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

PROFIT WARNING

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 2025, 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 a loss of no less than HK$1.6 billion for the six months ended 30 June 2025, representing a turnaround from a profit recorded for the corresponding period in 2024. This is primarily attributable to a decrease in the revenue generated from recognised property sales during the six months ended 30 June 2025, coupled with a loss arising from the disposal of an associate. Nevertheless, the Company expects that the Group may record underlying profit of no less than HK$750 million for the six months ended 30 June 2025, with a narrower decrease in underlying profit than the decrease in profit as compared to the same period last year.

During the six months ended 30 June 2025, the Group's commercial property investment and property management businesses continued to contribute stable earnings as in previous periods; the Group generated positive cash flow from operating and investing activities, reduced its debt burden as planned while further optimizing its debt structure, and currently has no outstanding offshore notes. Moving forward, the Group will uphold its resilience in confronting challenges, actively respond to the ongoing evolution of the industry landscape, closely align with national policy directions, maintain a prudent and steady approach, deepen diversified operational strategies, focus on enhancing core corporate capabilities, and strengthen profitability resilience under the precondition of ensuring financial security. In response to rising market expectations for asset operational efficiency, the Group will devote efforts to optimizing its overall portfolio, cultivating brand equity, and further enhancing market recognition.

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 2025 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 2025 is expected to be released on 28 August 2025.

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, 25 August 2025

As at the date of this announcement, the Board comprises eight directors. The executive directors are Ms. Chu Kut Yung (Chairman), Mr. Zhang Fan (Co-president), Mr. Au Wai Kin, Mr. Bao Wenge and Mr. Luo Taibin; and the independent non-executive directors are Mr. Tan Leng Cheng, Aaron, Mr. Ching Yu Lung and Mr. Ip Wai Lun, William.

* *For identification purposes only*