

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 Properties Co. Ltd.

龍湖地產有限公司

(Incorporated in the Cayman Islands with limited liability)

Stock Code: 960

GRANT OF SHARE OPTIONS

On 17th January 2011, the Company has granted share options to certain eligible persons (subject to their respective acceptance) to subscribe for a total of 46,000,000 ordinary shares of HK\$0.10 each in the capital of the Company under the share option scheme of the Company adopted on 1st November 2009.

GRANT OF SHARE OPTIONS

Pursuant to Rule 17.06A of the Rules (the **“Listing Rules”**) Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the **“Stock Exchange”**), the board of directors (the **“Board”**) of Longfor Properties Co., Ltd (the **“Company”**) hereby announces that on 17th January 2011, the Company has granted share options (the **“Options”**) to certain eligible persons (subject to their respective acceptance) to subscribe for a total of 46,000,000 ordinary shares of HK\$0.10 each (the **“Share(s)”**) in the capital of the Company under the share option scheme of the Company adopted on 1st November 2009.

Details of the grant are set out as follows:

Date of grant:	17th January 2011
Exercise price of Options granted:	HK\$12.528 per Share (<i>Note 1</i>)
Number of Options granted:	46,000,000 (each Option shall entitle the grantee to subscribe for one Share)
Closing price of the Shares on the date of grant:	HK\$12.52 per Share

Options period:

10 years commencing from 17th January 2011 and expiring on 16th January, 2021 (both days inclusive), to be exercised in the following manner:

Maximum percentage of the Options exercisable	Period for exercise of the relevant percentage of the Options
25% of the total number of Options granted to any grantee	Upon the expiry of one year from 17th January 2011 and up to 16th January, 2021
25% of the total number of Options granted to any grantee	Upon the expiry of two years from 17th January 2011 and up to 16th January, 2021
25% of the total number of Options granted to any grantee	Upon the expiry of three years from 17th January 2011 and up to 16th January, 2021
25% of the total number of Options granted to any grantee	Upon the expiry of four years from 17th January 2011 and up to 16th January, 2021

Note 1. The exercise price represents the highest of (i) the closing price of HK\$12.52 per Share on the date of grant; (ii) the average closing price of HK\$12.528 per Share for the five business days immediately preceding the date of grant; and (iii) the nominal value of a Share.

Among all the Options granted, 3,000,000 were granted to an executive director of the Company and 43,000,000 were granted to the certain senior managements and employees of the Company. Details of which are as follows:

Name of grantee	Title	Number of Options granted
Mr. Qin Lihong	Executive Director	3,000,000
Senior Managements and Employees		43,000,000
Total		46,000,000

Save as disclosed in this announcement, none of the grantee is a director, chief executive or substantial shareholder of the Company, nor an associate (as defined in the Listing Rules) of any of them.

In accordance with Rule 17.04(1) of the Listing Rules, the grant of the Options to an executive director of the Company has been approved by the independent non-executive directors of the Company.

By order of the Board
Longfor Properties Co. Ltd.
Wu Yajun
Chairman

Hong Kong, 17th January, 2011

As at the date of this announcement, the Company's directors are Madam Wu Yajun, Mr. Fang Shengtao, Mr. Chen Kai, Mr. Qin Lihong, Mr. Frederick Peter Churchouse, Mr. Chan Chi On, Derek* and Dr. Xiang Bing*.*

* *Independent non-executive director*