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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)

VOLUNTARY ANNOUNCEMENT PARTIAL EARLY REPAYMENT OF SYNDICATED LOAN AND INCREASE IN SHAREHOLDING BY CONTROLLING SHAREHOLDER

This announcement is issued by Longfor Group Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis to provide its shareholders (the “**Shareholders**”) and potential investors with information in relation to the latest developments regarding the Company.

UNUSUAL PRICE AND TRADING MOVEMENTS

The board (the “**Board**”) of directors (the “**Directors**”) of the Company has noted the unusual fluctuation in price and trading volume of the shares of the Company (the “**Shares**”) this morning. Having made all such enquiries with respect to the Company as are reasonable in the circumstances, the Board confirms that the Group’s business operation remains normal and its financial position is healthy and safe. The Board confirms that it is not aware of any information that must be published to avoid a false market in the securities of the Company or inside information that needs to be disclosed under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

PARTIAL EARLY REPAYMENT OF THE SYNDICATED LOAN DUE IN 2023

On 31 October 2022, the Company made partial early repayment of its syndicated loan in the amount of HK\$5.1 billion which is to be due in 2023.

INCREASE IN SHAREHOLDING BY CONTROLLING SHAREHOLDER

Further, the Board has been informed by Charm Talent International Limited (“**Charm Talent**”), the controlling shareholder of the Company, that Charm Talent acquired 3,000,000 Shares on the open market at an average price of approximately HK\$9.53 on 31 October 2022 (the “**Acquisition**”). The controlling shareholder is firmly optimistic about the prospects of the Company and the industry, and will continue to increase its holdings of the company’s Shares and senior notes at an appropriate time in the future.

The entire issued share capital of Charm Talent is wholly-owned by Silver Sea Assets Limited (“**Silver Sea**”), the entire issued share capital of which is in turn wholly owned by HSBC International Trustee Limited as the trustee of the XTH Trust.

Immediately prior to the Acquisition, Charm Talent was interested in 2,723,451,500 Shares, representing approximately 43.36% of the total issued share capital of the Company as at the date of this announcement. Immediately after the Acquisition, Charm Talent was interested in 2,726,451,500 Shares, representing approximately 43.41% of the total issued share capital of the Company as at the date of this announcement.

Shareholders and potential investors are advised to exercise caution when dealing in the securities of the Company.

By Order of the Board
Longfor Group Holdings Limited
CHEN Xuping
Chairperson

Hong Kong, 31 October 2022

As at the date of this announcement, the Board comprises nine members: Mr. Chen Xuping, Mr. Zhao Yi and Ms. Shen Ying who are executive Directors; Mr. Shao Mingxiao and Mr. Xia Yunpeng who are non-executive Directors; and Mr. Frederick Peter Churchouse, Mr. Chan Chi On, Derek, Mr. Xiang Bing and Mr. Zeng Ming who are independent non-executive Directors.