合 生 創 展 集 團 有 限 公 司*

HOPSON DEVELOPMENT HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 754)

website: http://www.irasia.com/listco/hk/hopson

(1) APPOINTMENT OF INDEPENDENT INTERNAL CONTROL CONSULTANT; AND (2) CONTINUED SUSPENSION OF TRADING

This announcement is made by Hopson Development Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2)(a) and 13.24A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") (the "**Listing Rules**") and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

References are made to (i) the announcements of the Company dated 31 March 2026, 1 April 2026, 28 April 2026, 24 June 2026, 6 July 2026 and 24 August 2026, respectively (collectively, the "**Announcements**"); and (ii) the circular of the Company dated 8 June 2026 for the special general meeting of the Company held on 24 June 2026, in relation to, among other things, the delay in the publication of the final results of the Group for the year ended 31 December 2025, suspension of trading of the shares of the Company on the Stock Exchange, the proposed change of auditor of the Company, and/or the Resumption Guidance. Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements.

(1) APPOINTMENT OF INDEPENDENT INTERNAL CONTROL CONSULTANT

As requested by the Stock Exchange in the Resumption Guidance, the Company should, among other things, engage an independent internal control consultant to conduct an independent internal control review, and demonstrate that:

(a) the material deficiencies identified in relation to the trading suspension have been rectified and all necessary remedial measures have been properly implemented; and

(b) the internal controls of the Company are adequate and effective to serve their purposes and enable the Company to comply with the Listing Rules and other legal and regulatory requirements, including but not limited to, financial reporting cycle.

In light of the above, the audit committee of the Company (the "**Audit Committee**") has, independently selected Deloitte Advisory (Hong Kong) Limited ("**Deloitte**") as an independent internal control consultant to conduct such independent internal control review ("**IC Review**").

In assessing the suitability of Deloitte to conduct the IC Review, the Audit Committee has taken into account, among other things, the independence, credentials, qualification, experience and resources of Deloitte including the following:

(a) Deloitte, being one of the Big Four accounting firms, is experienced in handling internal control review work for companies listed on the Stock Exchange and is familiar with the requirements under the Listing Rules. In particular, Deloitte has relevant experience in conducting internal control reviews involving financial reporting matters;

(b) Deloitte is a third party independent of and not connected with the Company and its connected person(s), and Deloitte does not have any business relationship with the Group that would reasonably be considered to impair its independence in performing the IC Review;

(c) A working team comprising at least five qualified accountants (either members of Hong Kong Institute of Certified Public Accountants, Association of Chartered Certified Accountants or CPA Australia), of whom one of them has over 20 years of relevant experience and one has over 12 years of relevant experience in the fields of, among other things, assurance, compliance, corporate risk management, financial audit, and/or internal control advisory, is assigned to undertake the IC Review. All other members specialise in conducting internal control reviews. The Audit Committee considered, and the Board agreed, that the composition, qualifications and relevant industry experience of Deloitte's team members are adequate and appropriate for conducting the IC Review; and

(d) Pragmatic timetable which aligns with the Company's timetable for fulfilment of the Resumption Guidance is arranged, and Deloitte expects to complete the IC Review within approximately one and a half months, by the end of September 2026, subject, however, to its formal engagement and completion of all work and procedures required for the IC Review.

In light of the above, the Audit Committee considered, and the Board agreed, that Deloitte is independent and possesses the credentials, qualifications, experience and resources to conduct the IC Review. On 26 August 2026, the Company has engaged Deloitte to perform the IC Review in light of Resumption Guidance.

Further announcement(s) will be made by the Company on the progress and findings of the IC Review as and when appropriate.

(2) CONTINUED SUSPENSION OF TRADING

At the request of the Company, trading in the Shares on Stock Exchange has been suspended with effect from 9:00 a.m. on 1 April 2026 pending the fulfilment of the Resumption Guidance, which will remain suspended until further notice.

Further announcement(s) will be made by the Company in this respect as and when appropriate and in accordance with the requirements of the Listing Rules.

Shareholders and potential investors are advised to exercise caution when dealing in the securities of the Company and, if in doubt, may seek professional advice from their own professional or financial advisors.

By order of the Board
Hopson Development Holdings Limited
Chu Kut Yung
Chairman

Hong Kong, 26 August 2026

As at the date of this announcement, the Board comprises eight directors. The executive directors are Ms. Chu Kut Yung (Chairman), Mr. Zhang Fan (Co-president), Mr. Au Wai Kin, Mr. Bao Wenge and Mr. Luo Taibin; and the independent non-executive directors are Mr. Tan Leng Cheng, Aaron, Mr. Ching Yu Lung and Mr. Ip Wai Lun, William.

* *For identification purpose only*