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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>

**SUPPLEMENTAL ANNOUNCEMENT
RELATING TO
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.

This announcement is issued by the Company to supplement its announcement dated 15 July 2020 regarding positive profit alert (the “**First Announcement**”).

The board of directors of the Company (the “**Board**”) wishes to update the shareholders of the Company and potential investors with supplemental information based on the latest unaudited consolidated management accounts of the Group for the six months ended 30 June 2020 which the Company had been continuing to update and finalise subsequent to the issue of the First Announcement.

Based on the latest unaudited consolidated management accounts of the Group for the six months ended 30 June 2020, the Board wishes to update that the Group is expected to record an increase in the consolidated profit for the six months ended 30 June 2020 by more than 85% (as opposed to 60% as disclosed in the First Announcement) as compared with the corresponding period in 2019. The Board wishes to update also that the expected substantial increase in consolidated profit attributable to equity holders of the Company for the six months ended 30 June 2020 is mainly attributable to (i) the increase in properties delivered as compared to the corresponding period in 2019 and (ii) the newly adopted business activity of equity investment business in 2020 in which the Group is expected to record a total equity investment income of more than HK\$2.0 billion for the six months ended 30 June 2020 (as compared to nil for the corresponding period in 2019).

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 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, 17 August 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*