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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

Hopson Development Holdings Limited makes this clarification announcement in response to the contents of the article appearing in the 20 February 2009 edition of Apple Daily, regarding an investigation of Mr. Chu Mang Yee, the chairman and executive director of the Company, by the PRC law enforcement agency and the exit restriction imposed on Mr. Chu.

The Company wishes to clarify that the contents of such article have no basis in fact.

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The Company wishes to clarify that the contents of such article have no basis in fact.

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

Hong Kong, 20 February 2009

* For identification purposes only

As at the date hereof, the executive Directors comprise CHU Mang Yee (Chairman), XIANG Bin, 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.