For Immediate Release

合生創展集團有限公司

HOPSON DEVELOPMENT HOLDINGS LIMITED

Hopson Announces 2010 Annual Results Turnover Increased by 28% to HK$14.38 Billion and Underlying Profit Rose 34% to Hit HK$3.04 Billion

Financial Highlights

For the year ended 31 December	**2010 HK$ million (Audited)**	2009 HK$ million (Audited)	Change
Turnover	**14,379**	11,225	+28%
Net profit	**5,889**	5,800	+2%
Underlying profit	**3,043**	2,274	+34%
Dividend for the year	**HK17.15 cents**	HK9.2 cents	+86%

(31 March 2011 – 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 2010.

During the year under review, the Group's turnover was HK$14.38 billion, representing a year-on-year growth of 28%. Net profit increased by 2% to HK$5.89 billion. Excluding the net of tax effect of investment properties revaluation, underlying profit was HK$3.04 billion, representing an increase of 34% from that of 2009. The Board of Directors recommended a payment of HK17.15 cents per share as the final dividend for the year ended 31 December 2010.

In 2010, the Group recorded satisfactory recognized sales amounting to HK$13.62 billion, up 27% year on year. Delivered GFA was 766,030 square meters. Several high-end projects including No. 8 Royal Park, Dreams World and Kylin Zone in Beijing and Shanghai Hopson Golf Mansion started to be delivered in the second half of the year, therefore recognized average selling price (ASP) was RMB15,474 per square meter, up 49% from RMB10,385 per square meter in 2009. During the year, property development continued to be the Group's core business and contributed HK$13.62 billion or 95% to the turnover. The Group further improved its revenue structure as turnover from other business lines including property management, property investment and hotel business recorded stable growth.

During the year, contracted sales recorded a year-on-year decrease of 25.5% to HK$12.75 billion and contracted GFA sold was 703,713 square meters. Nonetheless, contracted ASP recorded a year-on-year increase of 20% to RMB15,684 per square meter, accredited to the better products quality and its well-established auxiliary facilities. Guangdong, Shanghai, Beijing and Tianjin contributed 27%, 32%, 38% and 3% to the total contracted sales during the year respectively. As at 31 December 2010, deferred revenue of the Group was HK$5.55 billion, equivalent to a GFA of 553,390 square meters. Such amount was expected to be recognized in 2011 and afterwards.

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Commenting on the annual results, Mr. Xue Hu, CEO of Hopson, said, "Subsequent to the aftermath of the financial crisis in early 2010, the property market swiftly rebounded with home and land prices kept rising in some cities. A series of macro-economic austerity measures were launched to cool down the property market by the Government which created greater pressure to the market after the second quarter. Despite the various measures and unfavourable market conditions, the Group still believes in the great potential of the PRC property market in the coming years with the fast growing economy and continuous urbanization in China. The existing macro-economic austerity measures targeting at the property market by the PRC government is beneficial to the stable and healthy development of the property market in the long run. The Group closely monitored market conditions and changes during the year. With its prudent operation, the Group proactively modified its strategy and reinforced internal management and control in order to lay a solid foundation for rapid development in the future."

To maintain a stable and continuous business development and to secure its ability for sustainable development, the Group adopted a prudent principle in land bank acquisition. In 2010, the Group acquired land plots in Kunshan, Shanghai Songjiang Guangfulin, Pudong Shanlin and New Jinshan City, which are located in central districts of Shanghai with huge potential and involved a total GFA of 833,574 square meters. As at the end of 2010, the Group's total land bank amounted to 30.18 million square meters in terms of GFA.

Looking ahead, Mr. Chu Mang Yee, Chairman of Hopson, concluded, "In the future, we will speed up our development of residential projects in second and third-tier cities to achieve larger market share and ample liquidity. Also, we will continue to adopt the multi-businesses operation model of properties for sales, commercial properties, hotel operation and property management to diversify our business and enhance our resilience against market risk, improving our core competitiveness, thereby bringing fruitful returns to our shareholders."

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