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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 PLOTS ACQUIRED IN APRIL 2023

The board of directors (the “**Board**”) of Longfor Group Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) hereby announces that, as at the end of April 2023, the Group achieved aggregated contracted sales of RMB67.16 billion with contracted sales in terms of GFA amounted to 3,913,000 sqm. In April 2023, the Group recorded total contracted sales of RMB16.46 billion with contracted sales in terms of GFA amounting to 965,000 sqm. In April 2023, the Group recorded contracted sales attributable to the shareholders of the Company of RMB11.26 billion, with contracted sales in terms of GFA attributable to the shareholders of the Company amounting to 665,000 sqm.

Regional breakdown of total contracted sales in April 2023:

| (RMB bn)         | Western China | Pan Bohai Rim | Yangtze River Delta | Central China | Southern China |
|------------------|---------------|---------------|---------------------|---------------|----------------|
| Contracted Sales | 5.36          | 3.60          | 4.36                | 1.41          | 1.73           |

The Group has acquired eight new land plots in April 2023 (four of which were through merger and acquisition), covering a total GFA of 815,163 sqm with attributable GFA of 606,808 sqm and cost of acquisition on attributable basis amounting to RMB9.63 billion.

Details of the land plots acquired by the Group in April 2023:

| Project     | Location                           | Attributable Interest (%) | Site Area | Total GFA | Attributable GFA | Attributable Consideration | Average Cost |        |
|-------------|------------------------------------|---------------------------|-----------|-----------|------------------|----------------------------|--------------|--------|
|             |                                    |                           | (sqm)     | (sqm)     | (sqm)            | (RMB mn)                   | (RMB/sqm)    |        |
| 1           | Baohe Shanghai Road Plot           | Hefei                     | 50%       | 16,146    | 32,292           | 16,146                     | 275          | 17,063 |
| 2           | Xinlian Road Liangan Plot          | Changsha                  | 70%       | 53,974    | 161,920          | 113,344                    | 592          | 5,220  |
| 3           | Jiading District Jiangqiaozen Plot | Shanghai                  | 87%       | 54,964    | 116,703          | 101,532                    | 2,158        | 21,250 |
| 4           | Shihu West Road Plot               | Suzhou                    | 70%       | 75,432    | 188,581          | 132,007                    | 2,046        | 15,500 |
| 5           | Yinzhou A5-1 Plot                  | Ningbo                    | 50%       | 29,094    | 61,097           | 30,555                     | 738          | 24,152 |
| 6           | Xiaoshan Xiang Lake Plot           | Hangzhou                  | 68%       | 29,824    | 38,771           | 26,364                     | 513          | 19,445 |
| 7           | WUT North Plot                     | Wuhan                     | 100%      | 40,202    | 119,337          | 119,337                    | 1,683        | 14,103 |
| 8           | Yingbin Road Plot                  | Guangzhou                 | 70%       | 32,154    | 96,462           | 67,523                     | 1,626        | 24,082 |
| April Total |                                    |                           |           | 331,790   | 815,163          | 606,808                    | 9,631        | 15,872 |

As of the end of April 2023, the Group’s aggregated recurring income was approximately RMB7.79 billion (RMB8.30 billion before tax); among them, the operating income was approximately RMB4.01 billion (RMB4.30 billion before tax), the service income was approximately RMB3.78 billion (RMB4.00 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**  
*Chairperson*

Hong Kong, 10 May 2023

*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.*