[For Immediate Release]

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 Incorporated in Bermuda with limited liability

Significant Reduction in FY2025/26 Net Loss

Total Bank Borrowings Reduced by Approx. HK$2 Billion to Approx. HK$14.6 Billion

(Hong Kong, 26 June 2026) **Emperor International Holdings Limited** ("Emperor International" or "Group"; Stock code: 163) today announced its annual results for the year ended 31 March 2026 ("Year").

FY2025/26 Financial Summary

	For the year ended 31 March		**Changes**
	2026 HK'000	2025 HK'000	
Total revenue	**1,941,658**	1,375,878	**+ 41.1%**
Property development	***1,243,122***	*641,186*	***+ 93.9%***
Property investment	***698,536***	*734,692*	***- 4.9%***
Gross profit	**679,255**	472,508	**+ 43.8%**
Fair value (loss) on investment properties	**(2,056,813)**	(1,540,936)	**N/A**
Core earnings [1]	**449,556**	454,372	**- 1.1%**
Net (loss)	**(2,463,291)**	(4,840,929)	**Significantly Narrowed**
Cash, bank balances and bank deposits	**HK$1,269.9m**	HK$639.6m	**Increased HK$630m**
Total bank borrowings	**HK$14.6b**	HK$16.6b	**Reduced HK$2b**

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

FY2025/26 Results Highlights

- Total revenue surpassed HK$1.9 billion, a significant increase of 41.4%
- Sales revenue from property development surged 93.9% to HK$1.24 billion
- Benefiting from the property development business cycle entering its harvest period, relevant sales revenues such as those from ***One Jardine's Lookout***, ***Seaside Castle***, and ***Central 8*** have been recognised during the Year following the continuous handover
- Net loss narrowed significantly, while core earnings remained broadly stable at HK$450 million
- Cash, bank balances and bank deposits increased by HK$630 million to HK$1.27 billion; total bank borrowings decreased by HK$2 billion to HK$14.6 billion, indicating an overall improvement in its financial position

- Pre-sales for the residential project under development, ***the MVP***, have been completed; in addition, preparations for pre-sales of the projects located on Caine Road in Mid-Levels and Queen's Road West in Sai Ying Pun are underway, which will make a positive contribution to its property development revenue in the future

Financial Review

During the Year, driven by sales from property development, the Group's total revenue significantly increased by 41.1% to HK$1,941.7 million (2025: HK$1,375.9 million). Revenue from the property development segment surged 93.9% to HK$1,243.1 million (2025: HK$641.2 million), which was mainly contributed by the income from sales of ***One Jardine's Lookout***. Rental income was HK$698.5 million (2025: HK$734.7 million).

Despite the increase in the fair value loss on investment properties during the Year, as a result of the increase in the Group's total revenue and without a loss from a discontinued operation (2025: HK$2,520.1 million) during the Year, the Group's net loss significantly narrowed to HK$2,463.3 million (2025: HK$4,840.9 million). The fair value loss is a non-cash item, hence it will not directly impact the Group's cash flow. Core earnings was HK$449.6 million (2025: HK$454.4 million) during the Year. Basic loss was HK$0.45 (2025: HK$1.02) per share.

As at 31 March 2026, the Group's cash, bank balance and bank deposits totalled HK$1,269.9 million (2025: HK$639.6 million). The total bank borrowings were approximately HK$14,595.4 million (2025: HK$16,605.0 million).

Property Sales Review

Project under development (pre-sale completed)

Located at No. 28 Bonham Road, Mid-levels, which is just a 5-minute walk away from Sai Ying Pun MTR station, ***the MVP*** has a project saleable area of approximately 91,000 square feet. It will be redeveloped into a 27-storey residential complex offering 117 units. During the Year, sales contracts of all units were successfully committed through pre-sale, with an aggregate contract sum of approximately HK$2,495.9 million. The related sales proceeds will be recognised after the handover of the units. Currently, the construction works are proceeding on schedule, and the project is scheduled for completion in 2026 or thereafter.

