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**HENDERSON LAND DEVELOPMENT COMPANY LIMITED**

**恒基兆業地產有限公司**

Incorporated in Hong Kong with limited liability  
(Stock Code : 12)

## **VOLUNTARY ANNOUNCEMENT**

### **Lease of office premises at Site 3, Central**

This announcement is issued by Henderson Land Development Company Limited (the **"Company"**) on a voluntary basis.

The Board of Directors (the **"Board"**) of the Company is pleased to announce that on 13 June 2025, the Company's wholly owned subsidiary, Pacific Gate Development Limited, as landlord, has entered into an agreement for lease in relation to the leasing of office and ancillary space with a floor area of approximately 223,437 square feet (the **"Premises"**, representing 70% of the total office and ancillary space available for lease) which is under construction at Phase 1 of Site 3 of New Central Harbourfront (The Remaining Portion of Inland Lot No. 9088), Central, Hong Kong (**"Site 3"**) with an independent third party tenant (the **"Tenant"**). The face rent for the Premises will be approximately HK\$137 per square foot per month (exclusive of management fee, air-conditioning charge, Government rates and other service charges and outgoings). The Premises will be handed over to the Tenant in 2027 for renovation. The term of the lease will be 5 years commencing from 1 January 2028. The Tenant will have an option to renew the tenancy for a further term of 4 years at the then prevailing market rent.

Site 3 will be developed in two phases into a 1,600,000-square-foot mixed use project and over 300,000 square feet landscaped open space for public use. With the scheduled completion of Phase 1 in the fourth quarter of 2026 and Phase 2 in the fourth quarter of 2032, Site 3 is poised to become another landmark in the Central Business District of Hong Kong.

The Tenant is Jane Street Asia Limited, a quantitative trading firm and liquidity provider.

By Order of the Board  
**Timon LIU Cheung Yuen**  
Company Secretary

Hong Kong, 13 June 2025

*As at the date of this announcement, the Board comprises: (1) executive directors: Lee Ka Kit (Chairman and Managing Director), Lee Ka Shing (Chairman and Managing Director), Lam Ko Yin, Colin (Vice Chairman), Yip Ying Chee, John, Fung Lee Woon King, Kwok Ping Ho, Suen Kwok Lam, Wong Ho Ming, Augustine and Fung Hau Chung, Andrew; (2) non-executive director: Lee Pui Ling, Angelina; and (3) independent non-executive directors: Kwong Che Keung, Gordon, Ko Ping Keung, Wu King Cheong, Woo Ka Biu, Jackson, Poon Chung Kwong and Au Siu Kee, Alexander.*