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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 IN RELATION TO THE DISCLOSEABLE  
TRANSACTION ANNOUNCED ON 29 AUGUST 2019**

This announcement is issued by Hopson Development Holdings Limited (“**Company**”) to supplement its announcement dated 29 August 2019 in relation to the Acquisition (“**First Announcement**”). Unless the context otherwise requires, capitalised terms defined in the First Announcement have the same meanings when used in this announcement.

The Board would like to provide additional information and clarification as set out below:

**1. FINANCIAL RESULTS OF THE TARGET GROUP COMPANIES**

- (a) Although Hangzhou Dingrui was established in November 2015, it only commenced its operations in March 2019. Set out below is the unaudited financial information of Hangzhou Dingrui for the two financial years ended 31 December 2017 and 2018 respectively:

	<b>For the year ended 31 December 2017</b>	<b>For the year ended 31 December 2018</b>
	<i>RMB</i>	<i>RMB</i>
Profit/(loss) before taxation	Nil	Nil
Profit/(loss) after taxation	Nil	Nil

As at 31 December 2018, the net liability of Hangzhou Dingrui was Nil.

(b) As Hangzhou Yisheng was newly established in July 2018, its financial information for the financial year ended 31 December 2017 is not available. Set out below is the unaudited financial information of Hangzhou Yisheng for the financial year ended 31 December 2018:

	<b>For the year ended 31 December 2018</b>
	<i>RMB</i>
Loss before taxation	257.97
Loss after taxation	193.47

As at 31 December 2018, the net liability of Hangzhou Yisheng was RMB193.47.

## **2. SHAREHOLDER'S LOAN**

As at the date of the Agreement, the Payable as disclosed in section 2.8 of the First Announcement was a capital commitment and had not been reported as a liability on the book of the Project Company. It included, among other things, the capital commitment for the Remaining Land Transfer Price and the tax to be incurred by the Project Company for the acquisition of the Land.

By order of the Board  
**Hopson Development Holdings Limited**  
**Chu Mang Yee**  
*Chairman*

Hong Kong, 6 September 2019

*As at the Announcement Date, the Board comprises nine Directors. The executive Directors are Mr. Chu Mang Yee (Chairman), Ms. Chu Kut Yung (Deputy 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*