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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)

GRANT OF SHARE OPTIONS

On 28 September 2011, the Company has granted share options to certain eligible persons (subject to their respective acceptance) to subscribe for a total of 150,000,000 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 28 September 2011, the Company has granted share options (the “**Options**”) to certain eligible persons (subject to their respective acceptance) to subscribe for a total of 150,000,000 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	:	28 September 2011
Exercise price of Options granted	:	HK\$8.28 per Share (<i>Note 1</i>)
Number of Options	:	150,000,000 (each Option shall entitle the grantee to subscribe for granted one Share)

Closing price of the Shares on the date of grant : HK\$8.28 per Share

Options period : 10 years commencing from 28 September 2011 and expiring on 27 September 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 (Note 2)

10% of the total number of Options granted to grantee

Upon the expiry of two years from 28 September 2011 and up to 27 September 2021

30% of the total number of Options granted to grantee

Upon the expiry of three years from 28 September 2011 and up to 27 September 2021

30% of the total number of Options granted to grantee

Upon the expiry of four years from 28 September 2011 and up to 27 September 2021

30% of the total number of Options granted to grantee

Upon the expiry of five years from 28 September 2011 and up to 27 September 2021

Among all the Options granted, 59,600,000 were granted to the executive directors and independent non-executive directors of the Company and 2,000,000 were granted to the spouse of an executive director and 88,400,000 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. Shao Mingxiao	Executive Director	30,000,000 (Note 2)
Mr. Zhou Dekang	Executive Director	4,000,000
Mr. Fang Shengtao	Executive Director	4,000,000
Mr. Qin Lihong	Executive Director	4,000,000
Mr. Feng Jinyi	Executive Director	8,000,000
Mr. Wei Huaning	Executive Director	8,000,000
Mr. Xiang Bing	Independent Non-Executive Director	400,000
Mr. Frederick Peter Churchous	Independent Non-Executive Director	400,000
Mr. Chan Chi On, Derek	Independent Non-Executive Director	400,000
Mr. Zeng Ming	Independent Non-Executive Director	400,000
Madam. Zhang Yan	Spouse of Mr. Wei Huaning	2,000,000
Senior Managements and Employees		88,400,000
Total		150,000,000

Note 1: The exercise price represents the highest of (i) the closing price of HK\$8.28 per Share on the date of grant; (ii) the average closing price of HK\$8.22 per Share for the five business days immediately preceding the date of grant; and (iii) the nominal value of a Share.

Note 2: Among 30,000,000 share options granted to Mr. Shao Mingxiao, 20,000,000 share options to be exercised according to the Options period mentioned above, and the remaining 10,000,000 share options to be exercised upon the expiry of six years from 28 September 2011 and up to 27 September 2021.

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 Share Options to the executive directors of the Company and their associates 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, 28 September 2011

As at the date of this announcement, the Board comprises eleven members: Madam Wu Yajun, Mr. Shao Mingxiao, Mr. Zhou Dekang, Mr. Qin Lihong, Mr. Feng Jinyi, Mr. Wei Huaning and Mr. Fang Shengtao 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 Director.