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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

MAJOR AND CONNECTED TRANSACTION INVOLVING ISSUE OF CONSIDERATION SHARES

FURTHER DELAY IN DESPATCH OF CIRCULAR

Reference is made to the announcements issued by Hopson Development Holdings Limited (the “**Company**”) on 3 November 2010 and 6 December 2010 (collectively the “**Announcements**”) in relation to the Share Purchase Agreement and the transactions contemplated thereunder, which is a major and connected transaction of the Company. Capitalized terms used herein shall have the same meanings as those defined in the announcement dated 3 November 2010 unless the context otherwise requires.

As mentioned in the Announcements, the Company has intended to despatch a circular containing, among others, details of the said major and connected transaction to the Shareholders on or before 24 December 2010. As additional time is required to finalize and complete the contents of the circular, the date of despatch of the circular will be further postponed to on or before 21 January 2011.

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

Hong Kong, 23 December 2010

As at the date of this announcement, the Board comprises (i) six executive Directors, namely CHU Mang Yee (Chairman), XIANG Bin, AU Wai Kin, XUE Hu, ZHAO Mingfeng, and LIAO Ruoqing; and (ii) three independent non-executive Directors, namely LEE Tsung Hei, David, WONG Shing Kay, Oliver and TAN Leng Cheng, Aaron.

* *for identification purposes only*