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HENDERSON INVESTMENT LIMITED

恒基兆業發展有限公司

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, according to its preliminary assessment based on the Group’s unaudited consolidated management accounts for the year ended 31 December 2022 (the “Management Accounts”), the Group expects to record a decrease in the Group’s profit attributable to equity shareholders of the Company for the year ended 31 December 2022 of around 85%, as compared with the year 2021. The decrease in profit is mainly attributable to (i) the adverse effect of the COVID-19 pandemic on the Group’s operations; (ii) the lower sales from APITA at Taikoo Shing due to its phased renovations; and (iii) the operating loss of UNY Tseung Kwan O newly opened in November 2021 due to the re-alignment of sales mix in its first year of operations.

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 2022 are expected to be announced in March 2023.

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, 19 January 2023

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.