



Chu Mang Yee 朱孟依
Chairman 主席

主席報告

Chairman's Statement

"The Group will capitalise on its competitive edges and further expand its business into other major cities in China"

「本集團將利用其競爭優勢在中國其他主要城市繼續拓展業務」

I am pleased to present to our shareholders the annual results of Hopson Development Holdings Limited ("the Company") for the year ended 31st December, 2001.

Turnover and Profit

During the year under review, the Company together with its subsidiaries (collectively "the Group") recorded a turnover of HK\$1,171 million. Profit attributable to shareholders amounted to HK\$120.9 million. Earnings per share were HK12 cents.

Dividend

The Board of Directors has proposed a final dividend of HK 2 cents per share for the year ended 31st December, 2001. Combined with the interim dividend of HK 1 cent, the total dividend for the year amounted to HK 3 cents per share.

本人欣然提呈合生創展集團有限公司（「本公司」）截至二零零一年十二月三十一日止年度的全年業績，以供股東省覽。

營業額和溢利

回顧財政年度內，本公司連同其附屬公司（統稱「本集團」）的營業額為1,171,000,000港元。股東應佔溢利總額為120,900,000港元。每股盈利為12港仙。

股息

董事會建議派發截至二零零一年十二月三十一日止年度末期股息每股2港仙，連同中期股息1港仙，全年股息總額為每股3港仙。

Market Overview

2001 continued to be a year of challenges, mostly due to the global economic slowdown, followed by the tragic 911 incident that further impaired consumer confidence. Despite the economic slowdown that affected every industry on a global basis, China was able to sustain encouraging economic growth, the momentum of which continues with the nation's accession into the World Trade Organization ("WTO"). In 2001, China achieved a 7.3% increase in GDP growth, one of the highest in the world.



Show Flat of Regal Riviera
珠江帝景示範單位

Among the major cities in China, Guangzhou demonstrated its outstanding potential for further development. In 2001, Guangzhou achieved a GDP growth of 13% and its citizens' average disposable income also increased at a rate of 7% which was ranked the first among major cities. This affluence has led to a rising trend for property ownership. In 2001, the expenditures related to housing were also elevated to approximately 13.9% of the total consumers' expenditures.

市場概覽

二零零一年仍是充滿挑戰的一年，主要原因為全球經濟衰退以及九一一事件進一步打擊消費者信心。縱使經濟衰退影響着全球各個行業，中國仍能維持令人鼓舞的經濟增長，中國加入世界貿易組織（「世貿」）後，此增長動力將持續。二零零一年，中國國內生產總值增長達7.3%，為全球最高之一。



Secondary School in Huanan New City
華南新城的附屬中學

在發展潛力方面，廣州仍是全國各大城市的表表者。二零零一年，廣州錄得13%的本地生產總值增長；居民平均可支配收入上升7%，為各大城市之首。社會趨向富裕，置業亦越趨普遍。二零零一年，與房屋有關的消費上升至約佔總消費的13.9%。

Facing an active market with keen competition, product design, immaculate service quality as well as market reputation have become increasingly important areas of contention. Amidst a challenging market environment, the Group still enjoys considerable competitive edges through the established brand it has earned as a property developer adhering to the high quality products and services.

Prospects

With China's full entrance into WTO and the impetus brought by the hosting of the 2008 Olympic Games in Beijing, the outlook for China's property market is more attractive than ever, particularly in major cities. The trend of property ownership has entrenched into an impregnable position in today's living in China.

The Group will capitalise on its competitive edges and further expand its business into other major cities in China. In January 2002, the Group moved its first step out of Guangzhou and announced its participation in four sizable projects in Beijing and Tianjin with a total investment cost amounting to approximately HK\$820 million, which is intended to be financed by internal resources, on-going proceeds and bank borrowings. Full details of these projects were set out in a circular dated 31st January, 2002 to the shareholders of the Company.

The Group will continue with its successful strategy of focused development and enhancement of quality large-scale and multi-facility residential projects.

All in all, we are confident in meeting every opportunity and challenge ahead. On behalf of the Board, I thank our shareholders, customers and business partners for their support to the Group over the past year, and all our staff and management for their dedication and efforts.

Chu Mang Yee

Chairman

Hong Kong, 18th April, 2002

面對活躍但競爭激烈的市場，產品設計、優質服務和市場聲譽成了發展商比拼的領域。在具挑戰的市場環境下，本集團仍憑藉其優質的產品和服務所建立的商譽，享有相當的競爭優勢。

展望

隨着中國正式加入世貿，加上二零零八年北京主辦奧運的效應，中國物業市場前景將更具吸引力，尤其於各大城市。置業安居的潮流在現代中國生活中佔據了堅不可摧的地位。

本集團利用其競爭優勢在中國其他主要城市繼續拓展業務。二零零二年一月，本集團踏出在廣州以外的第一步，宣佈參與在北京和天津地區的四個大型項目，總投資額約為820,000,000港元，計劃從內部資源、銷售所得款項及銀行借款撥資。此等項目之詳情已在二零零二年一月三十一日派發予本公司股東之通函中。

本集團將繼續奉行一貫的成功策略，專注發展大型和設施齊備的優質住宅物業。

整體而言，我們十分有信心迎接未來的每一個機遇和挑戰。本人謹代表董事會感謝股東、客戶和業務夥伴在過去一年對本集團的支持；並衷心感謝員工和管理層的努力及貢獻。

朱孟依

主席

香港，二零零二年四月十八日