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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>

**PROFIT WARNING
AND
CONTINUED SUSPENSION OF TRADING**

This announcement is made by Hopson Development Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the inside information provisions under Part XIVA of the Securities and Futures Ordinance (Cap 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

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, 26 August 2026 and 30 September 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 change of auditor of the Company, 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. Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements.

PROFIT WARNING

Based on the preliminary review and assessment of the latest unaudited consolidated management accounts of the Group for the year ended 31 December 2025 and the information currently available to the Board, the Board wishes to inform the shareholders of the Company and potential investors that the Group is expected to record a consolidated loss of no less than HK\$12.5 billion for the year ended 31 December 2025, representing a turnaround from a profit recorded for the corresponding period in 2024. However, the core business performance demonstrated stronger resilience. The Group expects that its underlying profit (representing the net profit excluding impacts from non-recurring items such as impairment losses, fair value changes, etc.) for the year ended 31 December 2025 will be no less than HK\$1.2 billion. Compared with the corresponding period in 2024, the decline is significantly smaller

than the change in overall profit, reflecting that the Group's core operating capability has remained stable during the industry transformation stage as the PRC property market enters an era of stock-based development.

The performance for the year ended 31 December 2025 was affected by a combination of the overall downturn in the property market and the industry's deep transition from incremental development to stock operation. Revenue from property sales decreased temporarily, certain inventories in non-first-tier cities showed signs of impairment, fair value adjustments were recorded on investment properties, and a loss on disposal of an associate was recorded. The above factors are primarily non-cash in nature and have no material impact on the Group's operating cash flow. The Group's overall financial position remains stable, its debt scale has been reduced in an orderly manner as planned, and its debt structure has been further optimized through debt restructuring and/or extensions. Currently, it has no outstanding offshore notes.

For the year ended 31 December 2025, the Group's commercial properties investment and operation and property management businesses continued to play a stabilizing role, as always contributing reliable and sustainable sources of profit to the Group, fully demonstrating the long-term strategic value of the Group's adjustment and optimization of its business structure from traditional residential development toward real estate asset operation and management, property services, and other directions.

Against the backdrop of the PRC real estate sector entering a stock era and the industry undergoing deep transformation, the Group has proactively aligned itself with industry trends, actively responded to national policy directions, adhered to a prudent and steady financial approach, continued to promote the upgrading of its business structure, and focused on core capability building and enhancing asset operation efficiency. The Group will further optimize the allocation of resources across its operations, cultivate its brand advantages, enhance its market competitiveness and recognition, and accumulate momentum for future high-quality development.

The information contained in this announcement is only based on the assessment by the Board by reference to the latest unaudited management accounts of the Group for the year ended 31 December 2025 and the financial information that is available as at the date of this announcement. The information contained in this announcement is not based on any figures or information that has been audited or reviewed by the external auditor of the Company. The annual results announcement of the Company for the year ended 31 December 2025 is expected to be released by the end of October 2026.

CONTINUED SUSPENSION OF TRADING

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

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

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

Hong Kong, 12 October 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*