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

於百慕達註冊成立之有限公司 股份代號：163
Incorporated in Bermuda with limited liability Stock Code: 163

Company at a Glance

Corporate Structure

Property Development

- Experienced property developer in Hong Kong, targeting residential composite buildings and luxury houses and apartments
- Capable of value creation from redevelopment projects

Investment Properties

- Owns many investment properties in prime locations covering Hong Kong, Macau, Chinese Mainland and London
- Diversify its rental income streams among office towers, retails spaces, commercial and industrial units
- Attain long-term value appreciation through active asset management, e.g. transformation, tenant remix programs

Competitive Strengths

☑ Possess a quality and sizeable investment properties portfolio in iconic locations (Hong Kong occupancy rate @31 Mar 2026: *over 90%*)

☑ Proven track record of attaining long-term value appreciation through value creation exercises

☑ Positioned as a unique property player for pursuing growth opportunities by selectively sourcing good potential projects (either low-rise houses or luxury residential tower) or asset transformations

☑ Experienced management team with execution strengths

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Property Development

Projects Under Development

	Address (All in Hong Kong)	Estimated/Project Saleable Area (ft^2)	Estimated Timetable of Pre-sale/Handover
Projects Under Development (pre-sale to kick off soon)			
1	No. 127 Caine Road, Mid-levels	18,000	Target to kick-off pre-sale in 2H2026
2	Nos. 70-80 Queen's Road West, Sai Ying Pun	45,000	Target to kick-off pre-sale in 2H2026 or thereafter
Project Under Development (pre-sale completed)			
3	***the MVP*** - No. 28 Bonham Road, Mid-Levels West	91,000	Target to start handover in 2H2026 or thereafter

A site at No. 127 Caine Road, Mid-levels

- Will be redeveloped into a 22-storey boutique residential tower
- Located adjacent to Tai Kwun and PMQ, it is in close proximity to the Central-Mid-Levels Escalator; merely a 15-minute walk away from the Central MTR station, providing convenient access to the central business district
- Foundation works has commenced; the project is scheduled for pre-sale in 2H2026

A site at Nos. 70-80 Queen's Road West, Sai Ying Pun

- Will be redeveloped into a 30-storey residential tower
- Conveniently located and just a 5-minute walk away from the Sai Ying Pun MTR station
- Demolition work has commenced; the project is scheduled for pre-sale in 2H2026 or thereafter

Project Under Development (pre-sale completed)

the MVP

A 27-storey luxury residential tower in Mid-Levels West offering 117 units

- Around a 5-minute walk away from the Sai Ying Pun MTR station
- Pre-sale kicked off in Sep 2025; as at 31 Mar 2026, all units have been contracted with a contract sum totalling HK$2,496 million and the related sales proceeds will be recognised after the handover of the units
- Target to be completed in 2H2026 or thereafter

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Property Development

Projects Currently Available for Sale

	Address (All in Hong Kong)	Project Saleable Area (ft^2)	Total No. of Units/Houses Available	No. of Units / Houses Available for Sale @25 Jun 2026
Projects Currently Available for Sale				
4	***No. 15 Shouson**** - No. 15 Shouson Hill Road West, Southern District	97,100	15	4
5	***SouthSky*** - No. 80 Old Main Street, Aberdeen	38,800	110	1

** Jointly run by Emperor International and other partners, in which Emperor International currently takes 50% stake*

NO.15 SHOUSON 壽臣山15號

15 low-density luxury houses at Shouson Hill Road West, Southern District

- As at 31 Mar 2026, an accumulated total of 11 houses had been sold, among which 4 houses were handed over during FY2025/26
- As at 25 Jun 2026, 4 houses remained available for sale

SOUTHSKY 澄天

A 23-storey luxury residential tower in Aberdeen offering 110 units

- As at 31 Mar 2026, an accumulated total of 108 units had been sold; among which 33 units were handed over with an aggregate of HK$181.5 million of sales proceeds recognised during FY2025/26
- As at 25 Jun 2026, 1 more unit was sold and 1 unit remained available for sale

Projects Completed

ONE JARDINE'S LOOKOUT

A 27-storey luxury residential tower in Happy Valley offering 123 units

- During FY2025/26, all 123 units were sold with a total of HK$950.9 million of sales proceeds recognised

