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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

UNAUDITED OPERATING STATISTICS FOR THE ONE MONTH ENDED 31 JANUARY 2026

The board of directors of Hopson Development Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") (the "**Board**") hereby announces that the gross contracted sales of the Group and its joint ventures and associates in aggregate for the one month ended 31 January 2026 amounted to approximately RMB591 million. Amongst which, property contracted sales amounted to approximately RMB552 million; decoration contracted sales amounted to approximately RMB39 million. For the one month ended 31 January 2026, the Group and its joint ventures and associates recorded property contracted sales of approximately 20,266 square metres in gross floor area and an average property selling price of approximately RMB27,230 per square metre.

For the one month ended 31 January 2026, the Group and its joint ventures and associates in aggregate recorded contracted sales of approximately 1,635 square metres in gross floor area with a contracted sales amount of approximately RMB118 million for non-self-investment properties which were constructed and managed under the "Hopson" brand name.

In light of various uncertainties that may occur during the sales process, there may be variations between the above mentioned sales figures and the final figures disclosed in the Company's periodical sales reports. As such, the statistics contained in this announcement are approximate figures for reference only. The operating statistics contained in this announcement have not been audited. Detailed financial information will be disclosed in the interim report of the Company for the six months ending 30 June 2026. Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

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

Hong Kong, 13 February 2026

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 purpose only*