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**英皇國際集團有限公司**  
**Emperor International Holdings Limited**

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 163)**

**QUARTERLY UPDATE**

Reference is made to the annual report of Emperor International Holdings Limited (“**Company**”, together with its subsidiaries, “**Group**”) for the year ended 31 March 2025 published on 21 July 2025 (“**Annual Report**”). Unless otherwise stated, capitalised terms used herein shall have the same meanings as those defined in the Annual Report.

In order to improve the Group’s financial position to address the matter of the going concern of the Group as stated in the Annual Report, subsequent to the publication of the Annual Report and up to the date of this announcement, the Group has mainly implemented the following measures:

- (i) **Launched the pre-sales of a new development project**  
In September 2025, the Group has launched the pre-sales of its residential development project, **the MVP**. Located at No. 28 Bonham Road, Mid-levels, Hong Kong, **the MVP** has a total saleable area of approximately 91,000 square feet, and will be developed into a 27-storey residential tower offering 117 units. As at the date of this announcement, sales contracts of 112 units have been successfully committed, with an aggregate contract sum of approximately HK\$2,230 million. The construction works are proceeding as scheduled, and it is scheduled to be completed in 2026. The relevant sales proceeds will be recognised after the handover of the units.
- (ii) **Accelerating the sales of remaining units of residential properties**  
The Group continued to accelerate the sales of the remaining units of residential properties, including one luxury house of **No. 15 Shouson** sold successfully at a selling price of approximately HK\$580.0 million in September 2025. The relevant share of profit will be recognised after the handover of the house.
- (iii) **Disposal of investment properties**  
On 5 September 2025, an indirect wholly-owned subsidiary of the Company entered into a sale and purchase agreement to dispose of the properties located at (i) Unit B, Ground Floor, Nos. 67-69 Avenida do Infante D. Henrique, Macau; (ii) Unit C2, Ground Floor, No. 5 Rua do Dr. Pedro Jose Lobo, Macau; and (iii) Unit B on 1st Floor, No. 65-A Avenida do Infante D. Henrique, Macau to an independent third party at a total consideration of HK\$90.0 million. The disposal enables the Group to realise the value from its investment properties. The transaction shall complete on or before 31 October 2025. Details of this transaction is contained in the Company’s announcement dated 5 September 2025.

- (iv) Actively engaging in constructive discussions with banks  
The Company has been actively engaging in constructive discussions with banks on formulating a consensual financial rearrangement measures. The Company will make further announcement(s) in relation to its progress as and when appropriate in accordance with the requirements of the Listing Rules.

## **BUSINESS UPDATE**

The Company is an investment holding company and its subsidiaries are principally engaged in property investment and property development in the Greater China and overseas. The Group is carrying on its business operations as usual.

The Company will publish further announcement(s) to keep the Company's shareholders and potential investors informed of the status of implementation of the relevant measures as and when appropriate.

By order of the Board  
**Emperor International Holdings Limited**  
**Luk Siu Man, Semon**  
*Chairperson*

Hong Kong, 30 September 2025

As at the date of this announcement, the Board comprises:

<i>Non-executive Director:</i>	Ms. Luk Siu Man, Semon
<i>Executive Directors:</i>	Mr. Yeung Ching Loong, Alexander Ms. Fan Man Seung, Vanessa
<i>Independent Non-executive Directors:</i>	Mr. Chu Kar Wing Mr. Poon Yan Wai Ms. Kwan Shin Luen, Susanna