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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)**

**CLARIFICATION ANNOUNCEMENT**

This announcement is made pursuant to Rule 13.09 of the Listing Rules.

The Board wishes to make this clarification announcement with respect to certain articles appearing in newspapers today regarding the Proposed Investment.

The Board confirms that the Company is in preliminary discussion regarding the Proposed Investment but the relevant parties have not yet entered into any definitive agreement in respect of the Proposed Investment. If the definitive agreement is signed, the Company will issue an announcement detailing the terms of the Proposed Investment.

**Shareholders of the Company or potential investors should exercise caution when dealing in the shares of the Company.**

This announcement is made pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

The board of directors (the “Board”) of Hopson Development Holdings Limited (the “Company”) wishes to make this clarification announcement with respect to certain articles appearing in newspapers today regarding the proposed investment by the Company in a property development project in Hangzhou Bay New Zone in the Zhejiang Province of the People’s Republic of China (the “Proposed Investment”).

The Board confirms that the Company is in preliminary discussion regarding the Proposed Investment but the relevant parties have not yet entered into any definitive agreement in respect of the Proposed Investment. The Proposed Investment, if materialized, may constitute a notifiable transaction of the Company under Chapter 14 of the Listing Rules.

If the definitive agreement is signed, the Company will issue an announcement detailing the terms of the Proposed Investment.

**Shareholders of the Company or potential investors should exercise caution when dealing in the shares of the Company.**

As at the date hereof, the executive Directors comprise CHU Mang Yee (Chairman), XIANG Bin, ZHAO Hai, CHEN Chang Ying, AU Wai Kin, XUE Hu, ZHAO Mingfeng and the independent non-executive Directors comprise YUEN Pak Yiu, Philip, LEE Tsung Hei, David and WONG Shing Kay, Oliver.

By Order of the Board  
**Chu Mang Yee**  
*Chairman*

Hong Kong, 16 July, 2008

\* *For identification purposes only*