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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 Codes: 754 and 1512)**

## **ANNOUNCEMENT AND RESUMPTION OF TRADING**

### **PROPOSED ACQUISITION**

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

The Board wishes to announce that on December 1, 2008, the Group made a successful bid for the land use right in respect of the Land through a public bidding process organized and held by Beijing Land Centre, as agent of Beijing Land Bureau. If the Group proceeds with the Proposed Acquisition, the Proposed Acquisition will constitute a major transaction of the Company under Chapter 14 of the Listing Rules and the Company will comply with the relevant requirements under Chapter 14 of the Listing Rules upon entering into the Land Transfer Contract and the Reimbursement Agreement.

The Group has not entered into the Land Transfer Contract and the Reimbursement Agreement. In the event that the Group decides not to proceed with the Proposed Acquisition, a further announcement will be made by the Company. Shareholders and potential investors of the Company should exercise caution when dealing in the securities of the Company.

### **RESUMPTION OF TRADING**

Trading in Shares and Bonds was suspended at the request of the Company with effect from 10:06 a.m. on December 2, 2008 pending the issue of this announcement. Application has been made by the Company to the Stock Exchange for resumption of trading of Shares and Bonds with effect from 9:30 a.m. on December 3, 2008.

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 (“**Stock Exchange**”) (“**Listing Rule**”).

The Board wishes to announce that on December 1, 2008, the Group made a successful bid of approximately RMB859,180,000 for the land use right in respect of a piece of land situated at Xin Tian Jia Yuan South Zone, No. 21 West Dawang Road, Chaoyang District, Beijing, People's Republic of China ("**Land**") through a public bidding process organized and held by Beijing Tu Di Zheng Li Chu Bei Zhong Xin ("**Beijing Land Centre**"), as agent of Beijing State Land Resources Bureau ("**Beijing Land Bureau**") ("**Proposed Acquisition**"). Pursuant to the bidding documents issued by Beijing Land Bureau for the sale of the land use right in respect of the Land through public bidding, the Group shall enter into the contract for the transfer of the land use right of State-owned land of the Beijing Municipal ("**Land Transfer Contract**") and the agreement for reimbursement of land development ("**Reimbursement Agreement**") in respect of the Land within a prescribed period.

If the Group proceeds with the Proposed Acquisition, the Proposed Acquisition will constitute a major transaction of the Company under Chapter 14 of the Listing Rules and the Company will comply with the relevant requirements under Chapter 14 of the Listing Rules upon entering into the Land Transfer Contract and the Reimbursement Agreement.

The Group has not entered into the Land Transfer Contract and the Reimbursement Agreement. In the event that the Group decides not to proceed with the Proposed Acquisition, a further announcement will be made by the Company. Shareholders and potential investors of the Company should exercise caution when dealing in the securities of the Company.

Trading in the shares of the Company (stock code: 754) ("**Shares**") and the RMB1,830,400,000 USD settled zero coupon convertible bonds due 2010 issued by the Company (stock code: 1512) ("**Bonds**") was suspended at the request of the Company with effect from 10:06 a.m. on December 2, 2008 pending the issue of this announcement. Application has been made by the Company to the Stock Exchange for resumption of trading of Shares and Bonds with effect from 9:30 a.m. on December 3, 2008.

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

Hong Kong, December 2, 2008

*As at the date of this announcement, the Board is composed of 10 directors. The executive directors are Mr. Chu Mang Yee (Chairman), Mr. Xiang Bin, Mr. Zhao Hai, Mr. Chen Chang Ying, Mr. Au Wai Kin, Mr. Xue Hu and Ms. Zhao Mingfeng; 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 purposes only*