



恒基兆業發展有限公司
HENDERSON INVESTMENT LIMITED

Incorporated in Hong Kong with limited liability
Stock Code: 97

2010 Interim Results

HIGHLIGHTS OF 2010 INTERIM RESULTS

	For the six months ended 30 June		Change
	2010 unaudited HK\$ million	2009 unaudited HK\$ million	
Turnover	148	143	+3%
Profit attributable to Shareholders	84	41	+105%
	HK\$	HK\$	
Earnings per share – basic and diluted	0.03	0.01	+200%
Interim dividend per share	0.02	0.02	–
	At 30 June 2010 HK\$ million	At 31 December 2009 HK\$ million	
Net asset value <i>Note</i>	1,578	1,564	+1%
	HK\$	HK\$	
Net asset value per share <i>Note</i>	0.52	0.51	+2%

Note: The net asset value referred to above was all attributable to equity Shareholders of the Company.

Benefiting from the increase in profit contribution from Hangzhou Qianjiang Third Bridge and the net gain attributable to equity Shareholders of HK\$26 million from the disposal of its entire interest in Maanshan City Ring Road, the Group's profit attributable to equity Shareholders for the six months ended 30 June 2010 surged 105% to HK\$84 million (2009: HK\$41 million).

For the first half of 2010, mainland China's economy continued to experience sound and fast development, with a year-on-year growth rate in GDP of 11.1%, 3.7 percentage points higher than that in the same period a year ago. This reflected the timely implementation of effective policies and measures introduced by the Central Government in response to the global financial crisis. Considering the growth momentum of the economy on the mainland to be very likely maintained and the prime location of Hangzhou Qianjiang Third Bridge in Zhejiang Province, the Group believes that the return from its core asset will continue to be satisfactory in the second half of the year.

Lee Shau Kee

Chairman

Hong Kong, 26 August 2010

The information in this advertisement does not constitute a statutory results announcement. The results announcement is available on the Company's website at www.hilhk.com and on Hong Kong Exchanges and Clearing Limited's HKExnews at www.hkexnews.hk.