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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 six months ended 30 June 2024 (the “Management Accounts”), the Group expects to record a loss attributable to equity shareholders of the Company for the six months ended 30 June 2024 of approximately HK\$69 million as compared with the loss of HK\$18 million recorded in the corresponding period of last year. The expected loss is mainly attributable to 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 reviewed by the auditor or the Audit Committee of the Company and are therefore subject to adjustments. The unaudited interim results of the Group for the six months ended 30 June 2024 are expected to be announced in August 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, 24 July 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, Li Ning and Chen Fok Lan; and (2) independent non-executive directors: Kwong Che Keung, Gordon, Ko Ping Keung, Wu King Cheong and Au Siu Kee, Alexander.*