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 EIGHT MONTHS ENDED 31 AUGUST 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 eight months ended 31 August 2026 amounted to approximately RMB4,492 million. Amongst which, property contracted sales amounted to approximately RMB3,909 million; decoration contracted sales amounted to approximately RMB583 million. Solely for the month of August 2026, the gross contracted sales of the Group and its joint ventures and associates in aggregate amounted to approximately RMB719 million, amongst which, property contracted sales amounted to approximately RMB648 million; and decoration contracted sales amounted to approximately RMB71 million. For the eight months ended 31 August 2026, the Group and its joint ventures and associates recorded property contracted sales of approximately 224,574 square metres in gross floor area and an average property selling price of approximately RMB17,400 per square metre.

For the eight months ended 31 August 2026, the Group and its joint ventures and associates in aggregate recorded contracted sales of approximately 16,735 square metres in gross floor area with a contracted sales amount of approximately RMB1,010 million for non-self-investment properties which were constructed and managed under the "Hopson" brand name (the "**Properties under Hopson's Construction and Management**"). Solely for the month of August 2026, the Group and its joint ventures and associates recorded contracted sales of approximately 1,012 square metres in gross floor area with a contracted sales amount of approximately RMB70 million for the Properties under Hopson's Construction and Management.

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 annual report of the Company for the year ending 31 December 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, 22 September 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*