LONGFOR
龙 湖

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 2025 and the information currently available to the Company, as compared to the profit attributable to owners of the Company of RMB10.40 billion for the year ended 31 December 2024, the profit attributable to owners of the Company for the year ended 31 December 2025 is expected to be approximately RMB1.00 billion; as compared to the core net profit attributable to owners of the Company (excluding effects of fair value changes of investment properties and other derivative financial instruments) of RMB6.97 billion for the year ended 31 December 2024, the core net loss attributable to owners of the Company (excluding effects of fair value changes of investment properties and other derivative financial instruments) for the year ended 31 December 2025 is expected to range from RMB1.50 billion to RMB2.00 billion, mainly due to the continued adjustment in the real estate market, where pressure on both volume and price led to a decline in recognized revenue from the Company's property development segment, with recognized gross profit margin experiencing further contraction.

Over the past three years, the Company has steadily and orderly reduced its debt, with the debt structure continuously optimised and the scale of debt maturing in future years remaining manageable. During 2025, the Group as a whole and all of its business segments achieved positive operating cash flow including capital expenditures; as such, the Group has achieved positive operating cash flow including capital expenditures for three consecutive years. The investment property operation and property service businesses have developed steadily, consistently contributing stable and recurring profit to the Group. Looking ahead, the Group will always prioritise financial safety, maintain positive operating cash flow, consistently reduce debt in an orderly manner, and continue to promote the transformation of its business model. By driving growth through investment property operation and property service businesses, the Group aims to achieve its strategic evolution from a traditional developer to an integrated operation and service provider.

As the Company is still in the process of finalising the financial results of the Group for the year ended 31 December 2025, 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 2025, which is expected to be published on or before 31 March 2026.

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, 6 March 2026

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; Ms. Sun Jiahui 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.