



合 生 創 展 集 團 有 限 公 司*

HOPSON DEVELOPMENT HOLDINGS LIMITED

(incorporated in Bermuda with limited liability)

(Stock Code: 754)

APPOINTMENT OF NON-EXECUTIVE DIRECTOR

The Board of Directors (the “**Board**”) of Hopson Development Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) is pleased to announce that Mr Steven Shafran (“**Mr Shafran**”) has been appointed as a Non-executive Director of the Company on 9 August 2005.

Mr Shafran, aged 45, is the chief executive officer and the founder of AMRI Financial Group Hong Kong Limited, a Hong Kong based financial advisory firm. He is a member of the board of GDH Limited. He is also a senior adviser to the board of directors of BOC International, a Hong Kong based investment bank wholly owned by the Bank of China. Mr Shafran was a managing director and partner of Goldman Sachs, where he was responsible for the firm’s merchant banking and private equity business in non-Japan Asia from 1993 through 2000. He joined Goldman Sachs in 1986 and was based in New York before moving to Hong Kong in 1993. Mr Shafran has substantial private equity and distressed asset investment experience throughout Asia, including Greater China, India and Southeast Asia. Mr Shafran holds an MBA from Harvard University and a BA from the University of California at Berkeley.

Save as disclosed above, Mr Shafran has not held any directorship in any listed public company in the last three years or any position with the Company or any member of the Group as at the date of this announcement. Mr Shafran does not have any relationship with any director, senior management or substantial or controlling shareholders of the Company. As at the date of this announcement, Mr Shafran owns 1,000,000 ordinary shares of the Company (“**Shares**”). Save as disclosed, Mr Shafran does not have any interest in the securities of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

Mr Shafran will be entitled in the first year of his appointment to a grant of options under the Company’s Share Option Scheme in respect of 4,500,000 Shares at an option exercise price which is the higher of (i) the closing price of Shares as at the date of grant and (ii) the 5-day closing average price of Shares immediately preceding the date of grant. There is no service contract signed between the Company and Mr Shafran. Subject to Mr Shafran’s re-election at the next annual general meeting of the Company in accordance with the Bye-laws, Mr Shafran will serve on the Board for a period of approximately three years.

The emoluments of the Directors are determined by the Board (as authorised by the shareholders at the annual general meeting) with reference to the Directors’ duties and responsibilities, the Company’s performance, as well as remuneration benchmark in the industry and the prevailing market conditions.

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

Hong Kong, 9 August 2005

As at the date of this announcement, the Board is composed of 11 directors. The executive directors are Mr Chu Mang Yee (Chairman), Mr Wu Jiesi, Mr Tam Lai Ling, Mr Xiang Bin, Mr Au Wai Kin, Mr Chen Chang Ying and Miss Xiao Yan Xia; the non-executive director is Mr Steven Shafran; and the independent non-executive directors are Mr Yuen Pak Yiu, Philip, Mr Lee Tsung Hei, David and Mr Wong Shing Kay, Oliver.

** For identification purpose only*

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