Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :   28/02/2009
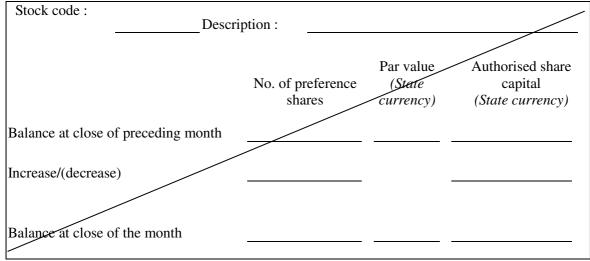
To : Hong Kong Exchanges and Clearing Limited

Name of Issuer   Hopson Development Holdings Limited

Date Submitted   March 3, 2009

I. Movements in Authorised Share Capital

1. Ordinary Shares

(1) Stock code :   00754   Description :   Ordinary Shares

	No. of ordinary shares	Par value *(State currency)*	Authorised share capital *(State currency)*
Balance at close of preceding month	2,000,000,000	HK$0.10	HK$200,000,000
Increase/(decrease)	Nil		Nil
Balance at close of the month	2,000,000,000	HK$0.10	HK$200,000,000

(2) Stock code :   Description :

	No. of ordinary shares	Par value *(State currency)*	Authorised share capital *(State currency)*
Balance at close of preceding month			
Increase/(decrease)			
Balance at close of the month			

2. Preference Shares

Stock code : _____ Description : _____

	No. of preference shares	Par value *(State currency)*	Authorised share capital *(State currency)*
Balance at close of preceding month	_____	_____	_____
Increase/(decrease)	_____		_____
Balance at close of the month	_____	_____	_____

3. Other Classes of Shares

Stock code : _____ Description : _____

	No. of other classes of shares	Par value *(State currency)*	Authorised share capital *(State currency)*
Balance at close of preceding month	_____	_____	_____
Increase/(decrease)	_____		_____
Balance at close of the month	_____	_____	_____

Total authorised share capital at the end of the month *(State currency)* : ____HK$200,000,000____

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II. Movements in Issued Share Capital

	No. of ordinary shares		No of preference shares	No. of other classes of shares
	(1)	(2)		
Balance at close of preceding month	1,472,368,346	N/A	N/A	N/A
Increase/ (decrease) during the month	Nil	N/A	N/A	N/A
Balance at close of the month	1,472,368,346	N/A	N/A	N/A

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

Particulars of share option scheme including EGM approval date (dd/mm/yyyy) and class of shares issuable	Movement during the month				No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
	Granted	Exercised	Cancelled	Lapsed		
1. Share Option Scheme adopted on (04/11/2002) Ordinary shares *(Note 1)*	Nil	Nil	Nil	Nil	Nil	Nil
2. (/ /) shares *(Note 1)*						
3. (/ /) shares *(Note 1)*						
Total A. (Ordinary shares)				Nil		
(Preference shares)				N/A		
(Other class)				N/A		
Total funds raised during the month from exercise of options (State currency)				Nil		

Warrants to Issue Shares of the Issuer which are to be Listed

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal value at close of preceding month	Exercised during the month	Nominal value at close of the month	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1. _____ _____ _____ (/ /) Stock code (if listed) _____ Class of shares issuable *(Note 1)* _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) _____ (/ /)						
2. _____ _____ _____ (/ /) Stock code (if listed) _____ Class of shares issuable *(Note 1)* _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) _____ (/ /)						
3. _____ _____ _____ (/ /) Stock code (if listed) _____ Class of shares issuable *(Note 1)* _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) _____ (/ /)						
4. _____ _____ _____ (/ /) Stock code (if listed) _____ Class of shares issuable *(Note 1)* _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) _____ (/ /)						

Total B. (Ordinary shares) _____

(Preference shares) _____

(Other class) _____

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed)
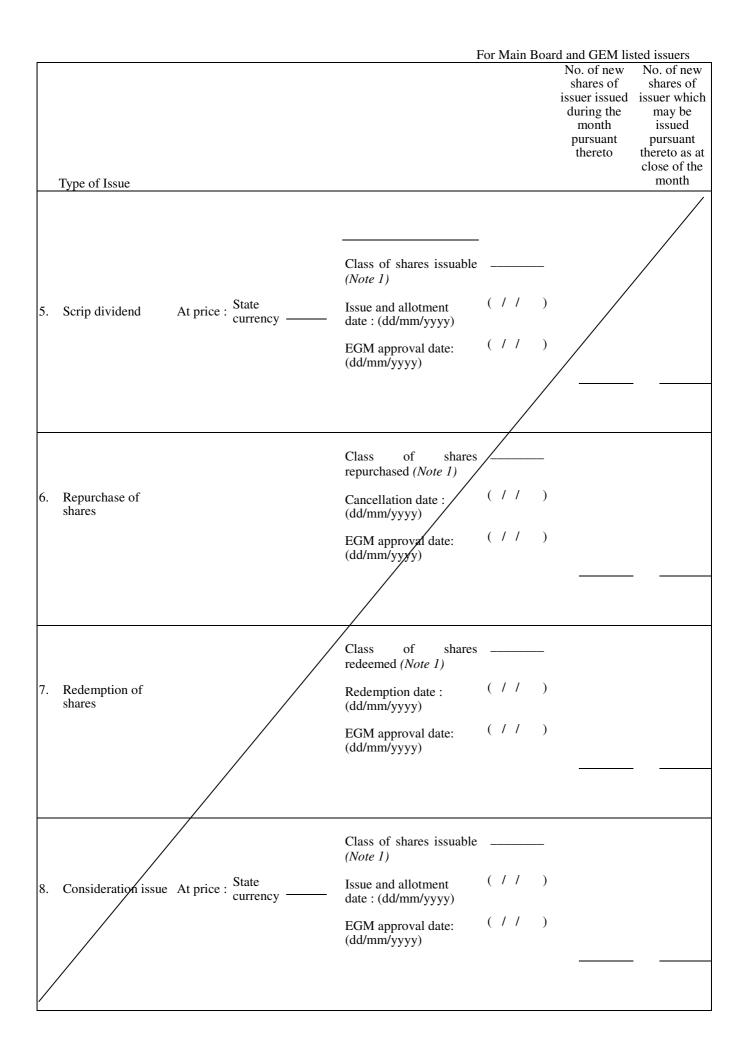
Class and description	Currency of amount outstanding	Amount at close of preceding month	Converted during the month	Amount at close of the month	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1. RMB Denominated USD Settled Zero Coupon Convertible Bonds due 2010	RMB	1,830,400,000	Nil	1,830,400,000	Nil	61,107,716 (See Remarks)
Stock code (if listed)	1512					
Class of shares issuable *(Note 1)*	Ordinary Shares					
Subscription price	Initial conversion price - HK$30.08 per share (subject to adjustment)					
AGM approval date (if applicable) (dd/mm/yyyy))	(15 / 06 / 2006)					
2.						
Stock code (if listed)						
Class of shares issuable *(Note 1)*						
Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)					
3.						
Stock code (if listed)						
Class of shares issuable *(Note 1)*						
Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)					
4.						
Stock code (if listed)						
Class of shares issuable *(Note 1)*						
Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)					

