

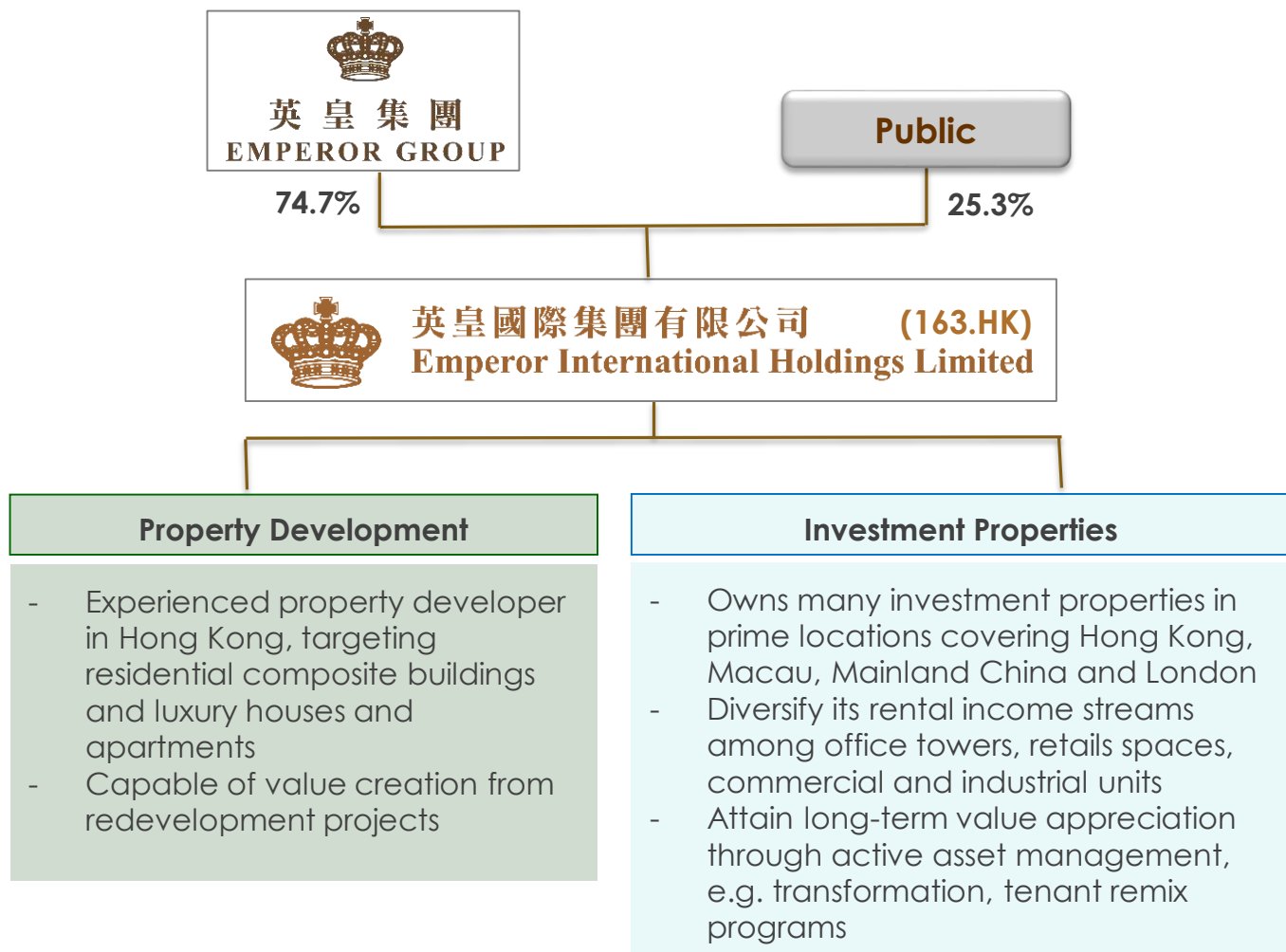


英皇國際集團有限公司 Emperor International Holdings Limited

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



Competitive Strengths

- ✓ Possess a quality and sizeable investment properties portfolio in iconic locations (Hong Kong occupancy rate @31 Mar 2025: **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



