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Longfor Properties Co. Ltd.

龍湖地產有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 960)

DISCLOSEABLE TRANSACTION

THE ACQUISITION

On 6 December 2013, Fast Great, an indirect wholly-owned subsidiary of the Company, succeeded in the bid for the Land in Chongqing at the Auction at an aggregate price of RMB2,519,850,000 (equivalent to approximately HK\$3,210,288,900).

As the relevant applicable percentage ratios exceed 5% but are less than 25%, the Acquisition constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules.

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On 6 December 2013, Fast Great, an indirect wholly-owned subsidiary of the Company, succeeded in the bid for the Land in Chongqing at the Auction at an aggregate price of RMB2,519,850,000 (equivalent to approximately HK\$3,210,288,900). Details of the Acquisition are set out below:

Date of the Auction Confirmation Letter

6 December 2013

Parties

Purchaser : Fast Great, an indirect wholly-owned subsidiary of the Company.

Vendor : Chongqing Land Bureau, a PRC Governmental Bureau in charge of management of the land resources in Chongqing, the PRC. To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, Chongqing Land Bureau is a third party independent of the Company and its connected persons

Subject matter

The Land to be acquired by Fast Great consists of land parcels located at Plot No. I04-2/02, I05-2/02, I09-3/02, I03-4/01 at District I, Guan-yin-qiao Units, Jiangbei District, Chongqing, the PRC (中國重慶市江北區觀音橋組團I分區I04-2/02, I05-2/02, I09-3/02, I03-4/01 宗地塊), with a total site area of 60,359 square meters and a total gross floor area of 313,700 square meters.

The Land shall be used for the development of an integrated mixed-use urban property consisting of residential and commercial components.

Consideration and payment terms

The consideration for the Land is RMB2,519,850,000 (equivalent to approximately HK\$3,210,288,900), and the consideration of the Land was determined after a public bidding process. An aggregate deposit of RMB504,000,000 (equivalent to approximately HK\$642,096,000) has been paid by Fast Great and the remaining balance shall be settled in accordance with the Land Use Right Transfer Agreement (國有建設用地使用權出讓合同). Pursuant to the terms of the Auction Confirmation Letter, the Land Use Right Transfer Agreement is to be executed before 21 December 2013.

The total consideration will be satisfied by the internal resources of the Company.

REASONS FOR THE ACQUISITION

The Group is principally engaged in the property development, property investment and property management businesses in the PRC and the Acquisition is considered by the Company to be in its ordinary and usual course of business.

In order to enhance its position in the PRC property market, the Board believes that the Acquisition provides an excellent investment opportunity and further strengthens the Group's established presence in the property market in Chongqing. The Directors (including the independent non-executive Directors) consider the Acquisition has been made on normal commercial terms and that such terms are fair and reasonable and that the Acquisition is in the interest of the Company and its Shareholders as a whole.

GENERAL

As the relevant applicable percentage ratios exceed 5% but are less than 25%, the Acquisition constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules.

DEFINITIONS

In this announcement, the following expressions have the following meanings unless the context otherwise requires:

“Acquisition”	the acquisition of land use rights of the Land through public bidding process at the Auction
“Auction”	the public auction held by Chongqing Land Bureau on 6 December 2013 at which the Land was offered for sale
“Auction Confirmation Letter”	the legally binding letter dated 6 Decembr 2013 entered into between Chongqing Land Bureau and Fast Great confirming the terms of the successful bidding at the Auction
“Board”	the board of Directors
“Chongqing Land Bureau”	重慶市國土資源和房屋管理局 (Chongqing Land Resources and Housing Management Bureau), a PRC Government Bureau
“Company”	Longfor Properties Co. Ltd., a company incorporated in the Cayman Islands with limited liability, whose Shares are listed on the Main Board of the Stock Exchange
“connected persons”	has the meaning ascribed thereto in the Listing Rules
“Director(s)”	the director(s) of the Company
“Fast Great”	Fast Great Investment Limited (捷浩投資有限公司), a limited liability company established in Hong Kong and an indirect wholly-owned subsidiary of the Company
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollar, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC

“Land”	land parcels located at Plot No. I04-2/02, I05-2/02, I09-3/02, I03-4/01 at District I, Guan-yin-qiao Units, Jiangbei District, Chongqing, the PRC (中國重慶市江北區觀音橋組團I分區I04-2/02, I05-2/02, I09-3/02, I03-4/01 宗地塊) with a total site area of 60,359 square meters and a total gross floor area of 313,700 square meters
“Land Use Right Transfer Agreement”	Land Use Right Transfer Agreement (國有建設用地使用權出讓合同) to be entered into between Chongqing Land Bureau and Fast Great pursuant to the Auction Confirmation Letter
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“PRC”	the People’s Republic of China, for the purpose of this announcement, excluding Hong Kong, Macau Special Administrative Region and Taiwan area
“RMB”	Renminbi, the lawful currency of the PRC
“Share(s)”	the share(s) of HK\$0.10 each in the share capital of the Company
“Shareholder(s)”	the holder(s) of the Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

For the purpose of this announcement, the exchange rates of RMB1.00 to HK\$1.274 has been used for currency translation, where applicable. Such exchange rates are for illustration purposes only and do not constitute representations that any amount in HK\$ or RMB have been, could have been or may be converted at such rates.

By Order of the Board
Longfor Properties Co. Ltd.
Wu Yajun
Chairperson

Hong Kong, 6 December 2013

As at the date of this announcement, the Board comprises ten members: Madam Wu Yajun, Mr. Shao Mingxiao, Mr. Zhou Dekang, Mr. Qin Lihong, Mr. Feng Jinyi and Mr. Wei Huaning who are executive Directors; and Mr. Frederick Peter Churchouse, Mr. Chan Chi On, Derek, Mr. Xiang Bing and Dr. Zeng Ming who are independent non-executive Directors.