

[For Immediate Release]



HOPSON ANNOUNCES ISSUE OF NEW SHARES TO TWO STRATEGIC INVESTORS

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HK\$978 Million Raised to Strengthen Capital Structure and Broaden Shareholder Base

(10 August 2005 – Hong Kong) – Hopson Development Holdings Limited ("Hopson" or "the Company", together with its subsidiaries, "the Group"; SEHK stock code: 754) today announced that the Company has entered into Subscription Agreements with two strategic investors – Aranda, a subsidiary of Temasek, and Tiger Global L.P., a fund managed by Tiger Global Management ("Strategic Investors"). Aranda and Tiger will subscribe for 100,300,000 new shares at HK\$4.875 each. The New Shares represent 20% of the existing issued share capital of the Company and approximately 16.7% of the Company's issued share capital as enlarged by the Subscription. The aggregate gross proceeds attributable to the Company will amount to HK\$977,925,000.

The Issue Price of HK\$4.875 represents a premium of approximately 9.18% to the average of the closing price of HK\$4.465 per share as quoted on the Stock Exchange of Hong Kong for the last ten trading days ended the latest practicable date.

The Company regards each Strategic Investor as its strategic partner. In connection with this, the Company has agreed to grant each Strategic Investor the right to nominate one non-executive director to the Company's board of directors.

Aranda and Tiger have agreed not to dispose of the New Shares from the signing of the Subscription Agreements for a period of 6 months and 12 months respectively, commencing immediately after the Closing Date.

Commenting on the reasons for the share placement, Dr. Wu Jiesi, Managing Director and CEO of Hopson Development Holdings Limited, said, "The introduction of Temasek and Tiger Fund as our strategic shareholders will be beneficial to the Company in many ways: not only will the proceeds from the placement strengthen our balance sheet, but we are also able to capitalise on the new shareholders' expertise in capital markets and real estate. Further, bringing in the Strategic Investors as shareholders will enhance the corporate governance of the Company, as well as broaden our shareholder base. This transaction will help us towards achieving our business objectives for the coming few years."

Mr. Chu Mang Yee, Chairman of Hopson, said, "The share placement is the Company's first equity fund-raising exercise since our listing on the SEHK in 1998. Given the current stage of development of the Company, we consider that it is the appropriate time to increase our equity base and at the same time to bring in strategic partners who will help to take our Company to a higher level. We have confidence that our new shareholders will bring long-term gains for our Company. We will certainly benefit from their market insights, knowledge and experience in the international financial and real estate markets."

Mr. Chu concluded, "In the past decade, Hopson has successfully established its reputation and brand name in China's property market. Among listed PRC property developers, Hopson is now one of the largest and also has one of the largest landbank reserve. With the support of Temasek and Tiger Fund, we are confident that we will reach even greater heights in the future."

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About Hopson

Hopson Development Holdings Limited ("Hopson Development") was founded in 1992, and its shares have been listed on the Main Board of the Stock Exchange of Hong Kong Limited since 1998. Hopson Development is a major specialised property group that focuses on the development of medium to high-end residential property as its principal operations and the development of commercial property such as shopping malls and hotels as its secondary business. It has been based in Guangzhou since its inception and steadily developed into a leading property developer in the Pearl River Delta Region. It is now taking a proactive approach to expanding into the Huanbohai Economic Zone and the Yangtze River Delta Economic Region, with its major investments being made in key cities like Beijing, Tianjin and Shanghai. It has already become a leading property developer in China, with total assets amounting to more than ten billion Hong Kong dollars, and development area totaling more than ten million square meters.

About Aranda

Aranda is an indirect wholly-owned subsidiary of Temasek. Temasek is an Asia investment company headquartered in Singapore with a diversified global investment portfolio of approximately US\$54 billion. Its investments are in a range of industries: telecommunications and media, financial services, property, transportation and logistics, energy and resources, infrastructure, engineering and technology, as well as pharmaceuticals and biosciences.

About Tiger

Tiger is an investment fund with over US\$1.2 billion in assets that targets both publicly-traded and private investment opportunities worldwide. With offices in New York and Beijing, Tiger seeks to work with market leading companies with strong management teams, high returns on capital, and solid growth prospects. Tiger currently has investments in countries including the United States, China, India, South Korea, Egypt, England, Japan, Russia and Romania.