恒基兆業發展有限公司
HENDERSON INVESTMENT LIMITED
Incorporated in Hong Kong with limited liability
(Stock Code : 97)

PROFIT WARNING

This announcement is made by Henderson Investment Limited (the "Company", and together with its subsidiaries, collectively referred to as the "Group") pursuant to rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the "Board") of the Company announces that, based on its preliminary assessment of the Group's unaudited consolidated management accounts for the year ended 31 December 2019 (the "Management Accounts"), the Group expects to record a decrease in the Group's profit attributable to equity shareholders for the year ended 31 December 2019 of around 36%, as compared with the year 2018. The decrease in profit is mainly attributable to (i) the weaker economy resulting from the social unrest in Hong Kong for the past few months; (ii) the closing costs due to the closing down of the PIAGO store at Telford Plaza at the end of March 2019; and (iii) the lower sales due to the four-month renovation of the UNY store at Lok Fu Place.

The Management Accounts, on which the preliminary assessment by the Board is based, have not been audited by the auditor of the Company and are therefore subject to adjustments and may be different from the audited final results of the Group. The audited final results of the Group for the year ended 31 December 2019 are expected to be announced in March 2020.

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

By Order of the Board
Timon LIU Cheung Yuen
Company Secretary

Hong Kong, 11 February 2020

As at the date of this announcement, the Board comprises: (1) executive directors: Lee Ka Shing (Chairman and Managing Director), Lee Ka Kit, Lam Ko Yin, Colin, Li Ning and Lee Tat Man; and (2) independent non-executive directors: Kwong Che Keung, Gordon, Ko Ping Keung, Wu King Cheong and Au Siu Kee, Alexander.