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

POSITIVE PROFIT ALERT

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 2020 (the "Management Accounts"), the Group expects to record an increase in the Group's profit attributable to equity shareholders of the Company for the year ended 31 December 2020 of around 105%, as compared with the year 2019. The increase in profit is mainly attributable to the increase in customers' demand for food and daily necessities at the Group's supermarkets, the rental concessions received from certain landlords, the receipt of wage subsidies from the Hong Kong Government's Employment Support Scheme, and the non-recurrence of the one-off negative factors affecting the Group's performance in the year 2019 (including social unrest, closing costs of a store and renovation of a major store).

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 2020 are expected to be announced in March 2021.

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, 26 January 2021

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 and Li Ning; and (2) independent non-executive directors: Kwong Che Keung, Gordon, Ko Ping Keung, Wu King Cheong and Au Siu Kee, Alexander.