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## **Hysan Development Company Limited**

**希慎興業有限公司**

*(Incorporated in Hong Kong with limited liability)*

(Stock Code : 00014)

### **INSIDE INFORMATION - PROFIT WARNING**

This announcement is made by Hysan Development Company Limited (the “**Company**”, together with its subsidiaries, 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 Company expects that Group may record a loss attributable to owners of the Company for the year ended 31 December 2023 (“**Year**”) in the region of HK\$900 million mainly caused by fair value loss of investment properties in the region of HK\$2,800 million. The fair value loss was mainly attributable to change in valuation of our office portfolio under development in the second half of the Year.

For the year ended 31 December 2022, the loss attributable to owners of the Company and fair value loss of investment properties was HK\$1,157 million and HK\$3,213 million respectively.

Notwithstanding the above information, as the above fair value loss is non-cash in nature, there will be no effect on the operating cash flow of the Group. The overall financial position of the Group remains healthy.

The information contained in this announcement is only a preliminary assessment based on information currently available, which has neither been reviewed nor audited by the Company’s auditor. The Group’s audited consolidated results for the Year are expected to be published on 22 February 2024.

**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

**Lee Irene Yun-Lien**

*Chairman*

Hong Kong, 9 February 2024

*As at the date of this announcement, the Board comprises: Lee Irene Yun-Lien (Chairman), Lui Kon Wai (Executive Director and Chief Operating Officer), Chung Cordelia\*\*, Churhouse Frederick Peter\*\*, Fan Yan Hok Philip\*\*, Poon Chung Yin Joseph\*\*, Wong Ching Ying Belinda\*\*, Young Elaine Carole\*\*, Lee Anthony Hsien Pin\* (Lee Irene Yun-Lien as his alternate), Lee Chien\* and Lee Tze Hau Michael\*.*

\* *Non-Executive directors of the Company*

\*\* *Independent Non-Executive directors of the Company*

*This announcement is published on the websites of the Company (www.hysan.com.hk) and The Stock Exchange of Hong Kong Limited (www.hkexnews.hk).*