

[For Immediate Release]



合生創展集團有限公司

HOPSON DEVELOPMENT HOLDINGS LIMITED

**Hopson Announces 2013 Annual Results
Enrich Product Portfolio and Expand Diversified Development
Forged Ahead with its Strategic Transformation Steadily
Net Profit Increased by 29.1% to HK\$3.85 billion**

Financial Highlights

For the year ended 31 December	2013 HK\$ million (Audited)	2012 HK\$ million (Audited)	Change
Revenue	15,648	9,927	57.6%
Profit attributable to equity holders	3,852	2,983	29.1%
Underlying profit	2,060	1,131	82.1%
Basic earnings per share	HK\$2.100	HK\$1.718	22.2%

(27 March 2014 – Hong Kong) – Hopson Development Holdings Limited (“Hopson” or the “Company”, together with its subsidiaries, the “Group”; Stock code: 00754) announced today its annual results for the year ended 31 December 2013.

In 2013, amid China’s steady economic growth and generally stable measures on real estate, the Group continued to adhere to the strategy of solid operation. Capitalizing on our extensive development and management experience, comprehensive system and scientific operation concept, the Company continued a strong momentum in its business. For the year ended 31 December 2013, the Group’s revenue was HK\$15.648 billion, increased by 57.6% as compared with 2012. Profit attributable to equity holders increased by 29.1% to HK\$3.852 billion for 2013 (2012: HK\$2.983 billion). Basic earnings per share were HK\$2.10. Excluding the effect of the net of tax gain from investment property revaluation and the net of tax gain from the investment property revaluation of a joint venture, underlying profit was HK\$2.060 billion, increased by 82.1% as compared with previous year. The Board of Directors did not recommend the payment of final dividend for the year ended 31 December 2013 (2012: nil).

During the reporting period, in view of the change in market development and the mainland China’s macro-control policies, the Group adopted a scientific approach to its planning development strategies in a timely manner and continued a strong operating momentum. GFA delivered was 635,507 square meters in total. The average selling price for delivered properties in 2013 was HK\$21,567 per square meter. During the year, the Group’s strategy to optimize income structure and make the various sources of income balanced had proven to be successful. Income from property development was HK\$14.467 billion, income from property management was HK\$664 million, income from property investment and income from hotel operation were HK\$270 million and HK\$247 million respectively.

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In 2013, the Group recorded contracted sales of HK\$14.110 billion (2012: HK\$14.361 billion). GFA of contracted sales was 654,908 square meters. The average contracted selling price was HK\$21,546 per square meter. During the reporting period, the Group continued to focus on the three core economic zones of Pearl River Delta, Huanbohai Area and Yangtze River Delta, and made development in core cities and explored surrounding cities with substantial growth potential. Southern China, Eastern China and Northern China contributed profits of HK\$7.76 billion, HK\$1.468 billion and HK\$6.42 billion respectively. As at 31 December 2013, deferred sales of the Group was HK\$22.165 billion, equivalent to a GFA of 983,506 square meters. Such amount was expected to be recognized in 2014 and afterwards.

Commenting on the annual results of 2013, Ms Chu Kut Yung, Executive Director & Deputy Chairman said, "In 2013, China further strengthened its control on the real estate market and implemented differentiated housing policies targeting at the consumer groups in various cities and of various classes. The Group carefully examined the situation and stepped up efforts to optimize product structure, enhance product quality and add more value to its products during the year. Meanwhile, the Group actively pursued a diversified development strategy, which led to a steady development in residential property and a significant development in commercial property, and increased contribution from investment property to its results. The Group also strived to accelerate informatization so as to forge ahead with its strategic transformation steadily, maintaining favourable operating results."

Land reserve with excellent quality while at lower costs serves as one of the Group's core competitive strengths to sustain persistent growth. During the year, the Group acquired lands in Beijing and Shanghai respectively, with a total GFA of 628,652 square meters. As of 31 December 2013, the Group had a land bank of approximately 33.45 million square meters, abundant to meet the Group's future needs in its rapid development.

Looking ahead, Mr. Chu Mang Yee, Chairman of the Group concluded, "In 2014, the Group holds an optimistic view prudently about the property market and is well-prepared to achieve a better performance under the normalized control measures and market reform. With the ultimate goal of maximizing shareholders' value, the Group will capitalize on the advantages of our sound financial and operation strategy and diversified financing channels. We will also bank on the core assets, continuously enhance the control system, innovate the operating mode and expand diversified development as well as promoting its visionary and strategic transformation."

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