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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)

**ANNOUNCEMENT
DISCLOSEABLE TRANSACTION**

The Directors are pleased to announce that on 1 September 2010, the Group made a successful bid for the land use right of the Land at the Land Transfer Price.

On 7 September 2010, the Group entered into the Land Transfer Agreement with Songjiang Land Administration Bureau.

Based on the relevant percentage ratios calculated pursuant to Rule 14.07 of the Listing Rules, the Transaction constitutes a discloseable transaction of the Company under Rule 14.06(2) of the Listing Rules.

The Directors (including the independent non-executive Directors) consider that the Transaction is in the ordinary and usual course of business of the Group and the terms of the Land Transfer Agreement have been agreed on an arm's length basis and on normal commercial terms which are fair and reasonable and the Transaction is in the interests of the Company and the Shareholders as a whole.

A. THE TRANSACTION

1. Background

On 1 September 2010, Shanghai Hopson, an indirect wholly-owned subsidiary of the Company, succeeded in the bid for the land use right of the Land at the Land Transfer Price of RMB1,246,180,000 in the public bidding process organized and held by Shanghai Exchange Centre, as agent of Songjiang Land Administration Bureau. On 7 September 2010, Shanghai Hopson entered into the Land Transfer Agreement with Songjiang Land Administration Bureau in respect of the Land.

The Land is situated in the north-western part of Songjiang New District, Shanghai, the PRC, with a site area of approximately 94,476 square metres and is permitted for residential use.

2. Principal terms of the Land Transfer Agreement

Date: 7 September 2010

Parties: (i) Shanghai Hopson; and

(ii) Songjiang Land Administration Bureau. To the best of the Directors' knowledge, information and belief having made all reasonable enquiry, Songjiang Land Administration Bureau and its ultimate beneficial owners are third parties independent of the Company and its connected persons.

Rights to be Acquired: the land use right of the Land

Term: The transfer of the land use right of the Land is for a term of 70 years commencing from the date of delivery up of physical possession of the Land.

Land Transfer Price: The Land Transfer Price was determined after the public bidding process. The Land Transfer Price of RMB1,246,180,000 will be paid by 2 instalments:

- (a) a sum of RMB250,000,000 will be paid as deposit and part payment of the Land Transfer Price on or before 8 September 2010; and
- (b) the balance of RMB996,180,000 will be paid within 30 working days after the signing of the Land Transfer Agreement.

The Land Transfer Price will be funded by the Group's internal resources.

3. Reasons for the Transaction

The Group is principally engaged in property development and property investment in various cities in the PRC including Guangzhou, Beijing, Shanghai and Tianjin. The Transaction is in the ordinary and usual course of business of the Group.

Songjiang Land Administration Bureau is a government entity responsible for, among others, town planning and land administration of the Songjiang District, Shanghai, the PRC.

The Land is situated in the north-western part of Songjiang New District, Shanghai, the PRC, with a site area of approximately 94,476 square metres and is permitted for residential use. The location of the Land is superb, being surrounded by the Chenshan National Botanical Garden (辰山國家植物園) on the north-western side, and the Sheshan National Resort District (佘山國家旅遊度假區) on the north-eastern end, with a number of universities located nearby. The transportation network and living amenities around the neighbourhood are well established. The Land is considered to be suitable for developing into high end villas.

The Directors believe that the Land is of good development potential, the acquisition of the Land will enrich the Group's landbank in the district and will bring forth business opportunities and economic benefits to the Group.

The Directors (including the independent non-executive Directors) consider that the Transaction is in the ordinary and usual course of business of the Group and the terms of the Land Transfer Agreement have been agreed on an arm's length basis and on normal commercial terms which are fair and reasonable and the Transaction is in the interests of the Company and the Shareholders as a whole.

4. Discloseable Transaction

Based on the relevant percentage ratios calculated pursuant to Rule 14.07 of the Listing Rules, the Transaction constitutes a discloseable transaction of the Company under Rule 14.06(2) of the Listing Rules.

B. DIRECTORS

As at the date hereof, the executive Directors comprise CHU Mang Yee (Chairman), XIANG Bin, AU Wai Kin, XUE Hu, ZHAO Mingfeng, LIAO Ruoqing, and the independent non-executive Directors comprise LEE Tsung Hei, David, WONG Shing Kay, Oliver and TAN Leng Cheng, Aaron.

C. TERMS USED IN THIS ANNOUNCEMENT

“Company”	Hopson Development Holdings Limited, a company incorporated in Bermuda with limited liability and whose shares are listed on the Main Board of the Stock Exchange
“Directors”	the directors of the Company
“Group”	the Company and its subsidiaries
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Land”	the piece of land situated at Lot Nos. 2–5, Guang Fu Lin, Songjiang District, Shanghai, the PRC

“Land Transfer Agreement”	國有建設用地使用權出讓合同 (Agreement for the transfer of the land use right of State-owned land) dated 7 September 2010 and made between Shanghai Hopson and Songjiang Land Administration Bureau
“Land Transfer Price”	RMB1,246,180,000, being the price for the transfer of land use right in respect of the Land payable under the Land Transfer Agreement
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“PRC”	the People’s Republic of China
“RMB”	Renminbi
“Shanghai Exchange Centre”	上海市房地產交易中心 (Shanghai Real Estate Exchange Centre)
“Shanghai Hopson”	上海合生房地產開發有限公司 (Shanghai Hopson Property Development Co., Limited), a company established in the PRC and an indirect wholly-owned subsidiary of the Company
“Shareholders”	shareholders of the Company
“Songjiang Land Administration Bureau”	上海市松江區規劃和土地管理局 (The Planning and Land Administration Bureau of Songjiang District, Shanghai)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Transaction”	the transaction contemplated under the Land Transfer Agreement

By Order of the Board
Chu Mang Yee
Chairman

Hong Kong, 7 September 2010

* *For identification purposes only*