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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, based on the Group’s unaudited consolidated management accounts for the year ended 31 December 2023 (the “Management Accounts”), the Group expects to record a loss attributable to equity shareholders of the Company for the year ended 31 December 2023 of approximately HK\$72 million, as compared with the audited profit attributable to equity shareholders of the Company of HK\$5 million for the year ended 31 December 2022. The expected loss is mainly attributable to (i) the lower sales from APITA at Taikoo Shing due to its phased renovations; (ii) the decrease in customers’ demand for food and daily necessities at the Group’s supermarkets due to the lifting of social distancing measures since the end of 2022; and (iii) the fall in retail sales of the Group due to an increase in outbound travel, and cross-border consumption and shopping.

The preliminary Management Accounts 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 2023 are expected to be announced in March 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
Timon LIU Cheung Yuen
Company Secretary

Hong Kong, 30 January 2024

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.