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

Major Development Projects

	Address (All in Hong Kong)	Project Saleable Area (ft ²)	Total No. of Units/Houses Available	No. of Units/Houses Handed over @31 Mar 2025
Pre-sale Projects Under Development				
1	One Jardine's Lookout - No. 1, Wang Tak Street, Happy Valley	47,400	123	0
Project Available for Sale				
2	Central 8 - No. 8, Mosque Street, Mid-Levels	25,400	99	95
3	SouthSky - No. 80, Old Main Street, Aberdeen	38,800	110	75
4	No. 15 Shouson ^A - No. 15 Shouson Hill Road West, Southern District	97,100	15	7
5	Seaside Castle - No. 9 Ching Lai Road, Tai Lam, Tuen Mun	32,000	8	4
Project Under Development				
6	Nos. 24-30, Bonham Road, Mid-Levels West	91,000	N/A	N/A

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

Projects Under Development

ONE JARDINE'S
LOOKOUT

SOLD OUT

A 27-storey luxury residential tower in Happy Valley

- The site was previously occupied by Emperor (Happy Valley) Hotel
- Pre-sale kicked off in Sep 2024; as at 31 Mar 2025, the entire 123 units were contracted with a contract sum totalling approximately HK\$950.9 million
- The handover of all units is expected to be completed by the end of September 2025 and the relevant sales proceeds will be recognised in the first half of FY2025/26



A redevelopment project at Nos. 24-30 Bonham Road, Mid-Levels West

- Around 5 minutes walk from Sai Ying Pun MTR exit
- Planned for redevelopment into a 27-storey residential tower
- Target to be completed in or after 2026



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

Projects Available for Sale



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

- As at 31 Mar 2025, an accumulated total of 95 units had been handed over, including 28 units which were handed over with HK\$164.6 million of sales proceeds recognised during FY2024/25
- Another 3 units totalling HK\$19.4 million have been contracted and the relevant sales proceeds will be recognised in FY2025/26



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

- During FY2024/25, 75 units were handed over, with HK\$473.1 million sales proceeds recognised
- Another 33 units totalling HK\$182.7 million have been contracted and the relevant sales proceeds will be recognised in FY2025/26



15 low-density luxury houses with comprehensive auxiliary facilities at Shouson Hill Road West, Southern District

- As at 31 Mar 2025, an accumulated total of 7 houses had been handed over, 5 of which were handed over during FY2024/25
- As at 27 Jun 2025, 8 houses are available for sale



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

- As at 31 Mar 2025, an accumulated total of 4 houses had been handed over, including 1 house which was handed over during FY2024/25
- Another 3 houses totalling HK\$165.8 million have been contracted and the relevant sales proceeds will be recognised in FY2025/26





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

Key Investment Properties – Currently For Lease

Address	As at 31 Mar 2025
	GFA (ft ²)
Hong Kong	
Complexes	
Emperor Group Centre, No. 288 Hennessy Road, Wan Chai	218,600
China Huarong Tower, No. 60 Gloucester Road, Wan Chai	110,500
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	38,500
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	209,900
Macau	
Emperor Nam Van Centre, Macau Peninsula	29,600
Mainland China	
Emperor Group Centre, Chang'an Avenue East, Beijing	1,062,000
Shops and Carports, Emperor Lakeside Metropolis, Hubin Bei Road, Xiamen	63,400
London, UK	
Amperсанд Building, Nos. 111-125 Oxford Street, London	113,000
Nos. 181-183 Oxford Street, London	20,000
Nos. 25-27 Oxford Street, London	19,300
Sub total – Currently for lease	
	2,402,000

London, UK



Amperсанд Building



Nos. 25-27, Oxford St.



Nos. 181-183, Oxford St.



