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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)

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

**(1) FURTHER DELAY IN PUBLICATION OF THE 2025 ANNUAL RESULTS
AND THE 2026 INTERIM RESULTS AND DESPATCH OF THE 2025 ANNUAL
REPORT AND 2026 INTERIM REPORT;
(2) QUARTERLY UPDATE ON RESUMPTION PROGRESS; AND
(3) CONTINUED SUSPENSION OF TRADING**

This announcement is made by Hopson Development Holdings Limited (the “**Company**”, together with its subsidiaries, collectively the “**Group**”) pursuant to Rules 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, 24 August 2026 and 26 August 2026, respectively (collectively, the “**Announcements**”); and (ii) the circular of the Company dated 8 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 (the “**2025 Annual Results**”) and the interim results of the Group for the six months ended 30 June 2026 (the “**2026 Interim Results**”), the change of auditor of the Company, the appointment of an independent internal control consultant, suspension of trading of the shares of the Company (the “**Shares**”) on the Stock Exchange and the Stock Exchange’s guidance to the Company on the resumption of trading in the Shares (the “**Resumption Guidance**”). Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements.

(1) FURTHER DELAY IN PUBLICATION OF THE 2025 ANNUAL RESULTS AND THE 2026 INTERIM RESULTS AND DESPATCH OF THE 2025 ANNUAL REPORT AND 2026 INTERIM REPORT

As disclosed in the announcement of the Company dated 24 August 2026, it was originally expected that the 2025 Annual Results would be published by the end of September 2026 (subject to the completion of all relevant financial reporting and audit procedures), and the 2026 Interim Results will be published at around the same time as, or after, the publication of the 2025 Annual Results.

As at the date of this announcement, the Company and its auditor are continuing to progress on the remaining financial reporting and audit procedures in respect of the 2025 Annual Results, which have taken longer than expected, and the relevant procedures have not been fully completed. Accordingly, the 2025 Annual Results could not be published in accordance with the original schedule and the despatch of the 2025 Annual Report to the Shareholders will be further delayed. As the 2026 Interim Results will contain certain financial information from the 2025 Annual Results, it is expected that the publication of the 2026 Interim Results, together with the despatch of the 2026 Interim Report to the Shareholders, will also be further delayed.

The Company recognises the importance of timely publication of financial results and has used its endeavours to work with its auditor to complete the remaining financial reporting and audit procedures with a view to finalising the 2025 Annual Results and the 2026 Interim Results as soon as practicable. Based on the information presently available to the Company and subject to the completion of the remaining financial reporting and audit procedures, the Company currently expects to publish the 2025 Annual Results during the period from mid-October 2026 to the end of October 2026, and the 2026 Interim Results by the end of October 2026 or as soon as practicable thereafter.

The above timetable represents the Company's current expectation and is subject to the completion of the remaining financial reporting and audit procedures. It may be revised if additional information, supporting documents or procedures are required. The Company will make further announcement(s) in the event of any material change to the expected timetable.

(2) QUARTERLY UPDATE ON RESUMPTION PROGRESS

Pursuant to Rule 13.24A of the Listing Rules, the Board wishes to update the Shareholders and potential investors that as at the date of this announcement, the latest developments of the Company and the resumption plan and progress are as follows:

A. Publish all outstanding financial results required under the Listing Rules and address any audit modifications

In light of the further delay in publication of the 2025 Annual Results and the 2026 Interim Results and despatch of the 2025 Annual Report and 2026 Interim Report as disclosed above, the Company will make further announcement(s) to keep the Shareholders and potential

investors of the Company abreast of any relevant material development in this respect, together with the expected date of despatch of the 2025 Annual Report and the 2026 Interim Report, as and when appropriate and in accordance with the requirements of the Listing Rules.

B. Demonstrate the Company's compliance with Rule 13.24 of the Listing Rules

The Company is an investment holding company, and the Group is principally engaged in investment holding, property development, commercial properties investment, property management, and infrastructure and investments businesses.

As at the date of this announcement, the business operations of the Group are continuing as usual in all material aspects notwithstanding the suspension of trading in the Shares. The Board will continue to closely monitor the financial conditions and business operations of the Group.

C. Engage an independent internal control consultant to conduct an independent internal control review

As disclosed in the announcement of the Company dated 26 August 2026, the Company formally engaged Deloitte to perform the IC Review on 26 August 2026.

Deloitte has commenced the IC Review as required by the Resumption Guidance. Completion of the IC Review was originally anticipated within approximately one and a half months (i.e. by the end of September 2026). In light of the Company's revised timetable for publication of the outstanding financial results as disclosed above, additional time is required to finalise the findings in respect of the IC Review. Accordingly, the IC Review is currently expected to be completed by the end of October 2026.

D. Inform the market of all material information for the Shareholders and investors of the Company to appraise the Company's position.

Since the suspension of trading in the Shares on 1 April 2026, the Company has kept the Shareholders and investors informed of all material information in relation to the issues relating to the trading suspension and any relevant updates and progress by way of announcements.

The Company will continue to keep its Shareholders and potential investors abreast of any relevant material development by making further announcement(s) as and when appropriate in accordance with the requirements under the Listing Rules.

The Company will continue to work closely with its professional advisers and proactively take all necessary and appropriate steps to comply with the Resumption Guidance, with the aim to resume trading in its Shares on the Stock Exchange as soon as practicable.

(3) CONTINUED SUSPENSION OF TRADING

At the request of the Company, trading in the Shares on the 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, 30 September 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*