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**恒基兆業發展有限公司**  
**HENDERSON INVESTMENT LIMITED**  
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 its preliminary assessment of the Group’s unaudited consolidated management accounts for the year ended 31 December 2021 (the “Management Accounts”), the Group expects to record a decrease in the Group’s profit attributable to equity shareholders for the year ended 31 December 2021 of around 73%, as compared with the year 2020. The decrease in profit is mainly attributable to the non-occurrence of wage subsidies from the Hong Kong Government’s Employment Support Scheme and rental concessions from landlords, as well as the decrease in customers’ demand for food and daily necessities at the Group’s supermarkets due to the ease of social distancing measures during the year under review.

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 2021 are expected to be announced in March 2022.

**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 2022

*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.*