



**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

## Announces 2024/25 Annual Results

(Hong Kong, 27 June 2025) **Emperor International Holdings Limited** (“Emperor International” or “Group”; Stock code: 163) announced its annual results for the year ended 31 March 2025 (“Year”).

### Financial Summary

	For the year ended 31 March	
	2025 HK'000	2024 HK'000 (Restated)
<b>Continuing operations</b>		
Total revenue	<b>1,375,878</b>	972,553
Property development	<b>641,186</b>	141,773
Property investment	<b>734,692</b>	830,780
Fair value (loss) on investment properties	<b>(1,540,936)</b>	(1,298,022)
EBITDA *	<b>454,372</b>	558,515
(Loss) attributable to owners of the Company	<b>(2,320,872)</b>	(2,091,408)
Basic (loss) per share	<b>HK\$(0.50)</b>	HK\$(0.57)

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

During the Year, the Group's total revenue from continuing operations increased to HK\$1,375.9 million (2024: HK\$972.6 million). Revenue from sales of property developments increased significantly, by 352.2% to HK\$641.2 million (2024: HK\$141.8 million), and was mainly contributed by the income from sales of **Central 8** and **SouthSky**. Rental income was HK\$734.7 million (2024: HK\$830.8 million).

Due to a fair value loss on investment properties, the Group recorded a loss attributable to the owners of the Company from the continuing operations of HK\$2,320.9 million (2024: HK\$2,091.4 million). Combining a loss from discontinued operation, the Group recorded a loss attributable to the owners of the Company of HK\$4,743.2 million (2024: HK\$2,046.7 million). Basic loss from continuing operations was HK\$0.50 (2024: HK\$0.57) per share.

## Property Sales

**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. It was launched to the market by means of pre-sale in September 2024. During the Year, all units were contracted, with a contract sum totalling approximately HK\$950.9 million achieved. 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 the next financial year.

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. During the Year, 75 units were handed over, with HK\$473.1 million of sales proceeds recognised. Another 33 units totalling HK\$182.7 million have been contracted and the relevant sales proceeds will be recognised in the next financial year.

Located in Mid-Levels, **Central 8** is a 29-storey (including lower ground floor) boutique residential tower offering 99 units. As at 31 March 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 the Year. Another 3 units totalling HK\$19.4 million have been contracted and the relevant sales proceeds will be recognised in the next financial year.

**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 2025, an accumulated total of 7 houses had been handed over, 5 of which were handed over during the Year. Currently, 8 remaining houses are available for sale.

**Seaside Castle** is a residential project in Tai Lam, Tuen Mun, which comprises 8 luxurious detached houses with sea views, encompassing a project saleable area of approximately 32,000 square feet. As at 31 March 2025, an accumulated total of 4 houses had been handed over, including 1 house which was handed over during the Year. Another 3 houses totalling HK\$165.8 million have been contracted and the relevant sales proceeds will be recognised in the next financial year.

## Rental Income

The Group possess a geographically balanced property portfolio covering Hong Kong, Mainland China, Macau and London. As at 31 March 2025, the occupancy rate of the Group's investment properties in Hong Kong was over 90%.

During the Year, the Group completed several disposals covering commercial units, retail space, residential units, industrial units and industrial buildings in Hong Kong, at an aggregate consideration of HK\$1,242.4 million. The net proceeds of these disposals enhanced the Group's financial position.

**Mr. Alex Yeung, Vice Chairman and Executive Director of Emperor International**, said, “In the face of the uncertainty about the path forward for global interest rates, investment sentiment is impaired and potential homebuyers have become cautious. However, property developers continue regular sales launches of new residential units by implementing different pricing strategies. Due to the limited land supply and fundamental demand for residential units, the Group will adjust its timetable for launching development property projects as appropriate, in order to seize opportunities as they arise. Looking ahead, the Group expects that both retail and office leasing sectors will continue to face challenges. We will continue maintaining close dialogues with its tenants, in order to promptly adjust its strategies in response to changes in the market situation, aiming to achieve steady business performance.”

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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 in the Greater China and overseas 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](http://www.EmperorInt.com).

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