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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>*

## **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 2024, 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 decrease in the consolidated profit for the six months ended 30 June 2024 by more than 70% as compared with the profit recorded for the corresponding period in 2023. The expected decrease in consolidated profit attributable to equity holders of the Company for the six months ended 30 June 2024 is primarily due to the decrease in the recognised revenue from the sale of properties of the Group, and a decrease in gain arising from revaluation of the Group’s investment properties during the six months period ended 30 June 2024, as compared with that for the corresponding period in 2023.

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 2024 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 2024 is expected to be released on 30 August 2024.

**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, 26 August 2024

*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*