SEASIDE CASTLE 畔海

8 low-rise detached houses in Tai Lam, Tuen Mun

- During FY2025/26, the last 4 houses were sold with an aggregate of HK$214.4 million of sales proceeds recognised

Central 8 半山捌號

A 29-storey luxury residential tower at Mid-Levels offering 99 units

- During FY2025/26, the last 4 units were sold with an aggregate of HK$27.0 million of sales proceeds recognised

Investment Properties

Key Investment Properties – Currently For Lease

Address	As at 31 Mar 2026 GFA (ft^2)
Hong Kong	
Complexes	
Emperor Group Centre, No. 288 Hennessy Road, Wan Chai	223,800
Emperor Commercial Centre, Nos. 39-41 Des Voeux Road, Central	39,000
Emperor Hollywood Centre, No. 151 Hollywood Road, Sheung Wan	41,000
GF Tower, No. 81 Lockhart Road, Wan Chai	126,600
The Pulse, Repulse Bay	167,200
Level 3, New Town Commercial Arcade, Tuen Mun	37,900
Sui Wo Court Commercial & Carpark Complexes, Nos. 5-19 & Nos. 6-12 Sui Wo Road, Shatin	93,300
Street-level Retail Spaces	
Nos. 8 (G/F - 3/F), 20 (G/F & 2/F), 22-24 (G/F-3/F), 50-52 (G/F - 3/F), 54-56 Russell Street, Cayseway Bay	48,500
Shop C, Nos. 35-37 (G/F) Haiphong Road, Tsim Sha Tsui	800
Shop B, Nos. 25-29 (G/F) Hankow Road, Tsim Sha Tsui	800
Others	
Other retail spaces, industrial, commercial and residential units	176,900
Macau	
Emperor Nam Van Centre, Macau Peninsula	29,600
Other retail spaces, commercial and residential units	22,900
Chinese Mainland	
Emperor Group Centre, Chang'an Avenue East, Beijing	1,062,000
Shops and Carparks, Emperor Lakeside Metropolis, Hubin Bei Road, Xiamen	63,400
London, UK	
Ampersand Building, Nos. 111-125 Oxford Street, London	112,500
Nos. 25-27 Oxford Street, London	19,300
Sub total – Currently for lease	**2,265,500**

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Investment Properties

Flagship Projects - Office Towers / Commercial Complexes

Hong Kong & Macau

Emperor Group Centre

GF Tower

Emperor Commercial Centre

the pulse

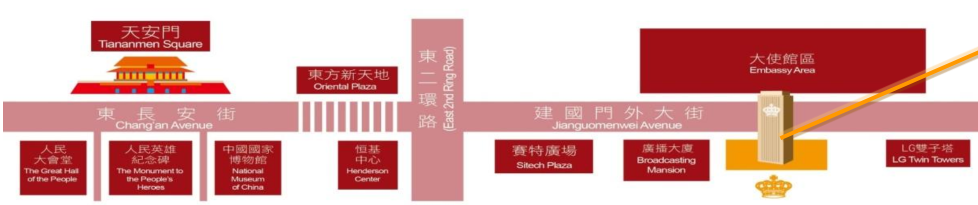
Retail spaces on Russell Street

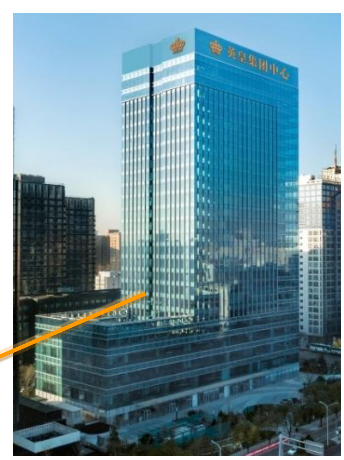
Emperor Nam Van Centre

Beijing

- Emperor Group Centre Beijing, a 28-storey (excluding 3-storey car park basement) Grade-A office tower and premier shopping mall with superb cinema – a landmark building along the prominent street of the capital city