Total C. (Ordinary shares)   Nil
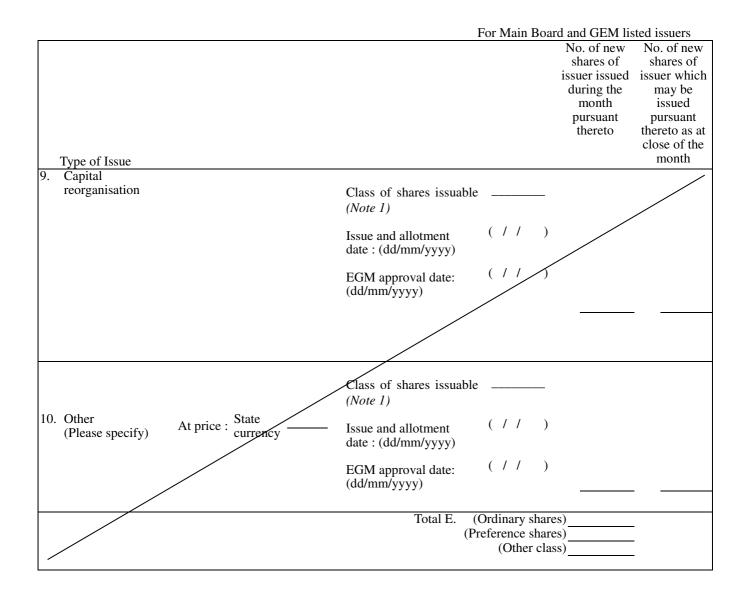(Preference shares)   N/A
(Other class)   N/A

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable:	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1. _____ _____ _____ _____ (/ /) shares *(Note 1)*		
2. _____ _____ _____ _____ (/ /) shares *(Note 1)*		
3. _____ _____ _____ _____ (/ /) shares *(Note 1)*		
Total D. (Ordinary shares)		
(Preference shares)		
(Other class)		

Other Movements in Issued Share Capital

Type of Issue				No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1. Rights issue		Class of shares issuable _____ *(Note 1)*			
	At price : State currency _____	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)		
				_____	_____
2. Open offer	At price : State currency _____	Class of shares issuable _____ *(Note 1)*			
		Issue and allotment date : (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)		
				_____	_____
3. Placing	At price : State currency _____	Class of shares issuable _____ *(Note 1)*			
		Issue and allotment date : (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)		
				_____	_____
4. Bonus issue		Class of shares issuable _____ *(Note 1)*			
		Issue and allotment date : (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)		
				_____	_____

Type of Issue				No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
5. Scrip dividend	At price :	State currency ———	Class of shares issuable *(Note 1)* ——— Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /)		
6. Repurchase of shares			Class of shares repurchased *(Note 1)* ——— Cancellation date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /)		
7. Redemption of shares			Class of shares redeemed *(Note 1)* ——— Redemption date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /)		
8. Consideration issue	At price :	State currency ———	Class of shares issuable *(Note 1)* ——— Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /)		

Type of Issue			No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
9. Capital reorganisation		Class of shares issuable _____ *(Note 1)*		
		Issue and allotment date : (dd/mm/yyyy) (/ /)		
		EGM approval date: (dd/mm/yyyy) (/ /)	___	___
10. Other (Please specify)	At price : State currency ____	Class of shares issuable _____ *(Note 1)*		
		Issue and allotment date : (dd/mm/yyyy) (/ /)		
		EGM approval date: (dd/mm/yyyy) (/ /)	___	___
		Total E. (Ordinary shares) _____ (Preference shares) _____ (Other class) _____		

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1)	Nil
	(2)	N/A
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):		N/A
Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):		N/A

(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)

Remarks (if any):

Computated on the basis of the initial conversion price of HK$30.08 per share (subject to adjustment) and a fixed exchange rate of HK$1.00 to RMB0.9958.

Submitted by: Lee Bun Ching, Terence

Title: Group Accounting Controller
        (Director, Secretary or other duly authorised officer)

Notes :

1.   *State the class of shares (e.g. ordinary, preference or other).*

2.   *If there is insufficient space, please append the prescribed continuation sheet.*