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合 生 創 展 集 團 有 限 公 司*

HOPSON DEVELOPMENT HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 754)

Website: <http://www.irasia.com/listco/hk/hopson>

POSITIVE PROFIT ALERT

This announcement is made by Hopson Development Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Based on the unaudited consolidated management accounts of the Group for the six months ended 30 June 2020, the board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that the Group is expected to record an increase in the consolidated profit for the six months ended 30 June 2020 by approximately 60% as compared with the corresponding period in 2019. The expected increase in consolidated profit attributable to equity holders of the Company for the six months ended 30 June 2020 is primarily due to the significant increase in the unrealised gains of the Group’s investment in listed securities, which amount to over HK\$2 billion for the six months ended 30 June 2020 (as disclosed in the Company’s announcement dated 30 June 2020).

The information contained in this announcement is only based on the assessment by the Board by reference to the unaudited management accounts of the Group for the six months ended 30 June 2020, the market price of the portfolio of listed securities held by the Group as at 30 June 2020 and the financial information that is available as at the date of this announcement. The information contained in this announcement is not based on any figures or information that has been audited or reviewed by the external auditor of the Company. The interim results announcement of the Company for the six months ended 30 June 2020 is expected to be released on 21 August 2020.

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

By order of the Board
Hopson Development Holdings Limited
Chu Kut Yung
Chairman

Hong Kong, 15 July 2020

As at the date of this announcement, the Board comprises eight Directors. The executive Directors are Ms. Chu Kut Yung (Chairman), Mr. Xi Ronggui (Chief Executive Officer), Mr. Au Wai Kin, Mr. Xie Bao Xin and Mr. Bao Wenge; and the independent non-executive Directors are Mr. Lee Tsung Hei, David, Mr. Tan Leng Cheng, Aaron and Mr. Ching Yu Lung.

** For identification purpose only*