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)

INSIDE INFORMATION – PROFIT WARNING

This announcement is made by Longfor Group Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The board of directors of the Company (the "**Board**") hereby informs the shareholders and potential investors of the Company that based on the preliminary review of the Group's unaudited consolidated management accounts for the year ended 31 December 2024 and the information currently available to the Company, as compared to the core net profit attributable to shareholders of the Company (excluding effects of fair value changes of investment properties and other derivative financial instruments) of RMB11.35 billion for the year ended 31 December 2023, the core net profit attributable to shareholders of the Company (excluding effects of fair value changes of investment properties and other derivative financial instruments) for the year ended 31 December 2024 is expected to record a decrease of approximately 35% to 40%, mainly due to the downturn in the real estate industry, which resulted in the decline in revenue recognized and gross profit margin recognized of the property development segment of the Company.

For the year ended 31 December 2024, the Group's operation and service businesses maintained steady growth and were the key contributors to the Group's profits. During the year, the Group as a whole and each of its segments achieved positive operating cash flow, the size of debt reduced in an orderly manner and the debt structure was continuously optimized. Looking ahead, the Group will adhere to driving business growth with positive operating cash flow, and aims to continuously increase the revenue and profit contribution from non-property development businesses in order to achieve high quality development.

As the Company is still in the process of finalising the financial results of the Group for the year ended 31 December 2024, and the information contained in this announcement is presented only based on the information currently available to the Company and the preliminary assessment of the unaudited consolidated management accounts and has not been audited or reviewed by the auditor of the Company or the audit committee of the Company, shareholders and potential investors of the Company are advised to read carefully the financial results announcement of the Company for the year ended 31 December 2024, which is expected to be published on or before 31 March 2025.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

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

Hong Kong, 7 March 2025

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.