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 six months ended 30 June 2026 and the information currently available to the Company, as compared to the profit attributable to owners of the Company of RMB3.22 billion for the six months ended 30 June 2025, the profit attributable to owners of the Company for the six months ended 30 June 2026 is expected to range from RMB1.80 billion to RMB2.00 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 RMB1.38 billion for the six months ended 30 June 2025, the core net profit attributable to owners of the Company (excluding effects of fair value changes of investment properties and other derivative financial instruments) for the six months ended 30 June 2026 is expected to range from RMB50 million to RMB100 million. This was mainly due to the fact that the real estate market remained in an adjustment period, and the Company focused on inventory destocking, resulting in a continued decline in recognised revenue from the property development business and pressure on its recognised gross profit margin.

Over the past few years, the Group has continued to closely integrate the transformation of its business model with the optimisation of its debt structure, with a view to promoting high-quality development. For the six months ended 30 June 2026, the Group's property operation and property service businesses maintained steady growth and continued to contribute stable cash flow and profit. The Group continued to consolidate its sound financial position, achieving positive operating cash flow including capital expenditures as a whole during the first half of the year, while its debt scale was steadily reduced, and its financing structure, financing costs and contracted borrowing maturities were further optimised.

Looking ahead, the Group will adhere to the bottom line of financial safety, reduce debt in an orderly and steady manner, and maintain positive operating cash flow. Meanwhile, the Group will actively promote the steady growth of its property operation and property service businesses, and further strengthen the foundation for high-quality development.

As the Company is still in the process of finalising the financial results of the Group for the six months ended 30 June 2026, the information contained in this announcement is presented solely 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 six months ended 30 June 2026, which is expected to be published on or before 31 August 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, 14 August 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.