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合生創展集團有限公司*
HOPSON DEVELOPMENT HOLDINGS LIMITED

(Stock Code: 754)

(Incorporated in Bermuda with limited liability)

**MAJOR AND CONNECTED TRANSACTIONS
CLARIFICATION ANNOUNCEMENT**

The Directors announce that there was an inadvertent typo-error in the announcement of the Company published on 24 June, 2004 in respect of the major and connected transactions of the Company.

Words used in this announcement shall have the same meanings as defined in the announcement of the Company dated 23 June, 2004 in respect of the major and connected transactions of the Company (“Announcement”).

The Directors announce that there was an inadvertent typo-error in the Announcement published on 24 June, 2004 in The Standard (English version) and Hong Kong Economic Journal (Chinese version) respectively. The Directors report that there was a typo-error in the Announcement regarding the timing for making the first payment of 15 per cent. of the Qiaodao Zhujiang Consideration to GD Zhujiang and 50 per cent. of Qiaodao Shanlian Consideration to Shanlian respectively. It was announced in the Announcement that such payment shall be made within 15 days upon the signing between the parties of a share transfer agreement in respect of the acquisition of Qiaodao and the relevant amendments to the existing joint venture terms of Qiaodao after fulfillment of Condition 2. The Directors report that such payments shall instead be made within 10 days upon the signing between the parties of a share transfer agreement in respect of the acquisition of Qiaodao and the relevant amendments to the existing joint venture terms of Qiaodao after fulfillment of Condition 2.

As at the date hereof, the executive Directors are Messrs. Chu Mang Yee, Xiang Bin, Au Wai Kin, Chen Chang Ying and Xiao Yan Xia and the independent non-executive Directors are Messrs. Yuen Pak Yiu, Philip, Lee Tsung Hei, David and Wong Shing Kay, Oliver.

Yours faithfully,
By Order of the Board
CHU Mang Yee
Chairman

Hong Kong, 29 June, 2004

* for identification purpose only

*Please also refer to the published version of this announcement in
The Standard and Hong Kong Economic Journal.*