EMPEROR CINEMAS 英皇电影城
广发银行|CGB
LEICHT
NIKE
AIA
大董





Emperor Group Centre Beijing

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Financial Overview

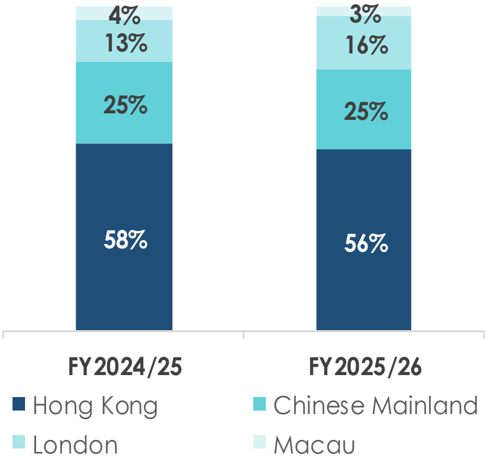
Results Summary

(HK$'000)	FY2024/25	FY2025/26	Changes
Total revenue	1,375,878	**1,941,658**	**+ 41.1%**
Property development	*641,186*	***1,243,122***	***+ 93.9%***
Property investment	*734,692*	***698,536***	***- 4.9%***
Gross profit	472,508	**679,255**	**+ 43.8%**
Fair value (loss) on investment properties	(1,540,936)	**(2,056,813)**	**N/A**
Core earnings#	454,372	**449,556**	**- 1.1%**
Net (loss)	(4,840,929)	**(2,463,291)**	**Significantly narrowed**
Basic (loss) per share	HK$(1.02)	**HK$(0.45)**	**N/A**

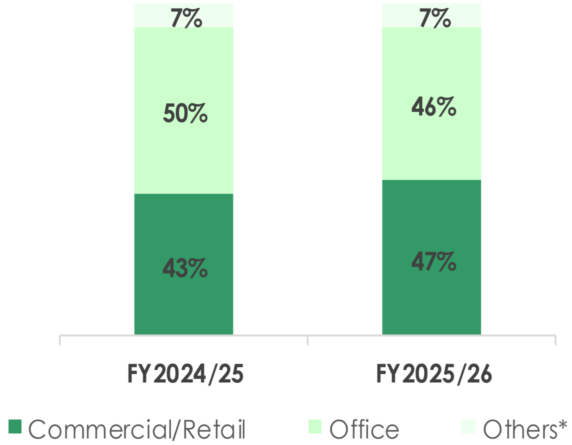
Represents earnings before finance costs, tax, depreciation, fair value loss and impairment loss

Rental Income Mix

By Geographical Locations



By Rental Purposes



* *Others mainly include industrial and residential units, car parking and advertising spaces.*

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Financial Overview

Balance Sheet Position

(HK$'000)	As at 31 Mar 2025	**As at 31 Mar 2026**
Total assets	37,385,204	**34,708,381**
- Assets under investment properties	29,790,950	**26,431,424**
Net asset value	16,943,012	**14,810,018**
Cash, bank balances and bank deposits	639,588	**1,269,883**
Total bank borrowings	16,604,981	**14,595,445**
Medium-term notes	79,910	**79,929**
Net gearing ratio *(Net debt/Total assets)*	44.4%	**40.5%**

Property Portfolio Summary

Segment	As at 31 Mar 2026	Book Value (HK$'000)
Property Investment	Currently for lease	25,302,000[A]
	Under development[C]	1,129,000[A]
	Sub-total	**26,431,000**
Property Development	Currently available for sale[D]	1,233,000[B]
	Pending to be launched	2,101,000[B]
	Sub-total	**3,334,000**
	Total	**29,765,000**

[A] *Carried on balance sheet at fair value*
[B] *Carried on balance sheet at carrying amount*
[C] *Refers to the construction site of Emperor Star City with GFA of 1,300,000 ft², which is located in Huang Pu District, Shanghai, China*
[D] *Represents mainly the remaining unsold units/houses of* ***No.15 Shouson*** *and* ***SouthSky***

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Other Information

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For more information, please go to www.EmperorInt.com.

Investor Relations

Anna Luk
Group IR Director
Direct line: 852-2835 6783
annaluk@emperorgroup.com

Janice Au
Group IR Manager
Direct line: 852-2835 6799
janiceau@emperorgroup.com