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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 25 September 2015, Hengzhuo Investment, an indirect wholly owned subsidiary of the Company, succeeded in the bid for the Land in Xiamen at the Auction at an aggregate price of RMB4,500,000,000 (equivalent to approximately HK\$5,467,500,000).

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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Details of the Acquisition are set out below:

#### **Date of the Auction Confirmation Letter**

25 September 2015

#### **Parties**

Purchaser : Hengzhuo Investment, an indirect wholly owned subsidiary of the Company

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

### **Subject matter**

The Land to be acquired by Hengzhuo Investment is situated at the North East Intersection of Maluanwan Road and Guanxin Road, Haicang District Area 05-06 , Xiamen City, Fujian Province, the PRC, with a total site area of 122,959.6 square meters and a total gross floor area of 287,000 square meters.

The Land shall be used for the development of a project consisting of residential and commercial properties.

### **Consideration and payment terms**

The consideration for the Land is RMB4,500,000,000 (equivalent to approximately HK\$5,467,500,000), and the consideration of the Land was determined through a public auction process. An aggregate deposit of RMB596,000,000 (equivalent to approximately HK\$724,140,000) has been paid by Hengzhuo Investment for the Land. 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). According to the Auction Confirmation. The Land Use Right Transfer Agreement (國有建設用地使用權出讓合同) will be signed on or before October 12, 2015.

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 Xiamen. 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 auction process at the Auction
“Auction”	the public auction held by Xiamen Land Bureau on 25 September 2015 at which the Land was offered for sale
“Auction Confirmation Letter”	the legally binding letter dated 25 September 2015 entered into between Xiamen Land Bureau and Hengzhuo Investment confirming the terms of the successful bidding at the Auction
“Board”	the board of Directors
“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
“Group”	the Company and its subsidiaries
“Xiamen Land Bureau”	Xiamen Municipal Bureau of Land Resources and Real Estate Management (廈門市國土資源與房產管理局)
“HK\$”	Hong Kong dollar, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Hengzhuo Investment”	Hengzhuo Investment Management Company Limited (廈門恒瑋投資管理有限公司), a limited liability company established in the PRC and an indirect wholly owned subsidiary of the Company

“Land”	the land port is situated at the North East Intersection of Maluanwan Road and Guanxin Road, Haicang District Area 05-06 , Xiamen City, Fujian Province, the PRC (中國福建省廈門市海滄區05-06片區馬鑾灣大道與灌新路交叉口東北側地), with a total site area of 122,959.6 square meters and a total gross floor area of 287,000 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 Xiamen Land Bureau and Hengzhuo Investment 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 region
“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\$1.215 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, 25 September 2015

*As at the date of this announcement, the Board comprises eight members: Madam Wu Yajun, Mr. Shao Mingxiao, Mr. Yan Jianguo and Mr. Zhao Yi who are executive Directors; and Mr. Frederick Peter Churchouse, Mr. Chan Chi On, Derek, Dr. Xiang Bing and Dr. Zeng Ming who are independent non-executive Directors.*