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LONGFOR GROUP HOLDINGS LIMITED

龍湖集團控股有限公司

(incorporated in the Cayman Islands with limited liability)
(Stock Code: 960)

UNAUDITED OPERATING STATISTICS AND LAND PLOT ACQUIRED IN SEPTEMBER 2024

The board of directors (the “Board”) of Longfor Group Holdings Limited (the “Company”, together with its subsidiaries, the “Group”) hereby announces that, as that the end of September 2024, the Group achieved aggregated contracted sales of RMB73.30 billion with contracted sales in terms of GFA amounted to 5,232,000 sqm. In September 2024, the Group recorded total contracted sales of RMB8.16 billion with contracted sales in terms of GFA amounting to 487,000 sqm. In September 2024, the Group recorded contracted sales attributable to the shareholders of the Company of RMB5.14 billion, with contracted sales in terms of GFA attributable to the shareholders of the Company amounting to 347,000 sqm.

Regional breakdown of total contracted sales in September 2024:

| (RMB bn) | Western China | Pan Bohai Rim | Yangtze River Delta | Central China | Southern China |
|------------------|---------------|---------------|---------------------|---------------|----------------|
| Contracted Sales | 1.79 | 1.62 | 3.30 | 0.50 | 0.95 |

The Group has acquired one new land plot in September 2024, covering a total GFA of 21,500 sqm with attributable GFA of 21,500 sqm and cost of acquisition on attributable basis amounting to RMB292 million.

Details of the land plot acquired by the Group in September 2024:

| Project | Location | Attributable Interest (%) | Site Area | Total GFA | Attributable GFA | Attributable Consideration | Average Cost |
|-----------------------------|----------|---------------------------|-----------|-----------|------------------|----------------------------|--------------|
| | | | (sqm) | (sqm) | (sqm) | (RMB mn) | (RMB/sqm) |
| Hongshan District WHUT Plot | Wuhan | 100% | 4,481 | 21,500 | 21,500 | 292 | 13,563 |

As of the end of September 2024, the Group’s aggregated recurring income was approximately RMB19.84 billion (RMB21.11 billion before tax); among them, the operating income was approximately RMB10.06 billion (RMB10.75 billion before tax), and the service income was approximately RMB9.78 billion (RMB10.36 billion before tax).

The data as disclosed above is unaudited and is based on preliminary internal information of the Group, which may differ from figures to be disclosed in the audited or unaudited consolidated financial statements to be published by the Company on an annual or half-yearly basis due to various uncertainties during the process of collecting such information. As such, the above data is provided for investors’ reference only. Investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

By Order of the Board
Longfor Group Holdings Limited
Chen Xuping
Chairman

Hong Kong, 14 October 2024

As at the date of this announcement, the Board comprises nine members: Mr. Chen Xuping, Mr. Zhao Yi, Mr. Zhang Xuzhong and Ms. Shen Ying who are executive directors; Mr. Xia Yunpeng who is non-executive director; and Mr. Frederick Peter Churchouse, Mr. Chan Chi On, Derek, Mr. Xiang Bing and Mr. Leong Chong who are independent non-executive directors.