Projects currently available for sale

No. 15 Shouson, located in Southern District, Hong Kong Island, is a signature luxury residential project boasting a project saleable area of approximately 97,100 square feet, offering 15 low-density luxury villas. The Group owns a 50% stake in this project. As at 31 March 2026, an accumulated total of 11 houses had been sold, 4 of which were handed over during the Year. As of today, 4 houses remained available for sale.

Located in Aberdeen, ***SouthSky*** is a 23-storey residential and retail building, offering 110 units with a project saleable area of approximately 38,800 square feet. As at 31 March 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 the Year. As of today, 1 more unit was sold and 1 unit remained available for sale.

Projects under development

A site at ***No. 127 Caine Road***, Mid-levels, will be redeveloped into a 22-storey boutique residential tower with an estimated saleable area of approximately 18,000 square feet. Located adjacent to Tai Kwun and PMQ, it is in close proximity to the Central-Mid-Levels Escalator, with convenient access to the central business district. It is just a 15-minute walk away from Central MTR station. Foundation works were commenced during the Year, and superstructure works are expected to commence shortly. The project is scheduled for pre-sale in the second half of 2026.

A site at ***Nos. 70-80 Queen's Road West***, Sai Ying Pun, will be redeveloped into a 30-storey residential tower with a project saleable area of approximately 45,000 square feet. It is just a 5-minute walk away from the Sai Ying Pun MTR station. Demolition work commenced during the Year. The project is scheduled for pre-sale in the second half of 2026 or thereafter.

Projects completed

One Jardine's Lookout is a 27-storey residential tower in Happy Valley, offering 123 units with a project saleable area of approximately 47,400 square feet. During the Year, all units were sold, with sales proceeds totalling approximately HK$950.9 million recognised.

Seaside Castle is a residential project in Tai Lam, Tuen Mun, which comprises 8 luxurious detached houses with sea views. During the Year, the 4 remaining houses were sold with an aggregate of HK$214.4 million of sales proceeds recognised.

Located in Mid-Levels, ***Central 8*** is a 29-storey (including lower ground floor) boutique residential tower offering 99 units. During the Year, the 4 remaining units were sold, with an aggregate of HK$27.0 million of sales proceeds recognised.

Rental Income Review

The Group possess a geographically balanced property portfolio mainly covering Hong Kong, Chinese Mainland and Macau. As at 31 March 2026, the occupancy rate of the Group's investment properties in Hong Kong was over 90%.

During the Year, the Group completed the disposal of two retail shops and a residential unit in Macau to an independent third party at a consideration of HK$90.0 million; the disposal of a retail and office building in London, United Kingdom, to an independent third party at a consideration of GBP22.0 million (equivalent to approximately HK$223.9 million) with reference to its fair market valuation; and the disposal of a commercial building located at No. 60 Gloucester Road, Wanchai, Hong Kong to an independent third party at a consideration of HK$1,160.0 million. The proceeds will enrich the Group's working capital and enhance its financial position.

Mr. Alex Yeung, Vice Chairman and Executive Director of Emperor International, said, "Looking ahead, Hong Kong's economic recovery will remain clouded by the geopolitical conflicts overseas, the trade tensions between China and the USA, and interest rate trends, all of which will continue to hinder economic development and impact the local property market. Nevertheless, several favorable factors including the conflict in the Middle East which may divert the capital flows to Hong Kong; increasing visitor arrivals to Hong Kong which will help boost the leasing demand for retail units; lower mortgage rates and stabilising property prices which will drive potential buyers to purchase residential properties, all of which will create opportunities for the Group's businesses. Facing the volatile market, the Group will continue to closely monitor the economic situations, adjust the marketing strategies and project timetables accordingly, in order to achieve steady business development."

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About Emperor International Holdings Limited

Emperor International is an investment holding company, which is principally engaged in property investment and property development businesses. It owns and manages investment properties in prime locations mainly in the Greater China that generate solid income, and develops quality residential projects in Hong Kong to drive earnings visibility. With its management execution strengths and market insight, Emperor International aims to be a key property player in the Greater China. For more information, please visit its website: www.EmperorInt.com.

Investor/Press Enquiry

Anna Luk, Group IR Director
Tel: +852 2835 6783
Email: annaluk@emperorgroup.com

Janice Au, Group IR Manager
Tel: +852 2835 6799
Email: janiceau@emperorgroup.com