enterprises in Shenzhen"

Real Estate Awards

The Company has maintained its position in the "Top 10 Creditworthy Real Estate Enterprises in Shenzhen" award for consecutive 13 years and "Top 10 Real Estate Development Enterprises in Shenzhen in terms of Comprehensive Strength" list for consecutive 11 years with stable operating fundamentals.

Property Awards

LVGEM Property Management Company has won awards such as "Excellent Enterprise of Shenzhen Property Management Industry Association" and "Excellent Enterprise for the 40th Anniversary of the Development of Guangdong Property Management Industry".

ESG Awards

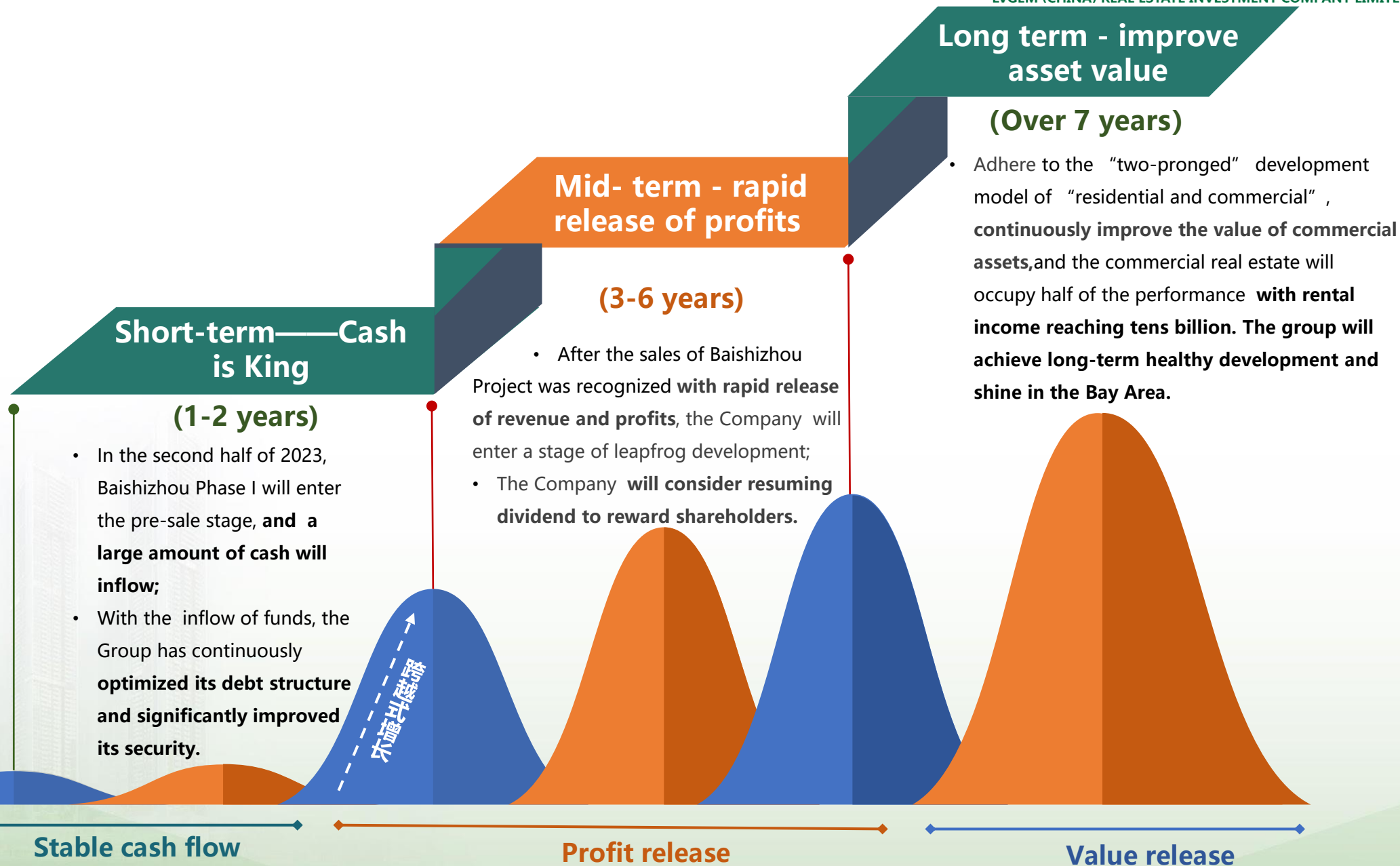
Based on the major urban renewal project in Baishizhou and the application of green buildings, the Company was awarded the "Sustainable Development Award" for a listed company with the Guru Club.



Development Strategy - Think ahead and plan carefully, Focused and Prudent Development to Secure Sustainable Growth



In 2023, the Baishizhou Phase I will be officially commenced, and LVGEM China is at a turning point of destiny; The Group will lay out its business plan in the short, medium and long term to achieve steady and long-term development.



WE ARE READY

