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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)

PUBLIC OFFERING OF THE FIRST TRANCHE OF 2020 RENTAL APARTMENTS SPECIAL BONDS IN THE PRC AND UNAUDITED FINANCIAL INFORMATION OF CHONGQING LONGHU DEVELOPMENT COMPANY LIMITED

This announcement is made by Longfor Group Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

Chongqing Longhu Development Company Limited, an indirect subsidiary of the Company (the “**Issuer**”) will issue the first tranche of 2020 rental apartments special bonds to qualified investors on 3 and 4 March 2020. The first tranche of the 2020 rental apartments special bonds has a principal amount of not more than RMB3.0 billion (the “**First Tranche of 2020 Rental Apartments Special Bonds**”) and is in two forms: (i) five-year bond, the Issuer shall be entitled to adjust the coupon rate after the end of the third year and the investors shall be entitled to sell back the bonds, and (ii) seven-year bond, the Issuer shall be entitled to adjust the coupon rate after the end of the fifth year and the investors shall be entitled to sell back the bonds. The range of coupon rate of the First Tranche of 2020 Rental Apartments Special Bonds for consultation ranges from 2.7% to 3.7% for the five-year bond and ranges from 3.3% to 4.3% for the seven-year bond, respectively. The final coupon rate will be determined on 2 March 2020 based on book-building. The First Tranche of 2020 Rental Apartments Special Bonds are non-guaranteed bonds, and satisfy the basic conditions for conducting securities-pledged repurchase.

Details of the procedures for the application for the First Tranche of 2020 Rental Apartments Special Bonds are published on the website of the Shanghai Stock Exchange (<http://www.sse.com.cn>) on 28 February 2020. The Issuer has received “AAA” rating from credit rating agency China Chengxin Securities Rating Company Limited* (中誠信證券評估有限公司) on the Issuer and the First Tranche of 2020 Rental Apartments Special Bonds.

Pursuant to relevant rules and regulations of the PRC and the requirements of the China Securities Regulatory Commission, the unaudited consolidated financial statements of the Issuer for the nine months ended 30 September 2019 (the “**Unaudited September Financials**”) are disclosed in the preliminary offering circular and published on the website of Shanghai Stock Exchange (<http://www.sse.com.cn>) on 28 February 2020.

Set out below are the key financial figures of the Unaudited September Financials:

**For the nine months ended
30 September 2019**
(unaudited)
RMB' 000

Current assets	434,030,786.7
Non-current assets	106,856,962.2
Total assets	540,887,748.9
Current liabilities	259,710,024.2
Non-current liabilities	116,114,514.7
Total liabilities	375,824,538.9
Total equity	165,063,210.0
Revenue	49,040,248.3
Net profit after taxation	9,591,472.1
Cash resources [#]	59,863,080.6

[#] including restricted bank deposit

Attention of the shareholders and potential investors of the Company is hereby drawn to the fact that the Unaudited September Financials and its summary disclosed in this announcement, which were published on the relevant websites of the PRC, have been prepared in accordance with the PRC Generally Accepted Accounting Principles, which may require adjustment during the course of auditing. Furthermore, the Unaudited September Financials may require adjustment under the International Financial Reporting Standards. The Unaudited Consolidated Financial Information is published pursuant to relevant PRC laws and regulations for the reference of investors of the First Tranche of 2020 Rental Apartments Special Bonds only. In addition, the information contained in the relevant websites in the PRC and this announcement is limited solely to the operation of the Issuer and its subsidiaries, which does not reflect a full picture of operation or status of the Group. **Shareholders of the Company and potential investors should exercise caution when dealing with the securities of the Company and should not rely solely on such information.**

By Order of the Board
Longfor Group Holdings Limited
Wu Yajun
Chairperson

Hong Kong, 28 February 2020

As at the date of this announcement, the Board comprises eight members: Madam Wu Yajun, Mr. Shao Ming Xiao, Mr. Zhao Yi and Mr. Li Chaojiang who are 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.

* for identification purposes only