

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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 FOR DECEMBER 2023 AND FULL YEAR AND LAND PLOTS ACQUIRED IN DECEMBER 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 December 2023, the Group achieved aggregated contracted sales of RMB173.49 billion with contracted sales in terms of GFA amounted to 10,796,000 sqm. In December 2023, the Group recorded total contracted sales of RMB 11.31 billion with contracted sales in terms of GFA amounting to 966,000 sqm. In December 2023, the Group recorded contracted sales attributable to the shareholders of the Company of RMB 7.64 billion, with contracted sales in terms of GFA attributable to the shareholders of the Company amounting to 707,000 sqm.

Regional breakdown of total contracted sales in 2023:

(RMB bn)	Western China	Pan Bohai Rim	Yangtze River Delta	Central China	Southern China
Contracted Sales	49.25	37.77	50.07	15.86	20.54

The Group has acquired two new land plots in December 2023, covering a total GFA of 196,028 sqm with attributable GFA of 183,970 sqm and cost of acquisition on attributable basis amounting to RMB 2.86 billion.

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

Projects	Location	Attributable Interest (%)	Site Area	Total GFA	Attributable GFA	Attributable Consideration	Average Cost	
			(sqm)	(sqm)	(sqm)	(RMB mn)	(RMB/sqm)	
1	Qiantang Xiasha Plot	Hangzhou	100%	62,334	155,835	155,835	2,653	17,024
2	Pidu Xipu 24 Mu Plot	Chengdu	70%	16,077	40,193	28,135	204	7,250
December Total			78,411	196,028	183,970	2,857	15,529	

As of the end of December 2023, the Group’s aggregated recurring income was approximately RMB 24.87 billion (RMB 26.53 billion before tax); among them, the operating income was approximately RMB 12.94 billion (RMB 13.88 billion before tax), the service income was approximately RMB 11.93 billion (RMB 12.65 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, 12 January 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.