英皇國際集團有限公司

Emperor International Holdings Limited

Investment Properties

Flagship Projects - Office Towers / Commercial Complexes

Hong Kong



Emperor Group Centre



Emperor Commercial Centre



China Huarong Tower



GF Tower



the pulse



Retail spaces on Russell Street

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 Group Centre Beijing





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

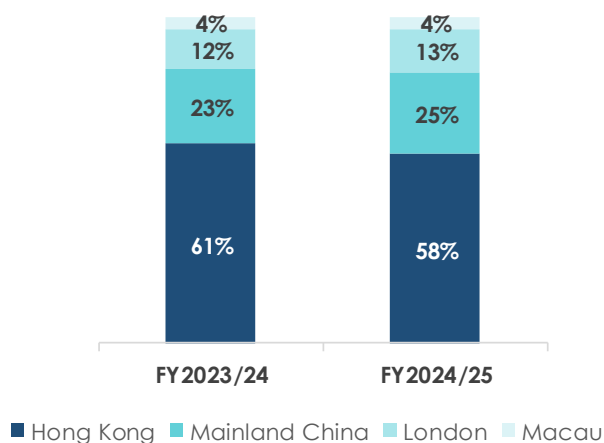
Results Summary

(HK\$'000)	FY2023/24 (Restated)	FY2024/25
Continuing operations		
Total revenue	972,553	1,375,878
Property development	141,773	641,186
Property investment	830,780	734,692
Fair value (loss) on investment properties	(1,298,022)	(1,540,936)
EBITDA *	558,515	454,372
(Loss) attributable to owners of the Company	(2,091,408)	(2,320,872)
Basic (loss) per share	HK\$(0.57)	HK\$(0.50)

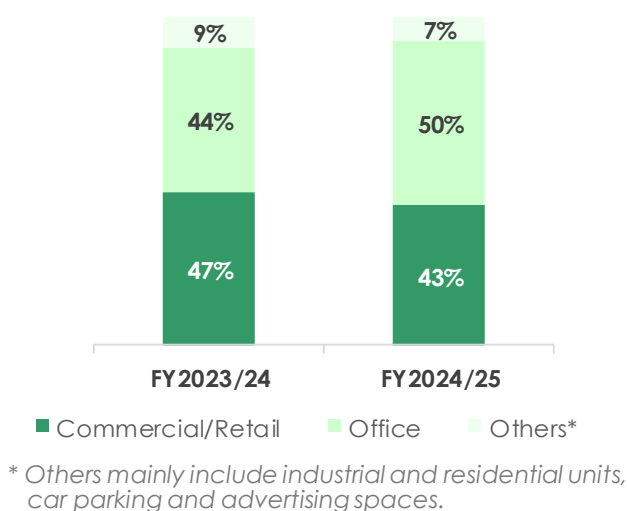
* Profit from continuing operations before finance costs, tax, depreciation, fair value changes and impairment loss

Rental Income Mix

By Geographical Locations



By Rental Purposes





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

Balance Sheet Position

(HK\$'000)	As at 31 Mar 2024	As at 31 Mar 2025
Total assets	46,587,839	37,385,204
- Assets under investment properties	34,394,034	29,790,950
Net debt (Total debt minus cash & bank balance)	18,718,973	16,593,985
Net asset value	21,607,927	16,943,012
Total debt	20,213,322	17,233,573
Bank borrowings	18,291,731	16,604,981
Net gearing ratio (Net debt/Total assets)	40.2%	44.4%

Property Portfolio Summary

Segment	As at 31 Mar 2025	Book Value (HK\$'000)
Property Investment	Currently for lease	28,484,000 ^A
	Under development ^C	1,090,000 ^A
	Sub-total	29,574,000
Property Development	Currently available for sale ^D	3,807,000 ^B
	Pending to be launched	1,975,000 ^B
	Sub-total	5,782,000
Total		35,356,000

^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 the remaining unsold units/houses of Central 8, Seaside Castle, SouthSky, One Jardine's Lookout and No.15 Shouson



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

Other Information

Disclaimer

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Various known and unknown risks, uncertainties and other factors could lead to substantial differences between the actual future results, financial situation, development or performance of the company and the estimates given here. The company accepts no obligation to continue to report or update such forward-looking statements or estimates or adjust them to future events or development.

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

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